RANCH PLAN
Planned Community-Wide

Fire Protection Program

For Use By:
RMV Community Development, LLC
County of Orange, Planning & Development Services
Orange County Fire Authority

Approved by Orange County Board of Supervisors
July 31, 2007

Amendment 1, March 25, 2013
Amendment 2, August 14, 2014
CONCURRENCE MEMO

Amendment #2 to Ranch Plan Fire Protection Program
Originally Approved by Orange County Board of Supervisors July 31, 2007

The Ranch Plan Planned Community-Wide Fire Protection Program (RPFPP) originally approved by the OC Board of Supervisors on July 31, 2007, allows any of the three signatory parties (OCFA, OC Planning and/or RMV) to propose modifications to the text or graphics within Exhibit 2 of the RPFPP. The modifications may be amended without requiring an action by the Board of Supervisors upon the mutual written consent of all three parties, per Section D.1 of the RPFPP.

The attached Amendment #2 modifications to text and graphics within Exhibit 2 of the Ranch Plan RPFPP (dated July 21, 2014) are considered minor, and no action by the Board of Supervisors is necessary, as evidenced by the written consent below of all three parties that these modifications are mutually acceptable.

CONCURRENCE:

[Signature]
Date: 9/6/2014
Peter Bonano, Deputy Fire Marshal
Orange County Fire Authority

[Signature]
Date: 8/14/2014
Robyn Updegraff, Assistant Director
OC Public Works
County of Orange

[Signature]
Date: 8/14/2014
Richard Broming
Senior Vice President, Planning and Entitlement
RMV Community Development, LLC
CONCURRENCE MEMO

Amendment #1 to Ranch Plan Fire Protection Program
Originally Approved by Orange County Board of Supervisors July 31, 2007

The Ranch Plan Planned Community-Wide Fire Protection Program (RPFPP) originally approved by the OC Board of Supervisors on July 31, 2007, allows any of the three signatory parties (OCFA, OC Planning and/or RMV) to propose modifications to the text or graphics within Exhibit 2 of the RPFPP. The modifications may be amended without requiring an action by the Board of Supervisors upon the mutual written consent of all three parties, per Section D.1 of the RPFPP.

The attached Amendment #1 modifications to text and graphics within Exhibit 2 of the Ranch Plan RPFPP are considered minor, and no action by the Board of Supervisors is necessary, as evidenced by the written consent below of all three parties that these modifications are mutually acceptable.

CONCURRENCE:

Brett Petroff, Deputy Fire Marshal
Orange County Fire Authority

Date: 3/22, 2013

Ignacio Ochoa, Director
OC Public Works
County of Orange

Date: 3/14, 2013

Richard Broming
Senior Vice President, Planning and Entitlement
RMV Community Development, LLC

Date: 3/25, 2013
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OCFA / County / RMV Agreement
AGREEMENT NO. D07-071

[Agreement between the County, OCFA and RMV Community Development, LLC Regarding the Adoption and Implementation of the Ranch Plan Fire Protection Program]

This Agreement No. D07-071 ("Agreement") is made and entered into this 31st day of July, 2007 (the "Effective Date") by and between the County of Orange, a political subdivision organized and existing pursuant to the Constitution and laws of the State of California (the "County"), the Orange County Fire Authority, a California joint powers authority ("OCFA"), and RMV Community Development, LLC, a California limited liability company ("RMV"). The County, OCFA and RMV are hereafter collectively referred to as the "Parties" and individually as a "Party."

RECITALS

A. On November 8, 2004, the County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292/Ordinance No. 04-014) and Development Agreement (Resolution No. 04-293/Ordinance No. 04-015) establishing a comprehensive land development and conservation plan for the remaining 22,815 acres of the historic Rancho Mission Viejo. The collective elements of the development and conservation plan are commonly known as the "Ranch Plan." The property comprising the Ranch Plan project area (the "Property") is described and depicted in the attached Exhibit 1, said Exhibit incorporated herein by this reference.

B. The collective owners ("Owners") of the Property are RMV and DMB San Juan Investment North, LLC, a Delaware limited liability company; RMV Middle Chiquita, LLC, a California limited liability company; RMV Ranch House, LLC, a California limited liability company; RMV Headquarters, LLC, a California limited liability company; RMV San Juan Watershed, LLC, a California limited liability company; RMV San Mateo Watershed, LLC, a California limited liability company; RMV Blind Canyon, LLC, a California limited liability company; and RMV MC Investments, LLC, a California limited liability company.

C. By virtue of agreement between the Owners of the Property, RMV has authority to process and otherwise perfect such agreements, permits and authorizations as are necessary for ensuring the orderly implementation of the Ranch Plan.

D. In approving Ordinance No. 04-014, the County adopted the Ranch Plan Planned Community Program Text ("PC Text"). In relevant part, the PC Text establishes a framework for processing development applications for the Ranch Plan and identifies specific conditions for the applicant to satisfy prior to (or concurrent with) the conduct of development activities within the Ranch Plan area.

E. Section I.C. of the PC Text (Condition No. 8) requires the preparation and approval of a fire protection program for the Ranch Plan area that addresses development-related, Ranch Plan-wide fire protection issues. Section II.D. of the PC Text identifies the mandatory elements of the required fire protection program.
F. Consistent with the mandates of Sections I.C. and II.D. of the PC Text, OCFA, the County and RMV have prepared a fire protection program for the Ranch Plan known as the “Ranch Plan Fire Protection Program.” A copy of the Ranch Plan Fire Protection Program (or, “RPFPP”) is attached hereto as Exhibit 2 and incorporated herein by this reference.

G. The RPFPP provides a unique, comprehensive approach to the processing of all emergency access and fire safety issues associated with proposed development within the Ranch Plan area. Specifically, the RPFPP has been designed as an all-encompassing regulatory document for the Ranch Plan that replaces the existing County of Orange Standard Conditions and all general OCFA Guidelines relative to the Ranch Plan area with the following components:

(1) Conditions of Approval
(2) OCFA/County Responsibilities.
(3) Fire Master Plan Guidelines.
(4) Fuel Modification Guidelines.
(5) Approval and Appeal Procedures and Responsibilities.
(6) Alternative Development Standards.

H. The County and OCFA have found that (i) the RPFPP is consistent with the County’s General Plan; (ii) adoption of the RPFPP would be in the best interests of the health, safety, and general welfare of the County, its residents, and the public; and (iii) approval of the RPFPP would be consistent with (and in furtherance of) the police powers held by the County and OCFA.

I. The County and OCFA agree that RMV’s commitment to community-wide fire protection enhancement practices (e.g., automatic fire sprinklers, planting limitations, etc.) and early preparation and tracking of Fire Master Plans, as required by the RPFPP, presents a unique opportunity to simplify and apportion responsibilities for plancheck and inspection at subsequent levels of approval.

J. Based on the foregoing, and subject to the terms and conditions hereafter provided, the County, OCFA and RMV desire to enter into this Agreement regarding the adoption and implementation of the RPFPP for the Ranch Plan area.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals of fact, the mutual covenants contained herein, and other consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Adoption of Ranch Plan Fire Protection Program. The County, OCFA and RMV hereby adopt and approve, as appropriate, the RPFPP attached hereto as Exhibit 2. The RPFPP is comprised of six (6) parts, namely:
   • Section A: Conditions of Approval
   • Section B: Fire Master Plan Guidelines
2. Satisfaction of Development Conditions. On March 27, 2007, RMV and OCFA entered into two (2) agreements entitled “Secured Fire Protection Agreement – Planning Area 1 (the “PA1 SFPA”) pertaining to fire mitigation responsibilities for that portion of the Ranch Plan/Ranch Plan Property commonly identified as Planning Area 1, and “Secured Fire Protection Agreement – Planning Areas 2 through 10” (the “PA2-10 SFPA”) pertaining to fire mitigation responsibilities for that portion of the Ranch Plan/Ranch Plan Property commonly identified as Planning Areas 2 through 10. The County and OCFA acknowledge and agree that RMV’s execution and delivery of the PA1 SFPA, the PA2-10 SFPA and this Agreement (providing for approval and adoption of the RPFPP) collectively satisfy the fire protection and emergency response conditions set forth in Section I.C. and Section D of the PC Text and all other conditions of approval requiring the establishment of the Ranch Fire Protection Program (including, but not limited to, the establishment of a fuel modification plan and requirements for building construction).

3. Remapping From State Responsibility Area (SRA) to Local Responsibility Area (LRA). The Parties acknowledge and agree that upon issuance of certificates of occupancy for all production housing (excluding custom home lots) within a development Planning Area (PA1-PA5, and PA8), OCFA shall recommend -- and use best commercial efforts to accomplish -- that as part of the State of California Department of Forestry and Fire Protection regular mapping updates, the entire Planning Area be redesignated from State Responsibility Area (SRA) to Local Responsibility Area (LRA) Urbanized/Developed Areas, and that the surrounding approved Fuel Modification Zone be redesignated as Moderate Fire Hazard Zone.

4. Status of Other Fire Control Regulations. As of the Effective Date, the RPFPP shall represent and provide the exclusive set of fire control regulations applicable to the Property and the Ranch Plan. Specifically, upon execution and delivery of this Agreement, the RPFPP shall become the overarching source for all general OCFA emergency access and fire safety guidelines as they pertain to the Ranch Plan Planned Community, replacing the existing County of Orange Standard Conditions, the OCFA Fire Master Plan and Fuel Modification Guidelines. The RPFPP also incorporates some, but not all, OCFA bulletins. The RPFPP does not replace, but does modify, some specific regulations in the California Building Code (effective January 1, 2008), as detailed in RPFPP Section 3. Additionally, the RPFPP does not replace or otherwise modify the California Fire Code. Except as otherwise unanimously agreed to in writing by the Parties or as expressly provided in the RPFPP, no County or OCFA control, design, or building regulations that would otherwise be applicable to the Ranch Plan project area shall be applied to or enforced against the Property or the Ranch Plan.
5. Inspection Obligations and Authority. Upon compliance with RPFPP Conditions of Approval A.2., A.3. and A.4., the County and OCFA shall apportion responsibilities for Ranch Plan planchecks and inspections in accordance with the summary appearing in Table 1. The Parties acknowledge that the apportionment of Ranch Plan plancheck and inspection responsibilities in accordance with Table 1 is in the best interests of the Parties and the citizens and residents (both current and future) of the Ranch Plan project area. Furthermore, the Parties agree to adhere to said apportionment of responsibilities until such time as the Parties unanimously agree in writing to an alternative or modified apportionment.

6. Fire Protection Plan. OCFA intends and agrees that the RPFPP meets the qualifications for, and shall be construed as, a Fire Protection Plan ("FPP") pursuant to Chapter 47 of the California Fire Code. Specifically, OCFA acknowledges that the RPFPP provides appropriate and lawful alternatives for materials, designs, tests and methods of construction for the Ranch Plan Project Area that directly modify -- and shall substitute for -- the provisions of Chapter 7A of the California Building Code. In the event that the RPFPP or any portion thereof is determined to be unlawful or unenforceable, as a FPP or otherwise, RMV shall have the right, but not the obligation, to terminate this Agreement and the RPFPP upon delivery of written notice to OCFA and the County. Notwithstanding, this Agreement shall not be terminated by RMV once construction of any improvement has commenced within an individual Ranch Plan Subarea. In such instance, and subject to applicable law, RMV agrees to complete construction of the individual Subarea consistent with the terms and provisions of this Agreement and the RPFPP. Following completion of said Subarea, RMV may exercise its right to terminate this Agreement and the RPFPP as to any future / remaining portions of the Ranch Plan within which no construction of structures (residential or non-residential) or streets (collector or residential streets less than 40' wide) has commenced. In the event of any such termination, RMV shall be released of all remaining obligations under this Agreement and the RPFPP, and RMV shall have no duty to implement, use or apply any of the alternative materials, design standards, tests or construction methods identified in the RPFPP, and RMV shall thereafter comply with all requirements and standards as apply in the absence of the RPFPP and this Agreement.

7. Amendment. Except as otherwise expressly provided herein, and subject to/consistent with the provisions of Section D of the RPFPP, neither this Agreement nor the RPFPP shall be amended or modified without the prior written consent of RMV, the County and OCFA.

8. Term of Agreement. This Agreement will commence on the Effective Date and shall continue in full force and effect until such time as (i) the RPFPP and this Agreement are terminated by RMV in accordance with the provisions of Section 6, above, or (ii) the Parties shall unanimously agree, in writing, to terminate the Agreement.

9. Notices. All notices, requests and demands hereunder must be in writing to be effective. All notices required to be given hereunder or by operation of law in connection with the performance or enforcement hereof shall be deemed given upon
delivery if delivered personally (which includes notices delivered by messenger or overnight courier) or, if delivered by mail, shall be deemed given three days after being deposited by certified mail in any duly authorized United States mail depository, postage prepaid. All such notices shall be addressed as follows, or to such other address or addresses as the Parties may from time to time specify in writing:

To County: 
County of Orange  
Resources & Development Management Department  
300 N. Flower Street, 3rd Floor  
Santa Ana, CA 92701  
Attn: Director

To OCFA: 
Orange County Fire Authority  
1 Fire Authority Road  
Irvine, California 92602

To RMV: 
RMV Community Development, LLC  
P.O. Box 9  
San Juan Capistrano, CA 92693  
Attn: Senior Vice-President -- Planning and Entitlement

10. Miscellaneous.

A. Successors and Assigns. This Agreement and the rights and obligations of the Parties hereunder shall inure to the benefit of, and be binding upon, the Parties’ respective successors, assigns and legal representatives.

B. Governing Law. This Agreement shall be governed by and construed under the laws of the State of California.

C. No Third-Party Rights. Nothing in this Agreement shall be deemed or otherwise construed as granting any rights, benefits or interests to any individual, entity or body who/that is not a Party to this Agreement.

D. Authority and Requisite Action. The individuals executing this Agreement (the “Signatories”) covenant that they have the legal power, right and authority to enter into this Agreement and to bind their respective principals/entities to the terms and conditions set forth herein. Furthermore, the Signatories covenant that all requisite action has been taken by their respective principals/entities in connection with the entering into this Agreement and the instruments referenced herein, and the consummation of the transactions contemplated hereby.

E. Entire Agreement. This writing constitutes the entire agreement between the Parties, and no modification of this Agreement shall be valid unless prepared, approved and executed by the Parties in accordance with the provisions of Section 7, above. Further, none of the Parties to this Agreement shall be bound by any representations, warranties, promises, statements, or information unless expressly set forth herein.
F. **No Waiver.** The failure of any Party to enforce against the other a provision of this Agreement shall not constitute a waiver of that Party’s right to enforce such a provision at a later time.

G. **Captions.** The captions of the various Sections in this Agreement are for convenience and organization only, and are not intended to be any part of the body of this Agreement, nor are they intended to be referred to in construing the provisions of this Agreement.

H. **Counterparts.** This Agreement may be executed in one or more counterparts, and all the counterparts shall constitute but one and the same agreement, notwithstanding that all Parties hereto are not signatories to the same or original counterpart.

WITNESS THE EXECUTION HEREOF on the day and year first hereinabove written.

SIGNED AND CERTIFIED THAT A COPY OF THIS DOCUMENT HAS BEEN DELIVERED TO THE CHAIRMAN OF THE BOARD
PER G.O. SEC. 25103, RESO 79-1595

DATE: ____________________

ATTEST:

DARLENE J. BLOOM
CLERK OF THE BOARD OF SUPERVISORS
ORANGE COUNTY, CALIFORNIA

COUNTY OF ORANGE,
a political subdivision of the
State of California

By: ______________

Chris Norby
Chairman
Orange County Board of Supervisors

Approved as to Form
County Counsel

By: ______________

Deputy

ORANGE COUNTY FIRE AUTHORITY
a California Joint Powers Authority

By: ______________

Chip Prather, Fire Chief
Orange County Fire Authority

RMV COMMUNITY DEVELOPMENT,
LLC, a California limited liability company

By: ______________

RMV COMMUNITY DEVELOPMENT
COMPANY, INC., a California
corporation,
Its: Sole member

By: ______________

Donald L. Vodra,
Chief Operating Officer

By: ______________

Richard Broming,
Senior Vice President –
Planning and Entitlement
## TABLE 1

### County and OCFA Responsibilities for Planchecks and Inspections

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<td>Fuel Modification Inspection</td>
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<td>OCFA Fully Responsible</td>
</tr>
</tbody>
</table>

**Notes: Fire Master Plan Revisions**

The following Fire Master Plan revisions trigger OCFA Responsibilities for GB Inspection and/or Street Improvement Plans and Water Improvement Plans:

1. Relocation of fire hydrants by more than five feet, or any movement of hydrants closer to a habitable structure.
2. Modifications that reduce the width of any street or private drive used for OCFA emergency access, as identified on a tentative tract-related Fire Master Plan.
3. Any modifications to a fire lane for OCFA emergency access, as identified on a Site Development Permit-related Fire Master Plan.
4. Modifications that increase the gradient of streets above 10%.
5. Modifications to Fuel Modification areas.
6. Modifications to Building Pad locations.
Conditions of Approval
SECTION A. CONDITIONS OF APPROVAL

1. SPRINKLERS: Prior to approval of any Tentative Tract Map, Tentative Parcel Map or approval of a Site Development Permit, the applicant shall demonstrate to the Director, OC Development Services, that all new habitable structures (residential, retail, industrial, etc.) within the Ranch Plan Planned Community shall be equipped with the Appropriate Automatic Fire Sprinkler System by Land Use Type (see RPFPP Section E, Definitions), with the following three exceptions:

   a) All new or relocated agricultural and other existing and on-going structures (as regulated by Section H of the Ranch Plan PC Program Text and the Resource Organization Settlement Agreement defined Existing Agricultural/Ranching Practices) shall be reviewed by OCFA on a case-by-case basis, taking into account the historical value and operational factors, prior to a determination by the Fire Chief whether a structure is to be equipped with an automatic fire sprinkler system, or whether equivalent protection can be established.

   b) All existing agricultural and on-going structures (as regulated by Section H of the Ranch Plan PC Program Text and the Resource Organization Settlement Agreement defined Existing Agricultural/Ranching Practices) are not required to be equipped with an automatic fire sprinkler system.

   c) The following development-related structures are not required to be equipped with an automatic fire sprinkler system: Patio covers, storage sheds, bridges, decks, carports, Neighborhood Electrical Vehicle trellis coverings, greenhouses, wireless facilities, pump stations, trash enclosures, or similar structures (unless specifically required by the Fire Code (as locally adopted).

2. FIRE MASTER PLANS:

   a) Prior to approval of any “A” Tentative Tract Map the applicant shall provide the Director, OC Development Services with a clearance from OCFA indicating that all applicable Fire Master Plan requirements (see RPFPP Section B, Fire Master Plan Guidelines) have been satisfied as part of the tentative tract map or tentative parcel map to be considered by the Subdivision Committee. All Fire Master Plans addressing “A” Tentative Tract Maps shall also satisfy applicable approved Fuel Modification Plan and construction requirements, allowed within Radiant Heat/Ember Mitigation & Ember Mitigation Only Zones per Section B.7, Attachment 15 and Section F, Construction Features.

   b) Prior to approval of any “B” Tentative Tract Map, Tentative Parcel Map or approval of a Site Development Permit, the applicant shall provide the Director, OC Development Services with a clearance from OCFA indicating that all applicable Fire Master Plan requirements (see RPFPP Section B, Fire Master Plan Guidelines) have been satisfied as part of the tentative tract map or
tentaive parcel map to be considered by the Subdivision Committee, or included
as part of the Site Development Permit to be considered by the appropriate
decision maker. All Fire Master Plans addressing “B” Tentative Tract Maps,
Tentative Parcel Maps and Site Development Permits shall also satisfy
applicable approved Fuel Modification Plan and construction requirements,
allowed within Radiant Heat/Ember Mitigation & Ember Mitigation Only Zones per
Section B.7, Attachment 15 and Section F, Construction Features.
c) If applicable to a large lot and/or custom lot “B” tentative tracts, an abbreviated
subsequent Single Family Fire Master Plan may be required to address only the
following requirements of RPFPP Section B, Fire Master Plan Guidelines:

- B.1.c.1) and B.1.c.3) and Attachment 4b
- B.1.g Gradient of accessway
- B.3 Gates, and attachment 9 (if applicable)
- B.4 Hydrants
d) Prior to initiation of combustible construction the following fire master plan
improvements shall be verified by site inspection:

- Emergency access
- Water Supply
- Operational Hydrant(s)
e) All new or relocated agricultural and other existing and on-going structures (as
regulated by Section H of the Ranch Plan PC Program Text and the Resource
Organization Settlement Agreement defined Existing Agricultural/Ranching
Practices) shall be reviewed by OCFA on a case-by-case basis, taking into
account the historical value and operational factors, prior to a determination by the
Fire Chief whether aspects of RPFPP Section B, Fire Master Plan Guidelines,
shall be applied or whether equivalent protection can be established.
f) All existing agricultural and on-going structures (as regulated by Section H of the
Ranch Plan PC Program Text and the Resource Organization Settlement
Agreement defined Existing Agricultural/Ranching Practices) do not require a Fire
Master Plan.
g) Subsequent revisions to an approved Fire Master Plan are to be approved by
OCFA staff, and shall not require Subdivision Committee or Site Development
Permit decision-maker approval.

3. FUEL MODIFICATION:

a) A Ranch Plan Planned Community-wide Preliminary Fuel Modification Plan has
been approved for the peripheral edge of all Ranch Plan development Planning
Areas.

b) Prior to approval of each Master Area Plan the applicant shall provide the
Director, OC Development Services with a clearance from OCFA indicating their
review and approval of a Preliminary Fuel Modification Plan that either confirms or modifies the assumed 110-foot wide fuel modification zones in the approved Community-wide Preliminary Fuel Modification Plan (per RPFPP Section C.1). If adaptive management tools for controlling the growth of vegetation surrounding Ranch Plan development are not successful and vegetation transitions from Fuel Model 2 (FM2) to Fuel Model 4 (FM4), as classified by the BEHAVE Fire Behavior Fuel Modeling System, OCFA may opt to require Fuel Modification zone widths based on the BEHAVE model anticipated flame lengths plus 20-feet for defensible space.

c) Prior to any “A” Vesting Tentative Tract Map approval, the applicant shall provide the Director, OC Development Services with a clearance from OCFA demonstrating approval of a Conceptual Fuel Modification Plan (per RPFPP Section C.2, and Attachments 18 through 33). Each Conceptual Fuel Modification Plan shall also include Attachments 15a, 15b, 15c and 15d, the screening forms referencing applicable approved construction details allowed within Radiant Heat/Ember Mitigation & Ember Mitigation Only Zones per Section B.7, C.2.e., Attachment 15 and Section F, Construction Features.

d) Prior to the issuance of a GB precise grading permit, the applicant shall provide the Director, OC Development Services, with a clearance from OCFA indicating their review and approval of a Precise Fuel Modification Plan per RPFPP Section C.3.

e) Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops (see Section E, Definitions) within the project site, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained at a height of 4 inches or less, or that the appropriate fuel modification thinning and removal of plants from the OCFA Undesirable Plant List has been implemented.

f) Prior to the issuance of any certificate of use and occupancy, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that:
1. Approved “A” Zone planting has been installed and approved irrigation has been activated.
2. Approved fuel modification zone markers have been installed.
3. Accessways every 500 feet (or as approved) have been installed.
4. Approved thinning of the “B” and “C” Zones and removal of plants from the OCFA Undesirable Plant List have been completed.
5. CC&Rs or other approved documents contain provisions for maintaining the fuel modification zones.

4. Prior to recordation of each Tract Map, the applicant shall submit a copy of the proposed Tract map to OCFA for administrative approval (verifying that the map remains consistent with previous approvals), and for OCFA’s record keeping purposes.
5. Prior to recordation of each applicable Tract Map, the applicant shall provide the Director, OC Development Services with a clearance from OCFA demonstrating that a financial security (i.e., bonding, letter of credit, etc.) has been secured to address Opticom device at the signalized intersection of ___________ and ___________.

6. Prior to approval of any GA “Mass Grading Permit”, operations that include generators and fuel tanks (up to 10,000 gallons), shall be included as part of the grading plan notes. The applicant commits to the following (a-d) prior to bringing fuel storage or deliver systems within the grading permit area:

   a) All Weather Surface access, a minimum of 16-feet wide, to within 300 feet of any fuel tank and/or generator.

   b) No combustible vegetation or combustible structures within 110 feet of any generator with an integral fuel tank, and 300 feet from a fuel tank.

   c) Only Class II or III combustible liquids are stored or dispensed.

   d) Prior to actual installation of tanks, RMV agrees to process the required OCFA plan approvals.

7. Upon issuance of 95% of the residential and non-residential certificates of occupancy within each development Planning Area (PA1-PA5, and PA8), OCFA shall recommend -- and use best commercial efforts to accomplish -- that as part of the State of California Department of Forestry and Fire Protection regular mapping updates, the entire Planning Area be redesignated from State Responsibility Area (SRA) to Local Responsibility Area (LRA) Urbanized/Developed Areas, and that the surrounding approved Fuel Modification Zone be redesignated as Moderate Fire Hazard Zone.
Fire Master Plan Guidelines
SECTION B. FIRE MASTER PLAN GUIDELINES

Per Section A of these Ranch Plan Fire Protection Guidelines, Standard Condition No. 2, prior to the approval of any Tentative Tract Map or Tentative Parcel Map, the applicant shall provide the Director, OC Development Services with a clearance from OCFA indicating that a Fire Master Plan has been approved per the following criteria:

1. Fire Access Roadways:
   a. Fire Lane Identification:
      1) No Red curbs
      2) “Fire Lane—No Parking” signs shall be posted every 200 feet (see Attachment 1).
      3) “Fire Lane—No Parking” signs shall be posted every 100 feet within temporary construction zone, enforced by private security (see Attachment 2).
         a) Temporary signs may be used as long as they are all-weather and remain legible.
      4) “Fire Lane No Parking” sign details shown on Attachments 3a, 3b, 3c, 3d, 3e, 3i.
   b. Fire lanes:
      1) Permanent fire lanes shall be paved with an all weather surface required which supports 68,000 pounds.
      2) Temporary fire lanes (per RPFPP Section E, Definitions, All Weather Surface) are defined as paved surfaces, pavers, GrassPave 2, lime-treat or equal, as certified by soils engineer to be capable of withstanding the minimum weight of 68,000 pounds (with 90% compaction) during any type of weather.
      3) Bridges required for emergency access must be a minimum width of the roadway leading into the bridge (less parking), and capable of supporting 68,000 pounds.
      4) End of Fire Lane Lengths & Identification: Private drives of 150-feet in length or less are allowed, and may be extended by up to 100-feet per the details depicted on Attachments 3f and 3g, including surface weight requirements and “End of Fire Access” signage.
   c. Hose Pull/Automatic Sprinklers: Because the entire Ranch Plan Planned Community is to be served by automatic sprinklers:
      1) The primary entry door serving the interior of a single-family dwelling may be up to 300 feet access distance as measured along an approved route from the fire apparatus road. For all multi-family, a 300-foot hose pull around the structure shall be allowed. See Attachments 4a, 4b and 4c.
      2) 225-foot hose pulls are to be provided to all habitable non-residential structures with an increase in fire sprinkler density (retail, office, recreational center, etc., see Attachment 4d), with the stipulation that within the structures
not meeting the 225' hose pull requirement (i.e., buildings in the 225' hose-pull range), the automatic sprinkler systems are to be upgraded to one protection level higher than otherwise required by the adopted national standards (e.g. Light Hazard to Ordinary 1, etc. or see Attachment 5a and the NFPA 13 edition in effect at the time of permit application.).

3) Emergency access may be taken from any side of the structure, including the addressed side, provided that the access is taken from an approved access road or drive (see Attachments 4a, 4b, 4c, 4d).

4) Installation of “End of Fire Access Sign” allows for up to 100-foot maximum continuation of pavement from end of fire access, with hose pulls extending from the end of fire access. Signage (see Attachments 3f and 3g) alleviates the need for pavement banding.

d. Secondary Emergency Vehicle Access: Secondary access required if development contains 150 or more residential units. GrassPave 2 or other engineered surface may be used subject to OCFA requirements listed on Attachment 5a.

e. For roads less than 150’, 20’ Minimum width (with no parking) is allowed if secondary access route is used for emergency only ingress/egress purposes. For roads 150-250’, provide a 20’ width and a 45’ long “pop-out” of 28’. For roads over 250’ in length, provide a 20’ width with a 90’ long “pop-out” of 28’. Please add language describing how the road will be secured against public access.

f. Fire Lane Widths: All public streets, private streets and alleys shall comply with the following standards:

1) Public Streets, Private Streets, Alleys and Private Drives located within 100-feet of Fuel Modification Zone and/or if demonstrated necessary (per approved Fire Master Plan) as Primary Access to the wildland interface: (see Attachment 6a)
   a. If parallel parking is allowed on one side of the street only: 28-feet wide (flow-line to flow-line) for streets with vertical curbs, or 27-feet wide (flow-line to flow-line) for streets with 6-inch rolled curbs [Per Alternative Development Standard A-3],
   b. If parallel parking is allowed on one side of the street only: 24-feet wide (flow-line to flow-line) for streets where head-in parking is provided with maximum parking bay spacing of at least 150’ (see Attachment 6b.
   c. If parking is allowed on both sides of the street: 36-feet wide (flow-line to flow-line) for streets with vertical curbs, or 35-feet wide (flow-line to flow-line) for streets with 6-inch rolled curbs. [Per Alternative Development Standard A-3]

2) Alleys and Private Drives (see ADS G-3a and G-3b): If required as emergency access, 20-feet wide flow-line to flow-line with parallel parking
located outside the 20-feet on one or both sides (per ADS G-3a). If not required as emergency access, 16-feet wide (per ADS G-3b).

a. 20’ wide Alley or Private Drive allowed if hose-pull lengths reach all sides of structures without staging on Fire Access Drive (see Attachment 6c).

3) Public and/or Private Streets: 24-feet wide (flow-line to flow-line), meeting the following criteria:

a. No on-street parking allowed (or allowed only in parking bays located beyond the flow-line).

b. Off-street parking provided in the immediate vicinity per Ranch Plan Planned Community zoning text Section III.K.

c. No portion of the alley or private drive may serve as Primary Access to the Wildland/Development Interface (see Attachment 6a), as depicted on an approved Fire Master Plan, unless a fire accessway to the Wildland/Development Interface of at least 24’ wide is located within 100’ (see Attachment 6a).

d. If the 24-foot wide portion is tapered intersection, see ADS B-1 regarding tapered intersections.

4) Emergency access, fire lane signs and fire hydrants are not required to serve existing agricultural and on-going uses (as regulated by Section H of the Ranch Plan PC Program Text and the Resource Organization Settlement Agreement defined Existing Agricultural/Ranching Practices). Emergency access may be required to serve wireless facilities, pump stations, utility substations or similar structure. This will be decided on a case-by-case basis. If hazardous materials are present in sufficient quantities that require application of the Fire Code, standard fire department access requirements may be applied. (as locally adopted) When allowed, these facilities may otherwise be served by 12-foot wide dirt or gravel access. Access to all new or relocated agricultural structures (as regulated by Section H of the Ranch Plan PC Program Text and the Resource Organization Settlement Agreement defined Existing Agricultural/Ranching Practices) shall be reviewed on a case-by-case basis, taking into account the historical value and operational factors, prior to a determination by the Fire Chief whether the fire lane widths per B.1.3 above are required, or whether equivalent protection can be established.

5) Temporary Fire Access

Delivery of material required to erect a structure, or “lumber drop” (not including small amounts of lumber required for forming the foundation slabs) is allowed prior to initiation of combustible construction only when the following three construction details are addressed by the Fire Master Plan:

a. Interim emergency access.

b. Temporary fire lane signage.
c. Interim fire line supply during construction.
   b) Class 1A fire hydrant within 300 feet of any combustible construction
   c) Temporary fire hydrants 600 feet minimum between hydrants
   d) Water may be supplied from existing water line or hydrant with
       minimum 1,000 gpm at 20 psi for duration of not less than one hour

g. Vertical Clearance: 13-feet, 6-inches, including overhanging vegetation.

h. Road Grades: Shall be no more than 10%, but may be up to 15% if specifically
   approved on a case-by-case basis, per justification)

i. Turning Radii: (“AutoTurn” software, or equivalent, may be used to demonstrate
   that turning radii is maneuverable by OCFA apparatus):
      1) Inside turning radii 17-feet or greater.
      2) Outside turning radii 38-feet or greater.
      3) “S” curves eliminated by providing 56-foot straight leg between compound
         turns (see Attachment 7).

j. Turnarounds/Hammerheads: Required turnarounds/hammerheads shall meet 17-
   foot inside and 38-foot outside turning radius requirements (see Attachment 8).

k. Cul-de-sacs:
   1) Minimum cul-de-sac radius is 38-feet with parking allowed, per ADS A-19
   2) The maximum cul-de-sac length, dead end drive or street is 1,200-feet
      without an intersection with mid-point turnarounds/hammerheads.

2. Premises Identification:
   a. Approved numbers or addresses shall be placed on the front elevation of all
      new or existing buildings in such a position that is plainly visible and legible
      from the street or road on which the property is addressed.
   b. The numbers shall contrast with their background.
   c. The numbers shall be a minimum of 4 inches or more in height for each unit
      and 6 inches or more for commercial and multi-family structures with a one-
      inch stroke or as required by local ordinance, whichever is more restrictive.
      Building setbacks, elevation and landscaping can affect these minimum size
      requirements.
   d. Numbers for new buildings shall be internally or externally illuminated to be
      visible at night. CFC 901.4.4, as amended.
   e. In addition to common requirements specified above, the following additional
      requirements pertain to each building configuration:
         1) Multi-unit buildings: Suite/Apartment numbers shall be placed on or
            adjacent to the primary entrance for each suite/apartment and any other
            door providing access to fire department personnel during an emergency.
            Multiple residential and commercial units having entrance doors not visible
            from the street or road shall, in addition, have approved numbers grouped
for all units within each structure and positioned to be plainly visible from
the street or road. CFC 901.4.4, as amended.

2) Placement of Unit Address Numbers: Unit address sign with 4-inch tall
lettering to be placed at front door of each individual unit.

3) Placement of Building Identification Numbers (Addresses): Building
identification sign with 6-inch tall minimum lettering

4) Wayfinding Signage: In instances where dwelling units are not located
immediately adjacent to a street, wayfinding signage shall be provided per
the details depicted on Attachment 3h.

Notes:
• Building numbers attached to building in contrasting color per OCFA
specifications.
• Minor adjustments shall be allowed in the field, per the discretion of OCFA field
inspector.

3. Gates (see Attachment 9):
   a. The current approved type of locking device is a Knox key switch (models
      3501, 3502 and 3503) or the weatherproof padlock (model 3750, 3751 and
      3752). Authorization forms are required by the Knox Company and may be
      obtained from OCFA Planning and Development Services.
   b. Openings for both ingress and egress of vehicles shall be a 13-feet minimum
clear width, or as approved by the Chief. The vertical clearance shall not be
less than 14-feet.
   c. The minimum inside turning radius is 17-feet, with an outside radius of 38’ for
the exterior and interior approach to the gate.
   d. Gates shall be located a minimum of 56-feet from the street for commercial
property and gated communities. Private driveways serving one single-family
residence are exempt from this requirement. If existing conditions prevent
installation with a 56-feet setback, a letter documenting an acceptable
alternative to facilitate emergency ingress (without endangering the public
and/or emergency response) must be submitted for review and approval by
the Chief. (see Attachment 9)
   e. Electrically Operated Gates: The design and installation of all electrically
operated gates shall be in accordance with the following criteria: (see
Attachment 9)
      1) The gate control shall be operable by an approved emergency override
key switch that is an integral part of the mechanism. In the event of a
power failure, the gate shall automatically be transferred to a fail-safe
mode allowing the gate to be pushed open without the use of special
knowledge or equipment.
      2) The key switch shall be labeled with a permanent red sign with not less
than 1/2-inch contrasting letters reading “Fire Dept” or a “Knox” decal.
3) A transmitter-operated gate shall have a key switch on the right side of the gates opening approximately 48-inch above the roadway surface. It shall be visible and easily accessible with a label as specified above. See detail below.

4) Upon activation of the key switch, the gate shall remain open until returned to normal operation by means of the key switch.

5) A 27-foot minimum unobstructed setback is required from a gate to the first right turn to allow for apparatus clearance.

6) OCFA requires “Opticom” or Click2Enter opening devices on all new electric gates. These systems open gates for a minimum of 60 seconds when the emergency responder clicks an 800 MHz radio receiver (Click2Enter) or through a coded strobe light (Opticom). OCFA’s preference is that RMV Community Development selects a standard technology applied throughout the entire Ranch Plan community.

4. Hydrant and Water Availability Requirements:
   a. Fire Flows: Applicants must provide documentation that hydrants are provided in the quantity and spacing described in California Fire Code (CFC) Appendix III-B and are capable of delivering the amount of water required by CFC Table A-III-A-I. Attachments 10, 11 and 12 specify the hydrant flow, duration, number and spacing requirements. This information shall be included on all Fire Master Plans to assist in the determination of the fire flow requirement.

   b. Water Availability: Prior to tentative tract map approval the applicant must fill out an OCFA Water Availability form and obtain a Santa Margarita Water District (SMWD) will serve letter, including a fire flow modeling calculation and an SMWD signature on the last section on the Water Availability form. No fire flow test is required until all applicable curbs and gutters have been installed. Blueline the completed form or data sheets onto your plans or include the original with each Tract Map/Fire Master Plan submittal.

   c. Fire Area – Fire area is used to determine the potential fire load present at a site and the resultant water supply necessary to effectively combat a fire of that size and protect adjacent structures. Typically, multiple buildings of similar construction located within 20 feet of each other are considered to be part of the same fire area, unless otherwise separated in accordance with Table 5-A of the CBC or provided with an unpierced four hour area separation walls. The floor area of each floor in multi-story buildings must be included in the fire area calculation. Exception: The fire area of buildings constructed of Type I or II-FR construction shall be the area of the three largest successive floors. Adjacent, accessory structures of non-combustible construction (e.g., covered walkways, metal shade structures, concrete block trash enclosures) need not be included in fire area calculations.
d. Hydrant Location – Hydrants shall be provided along the length of the fire access roadway in the quantities and up to the maximum distances prescribed in CFC Table A-III-B-1. (See Attachments 10, 11 and 12a).

1) Hydrants must be located no more than five feet from the edge of a fire access roadway and cannot be located in areas where they will be visually or operationally obstructed (behind fences or walls, in bushes, behind parking spaces, etc.). Where hydrants cannot be placed within five feet of a fire access roadway, they may be placed up to ten feet away, provided there is a 10’ wide clear walkable surface with the hydrant clearly visible from the roadway. Clearance shall be provided to a distance no less than three feet from the perimeter of the hydrant.

2) The hydrant outlets must face the fire access roadway.

3) The hydrant shall be located at least 40 feet from the building(s) it serves; 20 feet from buildings less than three stories. Where it is impractical to locate the hydrant 40 feet from adjacent structures, it may be located closer provided that nearby walls do not contain openings and the hydrant is not otherwise located where it can be rendered inoperable due to damage from collapsed walls, debris, or excessive heat.

4) Hydrants and fire department connections (FDCs) shall be located so that a hose line running between the hydrant and the FDC does not cross driveways, obstruct roads or fire lanes, or otherwise interfere with emergency vehicle response and evacuation of a site. This requirement may be waived by OCFA in instances where the following criteria are met:
   a) Multiple exits are available
   b) Hose line would not be crossed.

5) Hydrants and fire department connections shall not be located behind parking stalls or in other locations where they are likely to be blocked by vehicles or other objects.

6) Where tapered intersections are present, this is a preferable location due to the lack of parked vehicles.

2) Protection of Hydrants – Where hydrants are located such that they are exposed to potential damage from vehicular collision, they shall be protected by curbs or bollards. See Attachment 13.

1) If vehicles can approach the hydrant from more than one direction, the hydrant shall be protected by four bollards of concrete-filled pipe four inches in diameter and mounted in concrete in a square around the hydrant. The bollards need to be spaced a minimum of three feet from the perimeter of the hydrant. The bollards must be placed so that their location does not impede access to or use of the hydrant. Two bollards may protect hydrants that can be approached from only one side.

2) Hydrants may not require protection by bollards if they are located such that the potential for collision is minimal or if they are sufficiently protected by a standard concrete curb six inches or greater in height.
3) Hydrant Markers – Blue reflective pavement markers shall be used to identify fire hydrant locations. Blue reflective markers used for any other purpose should be removed. See Attachment 12b.

1) Two-way streets and roads – Markers shall be placed six inches from the edge of the painted centerline or from the approximate center of streets without a painted centerline on the side nearest the hydrant.

2) Streets with left turn lanes at the intersection – Markers shall be placed six inches from the edge of the painted white line on the side nearest the hydrant.

3) Streets with continuous two-way left turn lane – Markers shall be placed six inches from the edge of the painted yellow barrier on the side nearest the fire hydrant.

5. Access Walkways Multi-family Projects:

   a. Second story or higher rescue windows shall remain clear of vegetation that would impede access to or laddering of rescue windows and the required walkable surface to these areas shall remain clear of items, such as condensers and other obstructions. Equipment, storage units, furniture, fences, locked gates, and other obstructions. A 5-foot walkable surface is to be provided a distance from the building determined by the formula “rescue window height divided by 5 plus 2-feet”.

   b. Path of Travel Obstructions – The path of travel exit walkways shall remain clear of tall vegetation that would impede access these areas shall remain clear of items, such as condensers, equipment, storage units, furniture, fences, locked gates, and other obstructions.

6. Fire Authority Connection and Sprinkler Riser Valves:

   a. If Detector Check serves as Primary Intake Valve (PIV), water control may be located up to 15’ from the fire access drive or right-of-way (see Attachment 14a).

   b. Fire Department Connections (FDC) may be mounted on the address side of building with signage mounted on FDC or on a wall next to the FDC (see Attachment 14c)

   c. Sprinkler Riser Valve Locations and Signage may be located within a utility room, with identification sign visible from exterior of building (see Attachment 14b)
7. Building Construction Features:
   All proposed structures within the Ranch Plan Planned Community shall comply with
   the latest adopted CBC Chapter 7A or the latest adopted CRC Chapter R327, as
   listed on the applicable Fire Protection Program Screening Forms, depending on
   whether the structure is located within the Radiant Heat/Ember Mitigation area or the
   Ember Mitigation Zone only.

   Fire Master Plans shall be approved prior to any “A” Tentative Tract Map per
   Condition of Approval 2.a. (RPFPP Section A.2.a.), and prior to any “B” Tentative
   Tract Map per Condition of Approval A.2.b. All Fire Master Plans shall include the
   location of the Radiant Heat/Ember Mitigation & Ember Mitigation Only zones per
   Attachment 15, and also show the appropriate Chapter 7A and R327 screening
   forms per Attachments 15a, 15b, 15c and 15d. The screening forms will be on the
   plan, and construction details R1 through R31 are referenced in Section F.

   Attachment 15 and each applicable Fire Master Plan and Conceptual Fuel
   Modification Plan (per Conditions of Approval A.2.a, A.2.b and A.3.c and Section
   C.2) shall identify two science-based classifications:

   • **Radiant Heat/Ember Mitigation:** In areas vulnerable to radiant heat a
     classification would be created and maintained around the perimeter of each
     Planning Area (effecting all structures within 100’ of the fuel modification zone or
     within 100’ of community perimeter common areas designed to meet Section
     C.2.F) where special construction features are required in order to reduce
     impacts from radiant heat from a wildfire event (walls, windows and decks) and
     impacts from ember intrusion from a wildfire event (venting, decks and
     ornamental vegetation) to a scientifically-based level of non-significance.

   • **Ember Mitigation Only:** All Ranch Plan development areas are potentially
     vulnerable to ember intrusion. Therefore, all construction within the Ember
     Mitigation Only zone shall require special construction features (venting, decks
     and ornamental vegetation) intended to reduce impacts from ember intrusion
     from a wildfire event to a scientifically-based level of non-significance.

8. Interior Landscaping: Per Ranch Plan Planned Community Program Text Condition
   of Approval No. 8 and Section II.D.1, all new landscaping plans proposed within the
   Ranch Plan Planned Community (development areas and fuel modification zones) shall
   be devoid of eucalyptus, juniper, cedar, cypress, acacia (Acacia redolens – Desert
   Carpet is allowed), pine trees, Artemisia California – California Sagebrush,
   Adenostoma fasciculatum - Chamise, Eriogonum fasciculatum – California Buckwheat,
   Salvia mellifera – Black Sage and Salvia apiana – White Sage (Salvia leucantha -
   Mexican Bush Sage and Salvia greggi species – Autumn Sage is allowed). This
   landscape palette restriction is to be recorded as part of all applicable CC&R documents
   and applies to all interior zones, not just within the Radiant Heat or Ember Mitigation
   Zones.
LEGEND

- ALL WEATHER ACCESS ROAD: PER DEFINITION IN RANCH PLAN FIRE PROTECTION GUIDELINES (SHEETS 2 OF 11 OF THE RANCH PLAN FIRE PROTECTION PROGRAM), SECTION F, DEFINITIONS.
- ALL WEATHER SURFACE IS DEFINED AS PAVED SURFACES, PAVERS, GRAVEL-CRETE, LIME-TREAT OR EQUAL, AS CERTIFIED BY SOILS ENGINEER TO BE CAPABLE OF WITHSTANDING THE MINIMUM WEIGHT OF 68,000 POUNDS (WITH 90% COMPACTION) DURING ANY TYPE OF WEATHER.

INSTALL SINGLE ROW SAND BAGS, 2-HIGH ON TURNS

FIRE LANE SIGN (POST MOUNTED) TEMPORARY ALL-WEATHER SIGNS MAY BE USED DURING CONSTRUCTION
FIRE LANE
ENTRANCE SIGN
-PUBLIC & PRIVATE STREETS-

COLORS WILL MATCH THE
RANCHO MISSION VIEJO
THEME COLORS

1-3/8" DARK COLORED
BOLD LETTERING ON
LIGHT COLORED
BACKGROUND

2-3/4" LIGHT COLORED
BOLD LETTERING ON DARK
BACKGROUND

1-3/8" DARK COLORED
LETTERING ON LIGHT
BACKGROUND

1" DARK COLORED
LETTERING ON LIGHT
BACKGROUND

NOTES:

ALL SIGN AND LETTERING DIMENSIONS SHOWN ARE MINIMUMS.

THIS SIGN SHALL BE POSTED AT VEHICLE ENTRANCES TO PLANNING AREAS WITH FIRE LANE "NO PARKING" SIGNS. ADDITIONAL ENTRY SIGNS NOT REQUIRED TO INTERIOR PROJECTS WITHIN PLANNING AREAS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL AND INSTALLED PER RPFPP ATTACHMENT 3i.
FIRE LANE
NO PARKING SIGN
-PUBLIC & PRIVATE STREETS-

ALL SIGN AND LETTERING DIMENSIONS SHOWN ARE MINIMUMS.
SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL AND INSTALLED PER RPFPP ATTACHMENT 3i.
FIRE LANE
BEGIN / END NO PARKING SIGN
-PUBLIC & PRIVATE STREETS-

COLORS WILL MATCH THE RANCHO MISSION VIEJO THEME COLORS

1-3/8" BOLD DARK LETTERING ON LIGHT BACKGROUND
2" BOLD LIGHT LETTERING ON DARK BACKGROUND
1" BOLD DARK LETTERING ON LIGHT BACKGROUND
1" DARK LETTERING ON LIGHT BACKGROUND

BEGIN NO PARKING
FIRE LANE
VIOLATING VEHICLES WILL BE CITED OR TOWED AT OWNER'S EXPENSE
CVC 22658A CVC 22500.1

END NO PARKING
FIRE LANE
VIOLATING VEHICLES WILL BE CITED OR TOWED AT OWNER'S EXPENSE
CVC 22658A CVC 22500.1

ALL SIGN AND LETTERING DIMENSIONS SHOWN ARE MINIMUMS.
SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL AND INSTALLED PER RPFPP ATTACHMENT 3i.
FIRE LANE AT TAPERED INTERSECTION
BEGIN / END - NO PARKING SIGN
PUBLIC & PRIVATE STREETS

FIRE LANE SIGN
FIRE LANE
PARKING IN DESIGNATED AREAS

COLORS WILL MATCH THE RANCHO MISSION VIEJO THEME COLORS

2" BOLD DARK COLORED LETTERING ON LIGHT COLORED BACKGROUND

1" BOLD DARK COLORED LETTERING ON LIGHT COLORED BACKGROUND

1" DARK COLORED LETTERING ON LIGHT COLORED BACKGROUND

NO PARKING
BEYOND THIS POINT EXCEPT IN DESIGNATED STALLS

VIOLATING VEHICLES WILL BE CITED OR TOWED AT OWNER'S EXPENSE
CVC 22658A CVC 22500.1

NOTES:

ALL SIGN AND LETTERING DIMENSIONS SHOWN ARE MINIMUMS.

THIS SIGN MAY BE USED IN LIEU OF NO PARKING SIGNS WHERE IDENTIFIED PARKING STALLS ARE PRESENT BEYOND THE AREA OF THIS SIGN'S PLACEMENT

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL AND INSTALLED PER RPFPP ATTACHMENT 3i.
**END OF FIRE LANE LENGTHS & IDENTIFICATION**

- **149’ MAXIMUM FROM ENTRY**
- **100’ MAXIMUM CONTINUATION FROM END OF FIRE ACCESS**

**'END OF FIRE ACCESS' SIGN**
- PAVEMENT BANDING NOT REQUIRED.
- SIGNS SHALL MATCH RPFPP SIGN COLOR PALETTE

**LEGEND**
- **FIRE ACCESS ROAD**
- **NOT A PART OF FIRE ACCESS**
  - SURFACE CONSTRUCTED TO ACCEPT OCFA WEIGHT REQUIREMENTS

- **'END OF FIRE ACCESS' SIGN**
  - SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL AND INSTALLED PER ATTACHMENT 3i.
END OF FIRE LANE IDENTIFICATION

'END OF FIRE ACCESS' SIGN
12" X 9" SIZE

- 'END OF FIRE ACCESS' SIGNS
- PAVEMENT BANDING NOT REQUIRED
- SIGNS MAY MATCH RPFPP SIGN COLORS

- 1-3/8" BOLD LETTERING ON
- CONTRASTING BACKGROUND
- SIGN MAY MATCH RPFPP SIGN COLORS

LEGEND

- FIRE ACCESS ROAD
- NOT A PART OF FIRE ACCESS
  - SURFACE CONSTRUCTED
    TO ACCEPT OCFA WEIGHT
    REQUIREMENTS

- 'END OF FIRE ACCESS' SIGN
  SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION
  OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC
  ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF
  DURABLE MATERIAL AND INSTALLED PER ATTACHMENT 3i.
WAYFINDING SIGNAGE
FOR PASEO ADDRESSES
FOR USE IN IDENTIFYING UNITS
USING PASEO ACCESS

RANCHO ROAD

← 100-122

1-1/2" LIGHT COLORED
ADDRESS LETTERING ON
DARK BACKGROUND

2" LIGHT COLORED
STREET NAME LETTERING
ON DARK BACKGROUND

H = SIGN HEIGHT:

- HEIGHT MAY BE 3' AT WALKWAY PASEO, WHEN LEGIBLE
  FROM FIRE ACCESS ROAD. (SIGN MUST REMAIN LEGIBLE
  AT ALL TIMES)

NOTES:

ALL SIGN AND LETTERING DIMENSIONS SHOWN ARE MINIMUMS.

COLORS WILL MATCH THE RANCHO MISSION VIEJO THEME COLOR.

ILLUSTRATED SIGN IS AN EXAMPLE FOR SIGN & FONT DIMENSIONS. FINAL DESIGN OF SIGN BY
DEVELOPER.

SIGNS SHALL BE SECURELY MOUNTED AND CLEARLY VISIBLE FROM PASEO ENTRY. SIGNS SHALL
BE MADE OF DURABLE MATERIAL AND INSTALLED PER ATTACHMENT 3i EXCEPT FOR BUILDING
HEIGHTS AS SHOWN ON THIS DETAIL.
MOUNTING SPECIFICATIONS
FOR FIRE LANE SIGNS AND NO PARKING SIGNS

ROLLED CURB

STANDARD CURB

SIGN SHALL BE MOUNTED FACING THE DIRECTION OF VEHICULAR TRAVEL.
SIGNS MAY BE MOUNTED ON EXISTING POSTS OR BUILDINGS IF CENTERLINE OF SIGN IS NO MORE THAN 24 INCHES FROM EDGE OF ROADWAY.

DEPTH OF BURY SHALL BE A MINIMUM OF 24".
SINGLE FAMILY RESIDENCE
HOSE PULL WITH DRIVE ACCESS

LEGEND

- NOT A PART OF FIRE ACCESS
- PAVED FIRE ACCESS (CONSTRUCTED TO ACCEPT 68,000 LBS AT 90% COMPACTION)
- END OF FIRE ACCESS SIGN
- NOTE: ANY DRIVE OVER 150' SHALL BE PROVIDED WITH FIRE DEPARTMENT TURNAROUND

300' MAXIMUM HOSE PULL TO FRONT DOOR
END OF FIRE ACCESS SIGN
20' MINIMUM ACCESS DRIVE
PAVED FIRE ACCESS

Page 35
MULTIPLE FAMILY RESIDENCE
HOSE PULL

LEGEND

- NOT A PART OF FIRE ACCESS
- PAVED FIRE ACCESS (CONSTRUCTED TO ACCEPT 88,000 LBS AT 90% COMPACTION)

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NON-RESIDENTIAL
EMERGENCY ACCESS HOSE PULL

LEGEND

- PAVED FIRE ACCESS (CONSTRUCTED TO ACCEPT 68,000 LBS AT 90% COMPACTION)
- FLAT / LOW VEGETATION
- BUILDING IDENTIFICATION LOCATIONS
- 5' WALK THROUGH GATE SHALL BE PROVIDED IF FENCE IS INSTALLED THROUGH ACCESS
- "150' HOSE PULL PATH FROM ALL SIDES OF STRUCTURE INCLUDING ADDRESS"

* NOTE:
HOSE PULLS NOT MEETING THE 150' HOSE PULL REQUIREMENT MAY BE INCREASED TO 225' LENGTH
WITH AN INCREASE IN FIRE SPRINKLER DENSITY OF ONE PROTECTION LEVEL HIGHER THAN REQUIRED
BY THE ADOPTED NATIONAL STANDARDS.
ENGINEERED ALTERNATE ROADWAY ACCESS REQUIREMENT

- 20' WIDE MINIMUM GRAVELCRETE/GRASSCRETE/GRASS PAVE2 OR OTHER ENGINEERED SURFACE MEETING OCFA WEIGHT AND ACCESS REQUIREMENTS

- MINIMUM 4" WIDE CURB OR PAVING CONSTRUCTED TO ACCEPT OCFA 68,000 LBS WEIGHT REQUIREMENTS.

- 5/8' SOD PLANTING LEVEL INSIDE PAVER GRIDWORK

- SAND PLANTING BASE TO RECEIVE PAVER GRIDWORK PER MANUFACTURER'S SPECIFICATIONS

- HEAVY VEHICLE SUB-BASE 3/4" CRUSHED ROCK OR CLASS 2 ROAD BASE, OR AS RECOMMENDED BY MANUFACTURER, AND/OR GEOTECHNICAL SOIL ENGINEER'S RECOMMENDATIONS. VERIFY WITH LOCAL FIRE AUTHORITY REQUIREMENTS

- NOTE: CONFIRM GRAVEL BASE DIMENSIONS WITH GEOTECH SOILS REPORT PRIOR TO INSTALLATION.

NOTES FOR GRAVELCRETE/GRASSCRETE/GRASS-PAVE2 INSTALLATION:

- GRAVELCRETE, GRASS-PAVE2 OR OTHER ENGINEERED SURFACE WILL BE INSTALLED TO ACCEPT OCFA WEIGHT STANDARDS OF 68,000 LBS AT 90% COMPACTION
- MAXIMUM GRADE FOR GRAVELCRETE/GRASS-PAVE2 DRIVE PER MANUFACTURE'S SPECIFICATION OF 5% MAXIMUM FOR FIRE ACCESS DRIVES
- GRAVELCRETE/GRASS-PAVE2 WILL HAVE A MINIMUM 4" WIDE CONCRETE BORDER, CAPABLE OF ACCEPTING OCFA WEIGHT STANDARDS OF 68,000 LBS AT 90% COMPACTION
- SURFACE WILL BE MAINTAINED TO KEEP DRIVE IN OPERABLE CONDITION, AS IS SUBJECT TO OCFA FIELD INSPECTION AT ALL TIMES.
- DRIVE LENGTH MAY BE A MAXIMUM OF 300' IN LENGTH

LEGEND

- FIRE ACCESS ROAD
- GRAVELCRETE/GRASS-PAVE 2 OR OTHER OCFA APPROVED ENGINEERED ALTERNATE SURFACE
STREET WIDTHS

100' SET BACK AREA FROM FUEL MODIFICATION ZONE
(SEE EXHIBIT 5)

POTENTIAL SFPA EXCLUSION BOUNDARY

WILDLAND INTERFACE AREA

LEGEND

- NOT A PART OF PRIMARY ACCESS TO WILDLAND INTERFACE AREA
  20' TO 24' STREET WIDTHS ACCEPTABLE (NO STREET PARKING)

- PRIMARY ACCESS TO WILDLAND INTERFACE AREA
  28' MINIMUM STREET WIDTHS ACCEPTABLE - WITH PARKING ON ONE SIDE OF STREET
  36' MINIMUM DRIVE WIDTHS ACCEPTABLE - WITH PARKING ON BOTH SIDES OF STREET
FIRE ACCESS ROAD WIDTHS
MINIMUM FIRE ACCESS STAGING OPERATION

LEGEND

- FIRE ACCESS ROAD
- 20' MINIMUM DRIVE FOR FIRE ACCESS. DRIVE WILL NOT BE USED FOR FIRE STAGING OPERATIONS
- 150' MAXIMUM HOSE PULL PATH FROM ALL SIDES OF STRUCTURE

MINIMUM FIRE ACCESS DRIVE WIDTH
20' WIDE MINIMUM DRIVE MAY BE USED AS FIRE ACCESS
WHEN:
- HOSE PULL LENGTH REACHES ALL SIDES OF STRUCTURE WITHOUT STAGING ON DRIVE
FIRE ACCESS ROAD WIDTHS
ADJACENT TO FUEL MODIFICATION ZONES

LEGEND

- FIRE ACCESS ROAD
- FUEL MODIFICATION ZONE
  ADJACENT TO PROJECT
- 'NO PARKING' FIRE LANE SIGN

MINIMUM FIRE ACCESS DRIVE WIDTHS
- 24' WIDE WHERE HEAD-IN PARKING IS PROVIDED WITH MAXIMUM PARKING BAY SPACING AT 150'
- 28' WIDE WITH PARALLEL PARKING
"S" CURVES

OCFA APPARATUS MAY BE UNABLE TO NEGOTIATE TIGHT "S" CURVES SUCH AS THE ONE AT LEFT. AUTO TURN SOFTWARE (OR EQUIVALENT) MAY BE USED TO DEMONSTRATE THAT TURNING RADIi IS MANEUVERABLE BY OCFA APPARATUS.

A 56' STRAIGHT LEG MAY BE REQUIRED BETWEEN THE TURNS IN A COMPOUND CURVE TO PROVIDE SUFFICIENT RECOVERY DISTANCE FOR THE APPARATUS. ALTERNATIVELY, THE LENGTH OF THE STRAIGHT LEG MAY BE REDUCED IF THE ROAD WIDTH AND/OR TURNING RADIi ARE INCREASED TO ALLOW FOR A WIDER TURN. AUTO TURN SOFTWARE (OR EQUIVALENT) MAY BE USED TO DEMONSTRATE THAT TURNING RADIi IS MANEUVERABLE BY OCFA APPARATUS.

NOTE:
PARKING IS NOT PERMITTED WITHIN 20 FOOT FIRE ACCESS. SEE SECTION B.I.E. FOR FIRE LANE WIDTHS.
NOTE: * WHENEVER POSSIBLE, INCREASE THIS DIMENSION BY FIVE FEET.
MINIMUM GATE SETBACKS

SPECIAL NOTES:
1. SETBACK FROM STREET TO GATE SHALL BE A MIN. OF 56'
2. SETBACK FROM GATE TO FIRST TURN SHALL BE A MIN. OF 27' AND SHALL BE CLEAR AND UNOBSSTRUCTED.

TURNING RADIUS (TYPICAL)
17' INSIDE
38' OUTSIDE

13' MIN.

KEY SWITCH 48" HIGH

27' MIN.

56' MIN.

(A LETTER DOCUMENTING AN ACCEPTABLE ALTERNATIVE MAY BE SUBMITTED)
Ranch Plan Planned Community

Number and Distribution of Fire Hydrants
(All Buildings Equipped With Automatic Sprinklers)

Based on California Fire Code Table A-III-B-I

Note: In residential (R-3 Occupancy) subdivisions, maximum hydrant spacing is 600'

<table>
<thead>
<tr>
<th>FIRE FLOW REQUIREMENT</th>
<th>Minimum Number of Hydrants</th>
<th>Average Hydrant Spacing (feet)</th>
<th>Maximum Distance to Hydrant (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 1,750</td>
<td>1</td>
<td>500</td>
<td>250</td>
</tr>
<tr>
<td>1,751 to 2,250</td>
<td>2</td>
<td>450</td>
<td></td>
</tr>
<tr>
<td>2,251 to 2,500</td>
<td>3</td>
<td>400</td>
<td></td>
</tr>
<tr>
<td>2,501 to 3,000</td>
<td>4</td>
<td>350</td>
<td></td>
</tr>
<tr>
<td>3,001 to 4,000</td>
<td>5</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>4,001 to 5,000</td>
<td>6</td>
<td>250</td>
<td></td>
</tr>
<tr>
<td>5,001 to 5,500</td>
<td>7</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td>5,501 to 6,000</td>
<td>8 or more (see Note 5)</td>
<td>150</td>
<td></td>
</tr>
<tr>
<td>6,001 to 7,000</td>
<td>8 or more (see Note 5)</td>
<td>120</td>
<td></td>
</tr>
<tr>
<td>7,001+</td>
<td>8 or more (see Note 5)</td>
<td>100</td>
<td></td>
</tr>
</tbody>
</table>

Footnotes:
1. Reduce by 100 feet for dead-end streets or roads.
2. Where streets are provided with median dividers that can be crossed by firefighters, pulling hose lines, or arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.
3. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire incidents, fire hydrants shall be provided at spacing not to exceed 1,500 feet (alternating at 750' on opposite sides of street where median dividers are present as noted in Footnote 2) to provide for transportation hazards.
4. On suspended roadways with no combustible structures, hydrant spacing may be increased to 1,800 feet.
5. One hydrant for each 1,000 gallons per minute or fraction thereof.
6. Fire hydrants shall be minimum of 40 feet from any building with the exception of detached one- and two-family dwellings.
7. Reduce by 50 feet for dead-end streets or roads.
## Ranch Plan Planned Community

Minimum Required Fire Flow and Duration for Buildings (All Equipped With Automatic Sprinklers)

Based on California Fire Code Table A-III-A-I

### FIRE AREA (square feet)

<table>
<thead>
<tr>
<th>Type I-FR, Type II-FR</th>
<th>Type II-1 hr, Type III-1 hr</th>
<th>Type IV, Type V-1 hr</th>
<th>Type II-N, Type III-N</th>
<th>Type V-N</th>
<th>Measured at 20 psi</th>
<th>Flow Duration</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 22,700</td>
<td>0 to 12,700</td>
<td>0 to 8,200</td>
<td>0 to 5,900</td>
<td>0 to 3,600</td>
<td>1,000*</td>
<td>1,500</td>
</tr>
<tr>
<td>22,701 to 30,200</td>
<td>12,701 to 17,000</td>
<td>8,201 to 10,900</td>
<td>5,901 to 7,900</td>
<td>3,601 to 4,800</td>
<td>1,500</td>
<td>2</td>
</tr>
<tr>
<td>30,201 to 38,700</td>
<td>17,001 to 21,800</td>
<td>10,901 to 12,900</td>
<td>7,901 to 9,800</td>
<td>4,801 to 6,200</td>
<td>1,500</td>
<td>3</td>
</tr>
<tr>
<td>38,701 to 48,300</td>
<td>21,801 to 24,200</td>
<td>12,901 to 17,400</td>
<td>9,801 to 12,600</td>
<td>6,201 to 7,700</td>
<td>1,500</td>
<td>1</td>
</tr>
<tr>
<td>48,301 to 59,000</td>
<td>24,201 to 33,200</td>
<td>17,401 to 21,300</td>
<td>12,601 to 15,400</td>
<td>7,701 to 9,400</td>
<td>1,500</td>
<td>1</td>
</tr>
<tr>
<td>59,001 to 70,900</td>
<td>33,201 to 39,700</td>
<td>21,301 to 25,500</td>
<td>15,401 to 18,400</td>
<td>9,401 to 11,300</td>
<td>1,500</td>
<td>1</td>
</tr>
<tr>
<td>70,901 to 83,700</td>
<td>39,701 to 47,100</td>
<td>25,501 to 30,100</td>
<td>18,401 to 21,800</td>
<td>11,301 to 13,400</td>
<td>1,500</td>
<td>1</td>
</tr>
<tr>
<td>83,701 to 97,700</td>
<td>47,101 to 54,900</td>
<td>30,101 to 35,200</td>
<td>21,801 to 25,900</td>
<td>13,401 to 15,600</td>
<td>1,625</td>
<td>1</td>
</tr>
<tr>
<td>97,701 to 112,700</td>
<td>54,901 to 63,400</td>
<td>35,201 to 40,600</td>
<td>25,901 to 29,300</td>
<td>15,601 to 18,000</td>
<td>1,750</td>
<td>2</td>
</tr>
<tr>
<td>112,701 to 128,700</td>
<td>63,401 to 72,400</td>
<td>40,601 to 46,400</td>
<td>29,301 to 33,500</td>
<td>18,001 to 20,600</td>
<td>1,875</td>
<td>1</td>
</tr>
<tr>
<td>128,701 to 145,900</td>
<td>72,401 to 82,100</td>
<td>46,401 to 52,500</td>
<td>33,501 to 37,900</td>
<td>20,601 to 23,300</td>
<td>2,000</td>
<td>2</td>
</tr>
<tr>
<td>145,901 to 164,200</td>
<td>82,101 to 92,400</td>
<td>52,501 to 59,100</td>
<td>37,901 to 42,700</td>
<td>23,301 to 26,300</td>
<td>2,125</td>
<td>1</td>
</tr>
<tr>
<td>164,201 to 183,400</td>
<td>92,401 to 103,100</td>
<td>59,101 to 66,000</td>
<td>42,701 to 47,700</td>
<td>26,301 to 29,300</td>
<td>2,250</td>
<td>1</td>
</tr>
<tr>
<td>183,401 to 203,700</td>
<td>103,101 to 114,600</td>
<td>66,001 to 73,300</td>
<td>47,701 to 53,000</td>
<td>29,301 to 32,600</td>
<td>2,375</td>
<td>1</td>
</tr>
<tr>
<td>203,701 to 225,200</td>
<td>114,601 to 126,700</td>
<td>73,301 to 81,100</td>
<td>53,001 to 58,600</td>
<td>32,601 to 36,000</td>
<td>2,500</td>
<td>1</td>
</tr>
<tr>
<td>225,201 to 247,700</td>
<td>126,701 to 139,400</td>
<td>81,101 to 89,200</td>
<td>58,601 to 65,400</td>
<td>36,001 to 39,600</td>
<td>2,625</td>
<td>1</td>
</tr>
<tr>
<td>247,701 to 271,200</td>
<td>139,401 to 152,600</td>
<td>89,201 to 97,700</td>
<td>65,401 to 70,600</td>
<td>39,601 to 43,400</td>
<td>2,750</td>
<td>1</td>
</tr>
<tr>
<td>271,201 to 295,900</td>
<td>152,601 to 166,500</td>
<td>97,701 to 106,500</td>
<td>70,601 to 77,000</td>
<td>43,401 to 47,400</td>
<td>2,875</td>
<td>1</td>
</tr>
<tr>
<td>295,901+</td>
<td>166,501+</td>
<td>106,501 to 115,800</td>
<td>77,001 to 83,700</td>
<td>47,401 to 51,500</td>
<td>3,000</td>
<td>1</td>
</tr>
</tbody>
</table>

* Minimum flow for a sprinklered R-3 dwelling unit of less than 3,600 square feet is 1,000
** Minimum flow for all other structures (including any R-3 greater than 3,600 square feet) is 1,500
FIRE HYDRANT LOCATIONS

- **HYDRANT**
- **BLUE DOT**

*HYDRANTS PERMITTED IN TAPERS*
THE DEVELOPER MAY CONTACT THE LOCAL WATER COMPANY TO ARRANGE THE INSTALLATION OF THE BLUE DOTS. IF THE WATER AGENCY DOES NOT PARTICIPATE IN THE BLUE DOT PROGRAM, THE DEVELOPER IS STILL RESPONSIBLE TO INSTALL THE DOTS IN AN APPROVED MANNER.
PROTECTION OF HYDRANTS, DETECTOR CHECKS, FIRE DEPARTMENT CONNECTIONS AND OTHER APPURtenANCES

18' MINIMUM

4" DIAMETER CONCRETE FILLED PIPE EMBEDDED IN CONCRETE

RANCH PLAN FIRE PROTECTION PROGRAM

Attachment 13

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FIRE DEPARTMENT CONNECTION / DETECTOR CHECK LOCATIONS

ADJACENT TO FIRE ACCESS ROAD

18" WIDE MINIMUM CONCRETE PAD

3' - ONE SIDE OF DDC TO REMAIN CLEAR

20' MAXIMUM FROM ACCESS ROAD RIGHT OF WAY

RIGHT OF WAY - AREA MAY BE PLANTED WITH LOW-GROWTH GROUNDCOVER MAINTAINED TO 12" HIGH MAXIMUM

3' AREA FREE OF OBSTRUCTIONS WHEN FDC IS POSITIONED MORE THAN 3' FROM ACCESS ROAD

A MINIMUM 3' CLEARANCE SHALL BE PROVIDED ON AT LEAST ONE SIDE OF DETECTOR CHECK ASSEMBLY TO ALLOW PROPER OPERATION OF THE DEVICE. THE FRONT OF FDC FACING FIRE ACCESS ROADWAY SHALL BE FREE OF OBSTRUCTIONS

WALL OR SHRUBS MAY BE PLACED BETWEEN FIRE APPARATUS AND FIRE ACCESS ROAD, BUT IDENTIFICATION SIGN INDICATING BUILDINGS SERVED MUST REMAIN VISIBLE AT ALL TIMES FROM ROADWAY

LEGEND

FIRE ACCESS ROAD

INDICATES DOUBLE DETECTOR CHECK

AREA TO REMAIN CLEAR OF OBSTRUCTIONS

INDICATES FIRE DEPARTMENT CONNECTION

DDC DOUBLE DETECTOR CHECK

FDC FIRE DEPARTMENT CONNECTION
FIRE SPRINKLER RISER VALVE LOCATIONS AND SIGNAGE

**SHARED UTILITY ROOM INSTALLATION**
- 18" MAX FROM EXTERIOR WALL
- FIRE SPRINKLER RISER MOUNTED ON INTERIOR WALL
- PAINT 18" WIDE AREA WITH RED STRIPES ON FLOOR TO KEEP CLEAR ACCESS
- FIRE SPRINKLER RISER SIGN MOUNTED ON EXTERIOR WALL OR DOOR
- EXTERIOR DOOR

**INSIDE WALL INSTALLATION WITH METAL DOOR ACCESS**
- FIRE SPRINKLER RISER SIGN MOUNTED ON EXTERIOR WALL
- FIRE SPRINKLER RISER MOUNTED IN WALL WITH METAL ACCESS DOOR

**METAL ACCESS DOOR MINIMUM SIZES:**
- 4" RISER PIPE = 14"W X 18"H DOOR
- 6" RISER PIPE = 16"W X 18"H DOOR
- 8" RISER PIPE = 20"W X 18"H DOOR

**EXTERIOR WALL INSTALLATION**
- FIRE SPRINKLER RISER SIGN MOUNTED ON EXTERIOR WALL
- FIRE SPRINKLER RISER MOUNTED ON EXTERIOR WALL - RISER MAY BE PAINTED A CONTRASTING COLOR FROM WALL, RED COLOR IS NOT REQUIRED

**SIGN EXAMPLES**
- **FIRE SPRINKLER RISER INSIDE**: SIGN INSTALLED ON WALL OR DOOR FOR RISER INSTALLATION INSIDE UTILITY ROOM OR INSIDE METAL DOOR
- **FIRE SPRINKLER RISER**: SIGN USED FOR RISER INSTALLATION ON EXTERIOR WALL

- 1/2" MINIMUM HEIGHT LETTERING WITH COLOR CONTRASTING WITH SIGN BACKGROUND. SIGN MAY BE ALUMINUM COLOR, CLEARLY LEGIBLE FROM BUILDING EXTERIOR, RED LETTERING IS NOT REQUIRED

**LEGEND**
- ○ AUTOMATIC FIRE SPRINKLER RISER
- — IDENTIFICATION SIGN
- ⬛.Floor striping for clear access around riser

**NOTE**: ROOM MUST HAVE EXTERIOR DOOR

**LEGEND**
- SHRUBS OR WALLS MAY BE INSTALLED BETWEEN EXTERIOR ACCESSED RISER AND ACCESS ROAD IF:
  1. IDENTIFICATION SIGN IS VISIBLE FROM EXTERIOR BUILDING.
  2. A WALKABLE PATH TO RISER IS MAINTAINED AT ALL TIMES. PATH MAY BE PLANTED WITH A LOW-GROWTH GROUNDCOVER MAINTAINED AT 12" HIGH MAXIMUM.
FIRE DEPARTMENT CONNECTION
MOUNTED ON BUILDING

ADDRESS SIGN EXAMPLE

FDC SERVING 1 REBECCA WAY
SIGN TO BE MOUNTED ON FDC OR ON WALL NEXT TO FDC
1/2" MINIMUM HEIGHT LETTERING WITH COLOR CONTRASTING SIGN BACKGROUND. LETTERING IS NOT REQUIRED TO BE RED

NOTES:

1. FIRE DEPARTMENT CONNECTION SHALL BE ON ADDRESS SIDE OF BUILDING & FACE ACCESS ROAD.
2. FRONT OF FIRE DEPARTMENT CONNECTION SHALL BE FREE OF OBSTRUCTIONS
3. CHECK VALVE MUST BE ACCESSIBLE FROM THE EXTERIOR OF BUILDING BY DIRECT ACCESS, ACCESS DOOR OR PANEL
4. SHRUBS OR WALLS MAY BE INSTALLED BETWEEN WALL-MOUNTED RISER AND ACCESS ROAD IF:
   A. IDENTIFICATION SIGN IS VISIBLE FROM ACCESS ROAD
   B. A WALKABLE PATH TO RISER IS MAINTAINED AT ALL TIMES. PATH MAY BE PLANTED WITH A LOW-GROWTH GROUND COVER, MAINTAINED TO 12" HIGH MAXIMUM.

LEGEND

♀ INDICATES FIRE DEPARTMENT CONNECTION

IDENTIFICATION SIGN

FDC FIRE DEPARTMENT CONNECTION
Detector Check/Fire Department Connection Identification Signs

1/2" lettering contrasting from background color. Colors will match the Rancho Mission Viejo project theme colors. Signs shown are samples - final design may vary.

All sign and lettering dimensions shown are minimums. Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material.
AUTOMATIC FIRE SPRINKLER REQUIREMENT
NON-RESIDENTIAL STRUCTURE WITH GAZEBO / WOOD TRELLEIS
OR OTHER AUXILIARY STRUCTURES

FIRE SPRINKLERS NOT REQUIRED ON
GAZEBO, WOOD TRELLEIS OR OTHER
SIMILAR FREE-STANDING STRUCTURE
• WHEN STRUCTURE IS MORE THAN
10' FROM MAIN STRUCTURE
• WHEN STRUCTURE IS NOT IN FUEL
MODIFICATION ZONE

SEE RPFPP FUEL MODIFICATION
GUIDELINES FOR OTHER REQUIREMENTS
WITHIN FUEL MODIFICATION ZONES

LEGEND

REPRESENTS UNENCLOSED STRUCTURE
AUTOMATIC FIRE SPRINKLER REQUIREMENT
TRASH ENCLOSURE CONSTRUCTION

* AUTOMATIC FIRE SPRINKLERS ARE NOT REQUIRED FOR A TRELIS OR ROOF COVERED TRASH ENCLOSURE IF IT IS BEYOND 5' OF ANY BUILDING OVERHANG

NOTE:
DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM
RANCH PLAN FIRE PROTECTION PROGRAM
RADIANT HEAT AND EMBER MITIGATION ZONES

LEGEND

- **RADIANT HEAT / EMBER MITIGATION ZONE**
  - Refer to Ranch Plan Fire Protection Program Section B-7 for construction requirements

- **110' FUEL MODIFICATION ZONE**

- **EMBER MITIGATION ONLY ZONE**
  - Refer to Ranch Plan Fire Protection Program Section B-7 for construction requirements

- **RADIANT HEAT LINE**

ALSO APPLICABLE WHEN WITHIN 100' OF COMMUNITY PERIMETER COMMON AREAS DESIGNED TO MEET WITH SECTION C.2.1
Ranch Plan Fire Protection Program
Fire Protection Plan 2013 CBC Chapter 7A Screening Form
Radian Heat/Ember Mitigation Zone

'Detail' Legend (Architectural Details from Approved RFPP):
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F: Details R28 thru R31 Decks

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Name of Community: RMV-Ranch Plan-Radiant Heat/Ember Mitigation Zone

List the final tract and lot numbers on the lines below that this form is associated to:

__________________________________________

__________________________________________

__________________________________________

__________________________________________

Print and Sign Project Owner’s Name, Contact Phone, and Date

Page 57
Ranch Plan Fire Protection Program
Fire Protection Plan 2013 CBC Chapter 7A Screening Form
Ember Mitigation Zone Only

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Ranch Plan Fire Protection Program
Fire Protection Plan 2013 CRC Section R327 Screening Form
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B: Details R06 thru R08 Windows
C: Details R09 thru R11 Attic Ventilation/Valley Detail
D: Details R12 thru R15, R23 & R24 Open Roof Eaves and Rakes
E: Details R16 thru R22 & R25 thru R27 Clodes Eaces and Rakes
F: Details R28 thru R31 Decks

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<td>R327.10.4 Requirements Construction Type</td>
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If separate buildings within the same Tract have different responses above, then you must submit additional Screening Form(s) for each portion of the development that has different designs.

Name of Community:  RMV-Ranch Plan-Ember Mitigation Only Zone

List the final tract and lot numbers on the lines below that this form is associated to:

________________________________________________________________________________________

Print and Sign Project Owner’s Name, Contact Phone, and Date
Fuel Modification Guidelines
SECTION C. FUEL MODIFICATION GUIDELINES

As required by the Orange County Board of Supervisors per Conditions of Approval of the Ranch Plan Planned Community Program Text Section I.C.8 and 2.D.1 and 2, prior to approval of each Master Area Plan a Preliminary Fuel Modification Plan must be prepared based upon the BEHAVE Fire Behavior Fuel Modeling System. As recommended by the April 2006 Interface Management Services report (submitted separately) and the Wildland Fire Management Plan (Appendix J-5 of Final Program EIR 589), unless the BEHAVE model does not support this distance, all fuel modification zones will be assumed to be 110 feet wide, consisting of three zones per the requirements described below:

1. Preliminary Fuel Modification Plans

   A. A Ranch Plan Planned Community-wide Preliminary Fuel Modification Plan has been approved for the peripheral edge of all Ranch Plan development Planning Areas, to be updated per Condition of Approval A.3.b. for each development Planning Area prior to Master Area Plan approval.

   B. Zone widths (unless shown otherwise on previously approved Preliminary Fuel Modification Plans):

      1) Zone A – 20 feet wide
      2) Zone B – 50 feet wide
      3) Zone C – 40 feet wide
      4) There is no Zone D

   C. To be re-verified prior to each Master Area Plan approval, based upon the ultimate proposed development edge and the BEHAVE Fire Behavior Fuel Modeling System.

   D. Section C.8 plans could voluntarily be provided to satisfy the timing requirements of Section C.3.D.
2. Conceptual Fuel Modification Plans

A. Per Condition of Approval A.3.c, to be approved for each subsequent development Planning Area prior to an “A” Vesting Tentative Tract Map approval, the applicant shall provide the Director, OC Development Services with a clearance from OCFA demonstrating approval of a Conceptual Fuel Modification Plan, consistent with the previously approved Preliminary Fuel Modification Plan for that Planning Area and Fuel Modification Sections (RPFPP Attachments 18 through 33).

B. Zone widths: Unless the BEHAVE model does not support this distance, all fuel modification zones will be assumed to be 110 feet wide, consisting of three zones per the requirements described below:

1) Zone A – 20 feet wide
2) Zone B – 50 feet wide
3) Zone C – 40 feet wide
4) There is no Zone D

C. Existing vegetation removal and thinning details:

1) Maintained by the Ranch Plan master maintenance corporation per CC&Rs recorded against all property within master maintenance corporation ownership, requiring specifically budgeted funds sufficient to meet the ongoing maintenance obligations of the applicable fuel modification requirements.

2) Emergency and maintenance access easements every 500 lineal feet.

D. Each Conceptual Fuel Modification Plan shall comply with Condition of Approval A.3.c, Section B.7, Attachment 15 and Section F, Construction Features per Section B.7 with the applicable screening forms (Attachments 15a through 15d) and ADS R-1 through R-31.

E. Tract-wide Plan and Section Template Location Map and/or Planting Plans could voluntarily be provided to satisfy the timing requirements of Section C.3.D.

F. When proposed fuel modification zones are not immediately adjacent to the nearest private property containing habitable structures on the perimeter of development, landscaping occurring within the last 100 feet of Rancho MMC common area or slope adjacent to habitable structures is subject to Section C.3.D and Section C.8, and structures must comply with Attachment 15, 15a, and 15c.
3. **Precise Fuel Modification Plans** (Per RPFPP Section A.3.d required to be approved prior to issuance of a GB precise grading permit).

   A. Irrigation plans and specifications.

   B. All applicable maintenance requirements and assignment of responsibility.

   C. CC&R and/or deed restrictions relative to fuel modifications: Once per Planning Area RMV shall provide OCFA with the appropriate page(s) of the Ranch Plan Covenants, Codes and Restrictions (CC&Rs) only to verify Section C fuel modification maintenance language is present.

   D. Prior to precise fuel modification plan approval within each “A” Tentative (master) Tract Map, a location map shall indicate the RPFPP design template selected and symbolize each location defined by Section C.8.

   E. Each Precise Fuel Modification Plan shall show the approved location of the Radiant Heat/Ember Mitigation & Ember Mitigation Only zones per Attachment 15, and also show the appropriate Chapter 7A screening forms (Attachments 15a through 15d) per Condition A.3.d and Section C.2.a.

   F. Prior to County of Orange approval of applicable Landscape Plans, the planting plans for Section C.8 areas shall be provided to OCFA. Written acceptance of Section C.8 planting plans by OCFA results through stamping “Reviewed” on each planting plan sheet, acknowledging that RMV may pursue County of Orange approval of the landscape plans. RMV shall scan the planting plan sheets stamped “Reviewed” and provide PDF copies to both OCFA and the master maintenance corporation (Rancho MMC). Only the planting plan sheets within the plan set shall be provided.

   NOTE: Submittal of C.8 planting plans does not include landscaping within private homeowner lots, unless Rancho MMC refers a homeowner to OCFA for review of Zone A on private lots. Rancho MMC maintains a process to screen the 10-foot Zone A plant species on private lots in addition to the screening of RPFPP Section B.8 species.
4. **Plant Palette:** All plants in Zones A-C shall be from the OCFA list and zones shall be maintained with the intent of the approved Precise Fuel Modification Plan.

5. **Zone A – Setback Irrigated Zone (20 feet)**
   
   A. 10-foot minimum flat, outside private homeowner lots.
   
   B. Groundcover shall be installed and maintained at a height not to exceed 2 feet.
   
   C. Apply irrigation rates to maintain healthy vegetation with high moisture content.
   
   D. Trees not allowed within 10 feet of combustible structures (measured from the edge of a full growth crown).
   
   E. Tree and tree-form shrub pruning and spacing per Attachment 16.
   
   F. In order to maintain proper coverage, native grasses shall be allowed to go to seed and be cut after annual seeding. Cut heights shall be approximately 4 inches.
   
   G. Complete removal of dead and dying vegetation.
   
   H. Complete removal of undesirable plant species from RPFPP Attachment 17, including: Cedar species, Acacia Species other than Desert Carpet, and White Sage.
   
   I. Maintenance includes the replacement of plant material in accordance with the originally approved plans.
   
   J. Devices that burn solid fuels are not permitted in any fuel modification zone.
   
   K. No combustible construction shall be allowed within Zone A.
6. **Zone B** – Irrigated Zone (50 feet)

   A. Groundcover shall be installed and maintained at a height not to exceed 2 feet.

   B. Apply irrigation rates to maintain healthy vegetation with high moisture content.

   C. Trees not allowed within 10 feet of combustible structures (measured from the edge of a full growth crown).

   D. Tree and tree-form shrub pruning and spacing per Attachment 16, unless orchards, which are to be planted and maintained per Section C.8.d and Design Template 35.

   E. In order to maintain proper coverage, native grasses shall be allowed to go to seed and be cut after annual seeding. Cut heights shall be approximately 4 inches.

   F. Complete removal of dead and dying vegetation.

   G. Complete removal of undesirable plant species from RPFPP Attachment 17, including: Cedar species, Acacia Species other than Desert Carpet, and White Sage.

   H. Maintenance includes the replacement of plant material in accordance with the originally approved plans.

   I. Devices that burn solid fuels are not permitted in any fuel modification zone.

   J. No combustible construction shall be allowed within Zone B.

7. **Zone C** – Thinning Zone – Non-Irrigated (40-foot plus)

   A. Groundcover shall be maintained at a height not to exceed 2 feet.

   B. Tree and tree-form shrub pruning and spacing per Attachment 16, unless orchards, which are to be planted and maintained per Section C.8.d and Design Template 35.

   C. In order to maintain proper coverage, native grasses shall be allowed to go to seed and be cut after annual seeding. Cut heights shall be approximately 4 inches.

   D. Complete removal of dead and dying vegetation.

   E. Complete removal of undesirable plant species from RPFPP Attachment 17, including: Cedar species, Acacia Species other than Desert Carpet, and White Sage.
F. Devices that burn solid fuels are not permitted in any fuel modification zone.

G. No combustible construction shall be allowed within Zone C.

8. **Interior Common Area and Slopes** – Landscaping occurring within the last 100 feet of Rancho MMC common area or slope adjacent to habitable structures are subject to Section C.3.D and the following requirements to ensure structures are reasonably protected from flying embers that may be initiated by a wildland fire.

A. Not a part of fuel modification, and planting could also be per the OCFA BIA Subcommittee Preferred Plant List in effect at the time of providing the Section C.8 plans in accordance with Section C.3.D.

B. 100% irrigated and planted.

C. No installation of and complete removal of undesirable plant species from RPFPP Attachment 17, including Cedar species, Acacia Species other than Desert Carpet, and White Sage.

D. Industry standard spacing allowed for orchards is required including areas outside of the 100 feet as described in Section C.8, if the vegetative under story is maintained such that it does not create a fuel ladder or create the potential for ground fires, and subject to control of grasses, invasive shrubs and removal of non-viable groves (see Design Template 35).

E. Existing eucalyptus trees, existing and new orchards (citrus and avocado), and other large trees may be retained, if the vegetative under story is maintained such that it does not create a fuel ladder or create the potential for ground fires. Trees shall be limbed up to two and one-half times the height of the understory and dead and dying is removed from the tree.

F. Prior to precise fuel modification plan approval within each “A” Tentative (master) Tract Map, a location map shall indicate the RPFPP design template selected and symbolize each location defined by Section C.8.

G. Prior to County of Orange approval of applicable Landscape Plans, the planting plans for Section C.8 areas shall be provided to OCFA. Written acceptance of Section C.8 planting plans by OCFA results through stamping “Reviewed” on each planting plan sheet, acknowledging that RMV may pursue County of Orange approval of the landscape plans. RMV shall scan the planting plan sheets stamped “Reviewed” and provide PDF copies to both OCFA and the master maintenance corporation (Rancho MMC). Only the planting plan sheets within the plan set shall be provided. Once per Planning Area RMV shall provide OCFA with the appropriate page(s) of the Ranch Plan Covenants, Codes and Restrictions (CC&Rs) only to verify Section C fuel modification maintenance language is present.
9. **Conditions of Approval** -- Prior to Building Permit Issuance and Certificate of Occupancy, conditions of approval “3.e” and “3.f” in RPFPP Section A shall be satisfied.

10. **Annual Inspection and Maintenance:** Ranch Plan master maintenance corporation (Rancho MMC) is responsible for annual inspections and all maintenance of Zones A through C, as well as all Section C.8 defined areas and requirements, per CC&Rs recorded against all property within master maintenance corporation ownership, requiring specifically budgeted funds sufficient to meet the ongoing maintenance obligations.

These areas are to be annually inspected and maintained by the Ranch Plan master maintenance corporation (Rancho MMC) in perpetuity, including maintenance of:

A. Plant types.

B. Vertical and horizontal grouping and spacing.

C. Replanting per the accepted design plans to maintain the original design and replacement of dead or dying vegetation with approved materials.

D. Removal of undesirable species from RPFPP Attachment 17.

E. Irrigation systems.

F. Section C.4-7 requirements for fuel modification zones and Section C.8 requirements for Interior Common Area and Slope areas.

This generally includes a minimum of two growth reduction maintenance activities each year (spring and fall). Ongoing maintenance shall be conducted regardless of the date of inspections.

Subject to an annual inspection conducted by a representative of the Fire Chief in order to assure that the Fuel Modification Zone continues to be maintained in compliance with the applicable fuel modification requirements.

Subject to a reasonable fee, to be established by the Fire Chief from time to time that may be charged to the master maintenance corporation subject to the fuel modification requirements to offset the costs of the annual inspection.

Approved and accepted plans for Section C.4-7 and C.3.D are to be used for the inspection and retained by the master maintenance corporation (Rancho MMC) as a record in perpetuity in case inspections by Rancho MMC or OCFA determine that these landscaped areas shall be returned to their original design. It is the responsibility of the master maintenance corporation (Rancho MMC) to forward copies of all approved landscape plans to the currently contracted maintenance company and property management company, and any newly contracted property management company maintenance company.
**Horizontal Spacing and Vertical Separation Requirements for Installation and Maintenance in All Fuel Modification Zones**

**Vertical Separation**
- 4’ min
- 2’ max

**Vegetation Underneath**

**Horizontal Spacing**
- 3x or 15' min for Shrubs; (or 30' for Trees)

**Shrub Height**
- 15 feet min. or 3 times the tallest in any of the groups

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**Horizontal Spacing**

Vegetation Less than 2 Feet in Height:
- No horizontal spacing or vertical separation is required in all zones. Ground cover in Zone B should cover the entire ground between groups of shrubs, trees, or grasses. Ground cover shall not exceed 2 feet in height.

Shrubs and Trees 2 Feet in Height or Greater:

**Shrub and Tree Group Size:**
- All Shrubs and Trees can be in groups of 3 specimens or less. No horizontal spacing is required inside the group.

**Shrub / Tree-form Shrub Group Spacing:**
- Groups of shrubs shall be spaced by the greater of the following two measurements: A distance of 15 feet minimum (or) 3 times the height of the tallest specimen in any of the groups.
- No vegetation over 2 feet in height is allowed within 15 feet from the edge of tree canopy(s).

**Tree Group Spacing:**
- Groups of Trees shall be spaced by a distance of 30 feet minimum regardless of height.

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**Vertical Separation**

Shrubs and Trees Less than 10 Feet in Height:
- When the fuel modification zone is within 30 feet of the structure, a vertical separation of 2 feet minimum is required from the vegetation below. (Not required if shrubs are further than 30 feet from structure).

Shrubs and Trees 10 Feet in Height or Greater:
- A vertical separation of 4 feet minimum is required to be maintained from the vegetation below.
- *Trees only*: All vegetation located underneath trees shall be a maximum of 7 feet in height.
**UNDESIRABLE PLANT SPECIES (Target Species)**

Certain plants are considered to be undesirable in the landscape due to characteristics that make them highly flammable. These characteristics can be either physical or chemical. Physical properties that would contribute to high flammability include large amounts of dead material retained within the plant, rough or peeling bark, and the production of copious amounts of litter. Chemical properties include the presence of volatile substances such as oils, resins, wax, and pitch. Certain native plants are notorious for containing these volatile substances.

Plants with these characteristics shall not be planted in any fuel modification zones. Should these species already exist within these areas, they shall be removed because of the potential threat they pose to any structures. They are referred to as target species since their complete removal is a critical part of hazard reduction. These fire-prone plant species include (but not limited to):

**FIRE PRONE PLANT SPECIES (MANDATORY REMOVAL)**

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<tr>
<th>Botanical Name</th>
<th>Common Name</th>
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<tbody>
<tr>
<td>Cynara Cardunculus</td>
<td>Artichoke Thistle</td>
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<td>Ricinus Communis</td>
<td>Castor Bean Plant</td>
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<td>Cirsium Vulgare</td>
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<td>Brassica Nigra</td>
<td>Black Mustard</td>
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<td>Silybum Marianum</td>
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<td>Sacsola Austails</td>
<td>Russian Thistle/Tumbleweed</td>
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<td>Conyza Canadensis</td>
<td>Horseweed</td>
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<td>Telegraph Plant</td>
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<td>Anthemix Cotula</td>
<td>Mayweed</td>
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<td>Urtica Urens</td>
<td>Burning Nettle</td>
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<td>Cardaria Draba</td>
<td>Noary Cress, Perennial Peppergrass</td>
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<td>Brassica Rapa</td>
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<td>Chamise</td>
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<td>Adenostoma Sparsifolium</td>
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<td>Cortaderia Selloana</td>
<td>Pampas Grass</td>
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<tr>
<td>Artemisia Californica</td>
<td>California Sagebrush</td>
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<td>Erigonum Fasciculatum</td>
<td>Common Buckwheat</td>
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<tr>
<td>Salvia Mellifera</td>
<td>Black Sage</td>
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**Ornamental:**

| Cortaderia                      | Pampas Grass                     |
| Cupressus sp                    | Cypress                          |
| Eucalyptus sp                   | Eucalyptus                       |
| Juniperus sp                    | Juniper                          |
| Pinus sp                        | Pine                             |
| Areaceae (all palm sp)          | Palms                            |

Rev. 09/2013
A) Modified 110-foot FMA. Vegetation adjacent to the FMA is citrus orchard (FM 9) and coastal sage scrub and/or grass beyond (FM 2). Downslope from structures. A Zone starts at the rear property line. B Zone is irrigated landscaping on a manufactured slope. C Zone is comprised of maintained citrus orchard. Fire behavior is equal to or less than the maximum predicted in the WFMP.
B1) Modified 110-foot FMA. Vegetation adjacent to the FMA is coastal sage scrub and/or grass (FM 2). 

Upslope from structures. A Zone starts at the rear property line. B Zone is irrigated landscaping on a manufactured slope. C Zone is comprised of thinned native vegetation or OCFA plants. Fire behavior is equal to or less than the maximum predicted in the WFMP.

B2) Modified 110-foot FMA. Vegetation adjacent to the FMA is coastal sage scrub and/or grass (FM 2). 

Downslope from structures. A Zone starts at the rear property line. B Zone is irrigated landscaping on a manufactured slope. C Zone is comprised of thinned native vegetation or OCFA plants with temporary irrigation. Fire behavior is equal to or less than the maximum predicted in the WFMP.
C) Modified 110-foot FMA. Vegetation adjacent to the FMA is citrus orchard (FM 9) and coastal sage scrub and/or grass beyond (FM 2). Downslope from structures. A Zone starts at the adjacent paved local roadway. B Zone is comprised 20 feet of the 40-foot wide roadway and irrigated landscaping on a manufactured slope below. C Zone is comprised of maintained citrus orchard or OCFA plants with temporary irrigation. Fire behavior is equal to or less than the maximum predicted in the WFMP.
D1) Modified 110-foot FMA. Vegetation adjacent to the FMA is open space with coastal sage scrub and/or grass (FM 2). Downslope from structures. A Zone starts at the base of an irrigated and landscaped manufactured slope near the edge of a paved arterial highway. B Zone and C Zone are both comprised of the paved highway. The streetscaping is OCFA approved palette. Fire behavior is equal to or less than the maximum predicted in the WFMP.

D2) Modified 110-foot FMA. Vegetation adjacent to the FMA is open space with coastal sage scrub and/or grass (FM 2). Upslope from structures. A Zone starts at the base of an irrigated and landscaped manufactured slope near the edge of a paved arterial highway. B Zone and C Zone are both comprised of the paved highway. The streetscaping is OCFA approved palette. Fire behavior is equal to or less than the maximum predicted in the WFMP.
E) Modified 110-foot FMA. Vegetation adjacent to the FMA is riparian in the San Juan Creek drainage (FM 5 & 9). Downslope from structures. A Zone is level and starts at the rear property line. B Zone is level irrigated landscaping. C Zone is temporarily irrigated landscaping on a manufactured slope. Fire behavior is equal to or less than the maximum predicted in the WFMP.
F1) Modified 110-foot FMA. Vegetation adjacent to the FMA is open space with coastal sage scrub and/or grass (FM 2). Upslope from structures. A Zone starts at the adjacent paved local roadway. B Zone is comprised 20 feet of the roadway and irrigated landscaping on a manufactured slope above. C Zone is comprised of non-irrigated OCFA plants or thinned native vegetation. Fire behavior is equal to or less than the maximum predicted in the WFMP.

F2) Modified 110-foot FMA. Vegetation adjacent to the FMA is open space with coastal sage scrub and/or grass (FM 2). Downslope from structures. A Zone starts at the adjacent paved local roadway. B Zone is comprised 20 feet of the roadway and irrigated landscaping on a manufactured slope below. C Zone is comprised of non-irrigated OCFA plants or thinned native vegetation. Fire behavior is equal to or less than the maximum predicted in the WFMP.
G1) Extended 210-foot FMA: 20-foot A Zone; 50-foot B Zone; 140-foot C Zone. Vegetation adjacent to the FMA is open space with coastal sage scrub and/or grass (FM 2). Upslope from structures. A Zone starts at the adjacent paved local roadway. B Zone is comprised 20 feet of the roadway and irrigated landscaping on a manufactured slope above. C Zone is comprised of landscaping or thinned native vegetation. Fire behavior is equal to or less than the maximum predicted in the WFMP.
H) Modified 110-foot FMA. Vegetation adjacent to the FMA is riparian and oak woodland in the San Juan Creek drainage (FM 5 & 9). Downslope from structures. A Zone is level and starts at the rear property line. B Zone is level irrigated landscaping. C Zone is temporarily irrigated landscaping on level terrain. Fire behavior is equal to or less than the maximum predicted in the WFMP.
Modified 110-foot FMA. Vegetation adjacent to the FMA is open space with coastal sage scrub and/or grass (FM2). Upslope from structures. B zone is irrigated landscaping on a manufactured slope, begins on home owners property exactly 110' from the project boundary. C zone is comprised of thinned native vegetation or OCFA plants. Fire behavior is equal to or less than the maximum predicted in the WFMP.
Modified 110-foot FMA. Vegetation adjacent to the FMA is open space with coastal sage scrub and/or grass (FM2). Upslope from open space, B zone is irrigated landscaping on a manufactured slope, begins exactly 110' from the project boundary. C zone is comprised of thinned native vegetation or OCFA plants. Fire behavior is equal to or less than the maximum predicted in the WFMP.
K Modified 110-foot FMA. Vegetation adjacent to the FMA is open space with coastal sage scrub and/or grass (FM2). Upslope or downslope from structures. A zone is 20’ adjacent structure beginning 110’ from property line/project boundary. B zone is irrigated landscaping on flat area on the homeowners property and a manufactured slope, begins on home owners property exactly 90’ from the property line/project boundary. FMA is total distance of 110’ from property line/project boundary.
SECTION L

Modified 110-foot FMA. Vegetation adjacent to the FMA is open space with coastal sage scrub and/or grass (FM2). Upslope or downslope from structures. A zone starts at the side yard property line and is 15' to 20'. B zone is irrigated landscaping on a manufactured slope. FMA is fully irrigated total distance of 110'. Fire behavior is equal to or less than the maximum predicted in the WFMP.
SECTION M

Modified 110-foot FMA. Vegetation adjacent to the FMA is open space with coastal sage scrub and/or grass (FM2). Upslope or downslope from structures. A zone is 15' to 20' adjacent to the structure beginning a minimum of 10' / maximum 36' from the top of slope into the pad area. B zone is irrigated landscaping on the flat pad area or on a manufactured slope. FMA is fully irrigated total distance of 110'. Fire behavior is equal to or less than the maximum predicted in the WFMP.
SECTION N

Modified 110-foot FMA. Vegetation adjacent to the FMA is open space with coastal sage scrub and/or grass (FM2). Up slope or downslope from structures. A zone starts at curb and is 20'. B zone is irrigated landscaping on a manufactured slope only. C Zone is comprised of thinned native vegetation within the natural slope only. FMA is a total distance of 110'. No C Zone will be used if the B Zone is 90' and within the irrigated manufactured slope. Fire behavior is equal to or less than the maximum predicted in the WFMP.
SECTION O

*Modified 110-foot FMA. Vegetation adjacent to the FMA is open space with coastal sage scrub and/or grass (FM2). Upslope or downslope from structures. A zone starts at the rear yard or side yard property line and is 20', B zone is irrigated landscaping on a manufactured slope only. C Zone is comprised of thinned native vegetation within the natural slope only. FMA is a total distance of 110'. No C Zone will be used if the B Zone is 90' and within the irrigated manufactured slope. Fire behavior is equal to or less than the maximum predicted in the WFMP.*
SECTION P

Modified 110-foot FMA. Vegetation adjacent to the FMA is open space with coastal sage scrub and/or grass (FM2). Upslope or downslope from structures. A zone starts at the rear yard or side yard property line and is 20'. B zone is irrigated landscaping on a manufactured slope only. C Zone is comprised of thinned native vegetation within the natural slope only. FMA is a total distance of 110'. No C Zone will be used if the B Zone is 90' and within the irrigated manufactured slope. Fire behavior is equal to or less than the maximum predicted in the WFMP.
When a downslope fence occurs, the area within 40' max. from the
top of slope must meet the following criteria:

- Natural growth habit is to be 2'-0" or less.
- Height of massing must be maintained at 2'-0" or less.
- No native, seasonal grasses

**Typical tree massing**

**Toe of slope mow curb, wall, or fence**

**Shrub Massings:**

- Where planted under tree canopy, tree species natural
growth habit must maintain a vertical clearance distance of 2x
the ultimate height of the shrubs.
- Maximum height of new plantings within 15' of existing trees is to
be 2'-0" or less. Species must be selected whose natural growth
habit is 2'-0" or less.
- Shrubs further than 15 feet outward from the edge of ultimate tree
canopies shall be a maximum of 10 feet in height, with no
horizontal spacing required. Massings of shrubs greater than 2 feet
in height shall not cover an area greater than 2,500 square feet
without a 10 foot wide fire break consisting of succulent planting
and/or 2 foot high plant material.

**Tree species at top of slopes**

**Top of slope mow curb, wall, or fence where occurs.**

**NOTES:**

- All deciduous grasses are to be cut down to a maximum height of 4" once they have gone to seed and seed heads are spent.
- If a solid wall occurs at top of slope, a maximum of 2 rows of shrubs are allowed at a maximum of 5 feet in height. A 4 foot vertical clearance from the top of the shrubs to the bottom of the tree canopies will be maintained.
- Homeowners will be required to sign special covenants for maintenance of the area within the downslope fence. Maintenance of this area will be strictly enforced by the H.D.A. through COBA's.
- Neighborhood Builder will be responsible for the landscape and irrigation installation of the area within the downslope fence. Plant species will be dictated by the Master Developer and plans will be reviewed and approved by the Rancho MMC Architectural Review Committee. Final installation will be reviewed and approved by the H.D.A.
- Natural growth habits are per the approved Maintenance Matrix that is to be provided with each plan set. See Design J for sample.

**PLAN**

**SCALE: 1" = 40'-0"**

**Shrub Massings:**

- Where planted under tree canopy, tree species natural
growth habit must maintain a vertical clearance distance of 2x
the ultimate height of the shrubs.
- Maximum height of new plantings within 15' of existing trees is to
be 2'-0" or less. Species must be selected whose natural growth
habit is 2'-0" or less.
- Shrubs further than 15 feet outward from the edge of ultimate tree
canopies shall be a maximum of 10 feet in height, with no
horizontal spacing required. Massings of shrubs greater than 2 feet
in height shall not cover an area greater than 2,500 square feet
without a 10 foot wide fire break consisting of succulent planting
and/or 2 foot high plant material.

**Typical tree massing**

**Tree species at top of slope**

**Possible tubular steel fence**

down slope

**Toe of slope mow curb, wall, or fence where occurs.**

**SECTION A**

**SCALE: 1" = 10'-0"**

**INTERNAL SLOPES 30'-0" AND HIGHER**

**RFPFP SECTION C**

**RANCH PLAN PLANNED COMMUNITY**

**LAND CONCERN**

**RANCHO MISSION VIEJO**

December 19, 2014
When a downslope fence occurs, the area within 40' max. from the top of slope must meet the following criteria:

- Various species of shrub, grass or hydroseed massings:
  - Natural growth habit is to be 2'-0" or less.
  - Height of massing must be maintained at 2'-0" or less.
  - No native, seasonal grasses

Top of slope mow curb, wall, or fence where occurs.

Tree species at top of slopes

Shrub Massings:
- Where planted under tree canopy, tree species natural growth habit must maintain a vertical clearance distance of 2x the ultimate height of the shrubs.
- Maximum height of new plantings within 15' of existing trees is to be 2'-0" or less. Species must be selected whose natural growth habit is 2'-0" or less.
- Shrubs further than 15 feet outward from the edge of ultimate tree canopies shall be a maximum of 10 feet in height, with no horizontal spacing required. Massings of shrubs greater than 2 feet in height shall not cover an area greater than 2,500 square feet without a 10 foot wide fire break consisting of succulent planting and/or 2 foot high plant material.

NOTES:
- All deciduous grasses are to be cut down to a maximum height of 4" once they have gone to seed and seed heads are spent.
- If a solid wall occurs at top of slope, a maximum of 2 rows of shrubs are allowed at a maximum of 5 feet in height. A 4 foot vertical clearance from the top of the shrubs to the bottom of the tree canopies will be maintained.
- Homeowners will be required to sign special covenants for maintenance of the area within the down slope fence. Maintenance of this area will be strictly enforced by the H.O.A. through CC&R's.
- Neighborhood Builder will be responsible for the landscape and irrigation installation of the area within the down slope fence. Plant species will be dictated by the Master Developer and plans will be reviewed and approved by the Rancho MMC Architectural Review Committee. Final installation will be reviewed and approved by the H.O.A.
- Natural growth habits are per the approved Maintenance Matrix that is to be provided with each plan set. See Design J for sample.

**PLAN**

**SCALE:** 1" = 40'-0"*

When a downslope fence occurs, the area within 40' max. from the top of slope must meet the following criteria:

When a top of slope fence occurs, the area within 20' max. from the top of slope must meet the following criteria:

- Various species of shrub, grass or hydroseed massings:
  - Natural growth habit is to be 2'-0" or less.
  - Height of massing must be maintained at 2'-0" or less.
  - No native, seasonal grasses

Shrub Massings:
- Where planted under tree canopy, tree species natural growth habit must maintain a vertical clearance distance of 2x the ultimate height of the shrubs.
- Maximum height of new plantings within 15' of existing trees is to be 2'-0" or less. Species must be selected whose natural growth habit is 2'-0" or less.
- Shrubs further than 15 feet outward from the edge of ultimate tree canopies shall be a maximum of 10 feet in height, with no horizontal spacing required. Massings of shrubs greater than 2 feet in height shall not cover an area greater than 2,500 square feet without a 10 foot wide fire break consisting of succulent planting and/or 2 foot high plant material.

Typical tree massing

Top of slope mow curb, wall, or fence where occurs.

**SECTION B**

**SCALE:** 1" = 10'-0"*

**INTERNAL SLOPES 10'-30'-0" HIGH**

**DESIGN Template B**

**RANCHO MISSION VIEJO**

**RANCH PLAN PLANNED COMMUNITY**

December 19, 2014
Shrub Massings:
- Where planted under tree canopy, tree species natural growth habit must maintain a vertical clearance distance of 2x the ultimate height of the shrubs.
- Maximum height of new plantings within 15' of existing trees is to be 2'-0" or less. Species must be selected whose natural growth habit is 2'-0" or less.
- Shrubs further than 15 feet outward from the edge of ultimate tree canopies shall be a maximum of 10 feet in height, with no horizontal spacing required. Massings of shrubs greater than 2 feet in height shall not cover an area greater than 2,500 square feet without a 10 foot wide fire break consisting of succulent planting and/or 2 foot high plant material.

Tree species at top of slopes
- Top of slope mow curb, wall, or fence where occurs.
- Intermittent tree canopy massing
- Parkway tree

20' max. when top of slope fence occurs. 40' max. when downslope fence occurs.
When a downslope fence occurs, the area within 40' max. from the top of slope must meet the following criteria:
When a top of slope fence occurs, the area within 20' max. from the top of slope must meet the following criteria:
- Natural growth habit is to be 2'-0" or less.
- Height of massing must be maintained at 2'-0" or less.
- No native, seasonal grasses

NOTES:
- All deciduous grasses are to be cut down to a maximum height of 4" once they have gone to seed and seed heads are spent.
- If a solid wall occurs at top of slope, a maximum of 2 rows of shrubs are allowed at a maximum of 5 feet in height. A 4 foot vertical clearance from the top of the shrubs to the bottom of the tree canopies will be maintained.
- Homeowners will be required to sign special covenants for maintenance of the area within the downslope fence. Maintenance of this area will be strictly enforced by the HOA through CCR's.
- Neighborhood Builder will be responsible for the landscape and irrigation installation of the area within the downslope fence. Plant species will be dictated by the Master Developer and plans will be reviewed and approved by the Rancho MMC Architectural Review Committee. Final installation will be reviewed and approved by the HOA.
- Natural growth habits are per the approved Maintenance Matrix that is to be provided with each plan set. See Design 3 for sample.

When a downslope fence occurs, the area within 40' max. from the top of slope must meet the following criteria:
When a top of slope fence occurs, the area within 20' max. from the top of slope must meet the following criteria:
- Various species of shrub, grass or hydrosed massings:
  - Natural growth habit is to be 2'-0" or less.
  - Height of massing must be maintained at 2'-0" or less.
  - No native, seasonal grasses

SECTION C
SCALE: 1" = 20'-0"

INTERNAL STREET SLOPE 30'-0" AND HIGHER
DESIGN Template C
RPFPP SECTION C
RANCHO MISSION VIEJO
RANCH PLAN PLANNED COMMUNITY
December 19, 2014
**Shrub Massings:**
- Where planted under tree canopy, tree species natural growth habit must maintain a vertical clearance distance of 2x the ultimate height of the shrubs.
- Maximum height of new plantings within 15' of existing trees is to be 2'-0" or less. Species must be selected whose natural growth habit is 2'-0" or less.
- Shrubs further than 15 feet outward from the edge of ultimate tree canopies shall be a maximum of 10 feet in height, with no horizontal spacing required. Massings of shrubs greater than 2 feet in height shall not cover an area greater than 2,500 square feet without a 10 foot wide fire break consisting of succulent planting and/or 2 foot high plant material.

**Tree species at top of slopes**

**Intermittent tree canopy massing**

**Full height block wall**

**Shrub massings to soften project walls where occurs. No understory clearance required for two rows of shrubs immediately adjacent to the wall. Shrub height to be maintained below the height of the wall.**

**Parkway tree**

**NOTES:**
- All deciduous grasses are to be cut down to a maximum height of 4' once they have gone to seed and seed heads are spent.
- If a solid wall occurs at top of slope, a maximum of 2 rows of shrubs are allowed at a maximum of 5 feet in height. A 4 foot vertical clearance from the top of the shrubs to the bottom of the tree canopies will be maintained.
- Mature tree canopies along roadways are to be maintained per County of Orange OCPW standard 1700.
- Natural growth habits are per the approved Maintenance Matrix that is to be provided with each plan set. See Design 3 for sample.

**PLAN**
**SCALE: 1" = 40'-0"**

**SECTION D**
**SCALE: 1'-0" = 10'-0"**

**INTERNAL STREET 0'-0" - 30'-0" HIGH**

**DESIGN Template D**

**RPFPP SECTION C**

**RANCHO MISSION VIEJO**

**RANCH PLAN PLANNED COMMUNITY**

**Page 89**

**December 19, 2014**
Various species of shrub, grass or hydroseed massings must meet on of the following criteria:
1. Natural growth habit is to be 2'-0" or less.
2. Must be located outside of the ultimate tree canopy width.
3. If planted under tree canopy, tree species natural growth habit must maintain a vertical clearance distance of 2x the ultimate height of the shrubs.
   - Shrubs further than 15 feet outward from the edge of ultimate tree canopies shall be a maximum of 10 feet in height, with no horizontal spacing required. Massings of shrubs greater than 2 feet in height shall not cover an area greater than 2,500 square feet without a 10 foot wide fire break consisting of succulent planting and/or 2 foot high plant material.

Intermittent tree canopy massings.

Plantings to be protected in place.

Notes:
- All deciduous grasses are to be cut down to a maximum height of 4" once they have gone to seed and seed heads are spent.
- Mature tree canopies along roadways are to be maintained per County of Orange OCPW standard 1700.
- Natural growth habits are per the approved Maintenance Matrix that is to be provided with each plan set. See Design 1 for sample.
THIS TEMPLATE REGULATES ALL PLANTINGS WITHIN 100’ OF EACH HABITABLE STRUCTURE

BUILDING PERIMETER:
- No plant species from the OCFA Undesirable List allowed.
- All landscape within 100’ of habitable structures to be permanently irrigated and maintained per the guidelines described on this template.
- Maintenance requirements apply to existing stands of vegetation within 100 feet of habitable structures.

Possible Amenities:
- Landscape
- Gardens
- Pool
- Outdoor gathering
- Turf areas
- Parking
- Decking (wood)
- Pedestrian bridge (wood)
- Clubhouse (Habitable)
- Hardscape
- Farm beds (raised)

PLANTING TO BE PROTECTED IN PLACE AND MEET THE FOLLOWING CRITERIA:
- Intermittent irrigation if needed to insure long term viability of the plant material
- Area devoid of any species from the OCFA Undesirable Plant List
- Removal of dead and dying plant material within the area
- Maximum height of new plantings within 15’ of existing trees is to be 2’-0” or less. Species must be selected whose natural growth habit is 2’-0” or less.
- Shrubs further than 15 feet outward from the edge of ultimate tree canopies shall be a maximum of 10 feet in height, with no horizontal spacing required. Massings of shrubs greater than 2 feet in height shall not cover an area greater than 2,500 square feet without a 10 foot wide fire break consisting of succulent planting and/or 2 foot high plant material.

NOTES:
- All deciduous grasses are to be cut down to a maximum height of 4’ once they have gone to seed and seed heads are spent.
- If a solid wall occurs at top of slope, a maximum of 2 rows of shrubs are allowed at a maximum of 5 feet in height. A 4 foot vertical clearance from the top of the shrubs to the bottom of the tree canopies will be maintained.
- Natural growth habits are per the approved Maintenance Matrix that is to be provided with each plan set. See Design J for sample.

SECTION G
SCALE: 1” = 20’-0”

SLOPE WITH EXISTING HABITAT ADJACENT TO COMMUNITY FACILITY

DESIGN Template G

RANCHO MISSION VIEJO
RANCH PLAN PLANNED COMMUNITY
December 19, 2014
BUILDING PERIMETER -

- No plant species from the OCFA Undesirable List allowed.
- All landscape within 100’ of habitable structures to be permanently irrigated and maintained per the guidelines described on this template.
- Maintenance requirements apply to existing stands of vegetation within 100 feet of habitable structures.

Possible Amenities:
- Landscape
- Gardens
- Pool
- Outdoor gathering
- Turf areas
- Parking
- Decking (wood)
- Pedestrian bridge (wood)
- Clubhouse (Habitable)
- Hardscape
- Farm beds (raised)

Shrub Massings:
- Where planted under tree canopy, tree species natural growth habit must maintain a vertical clearance distance of 2x the ultimate height of the shrubs.
- Maximum height of new plantings within 15’ of existing trees is to be 2’-0” or less. Species must be selected whose natural growth habit is 2’-0” or less.
- Shrub further than 15 feet outward from the edge of ultimate tree canopies shall be a maximum of 10 feet in height, with no horizontal spacing required. Massings of shrubs greater than 2 feet in height shall not cover an area greater than 2,500 square feet without a 10 foot wide fire break consisting of succulent planting and/or 2 foot high plant material.

PLAN
SCALE: 1” = 40’-0”

NOTES:
- All deciduous grasses are to be cut down to a maximum height of 4” once they have gone to seed and seed heads are spent.
- If a solid wall occurs at top of slope, a maximum of 2 rows of shrubs are allowed at a maximum of 5 feet in height. A 4 foot vertical clearance from the top of the shrubs to the bottom of the tree canopies will be maintained.
- Natural growth habits are per the approved Maintenance Matrix that is to be provided with each plan set. See Design J for sample.

This Template Regulates All Plantings Within 100’ of Each Habitable Structure

SECTION H
SCALE: 1” = 20’-0”

Shrub Massings:
- Where planted under tree canopy, tree species natural growth habit must maintain a vertical clearance distance of 2x the ultimate height of the shrubs.
- Maximum height of new plantings within 15’ of existing trees is to be 2’-0” or less. Species must be selected whose natural growth habit is 2’-0” or less.
- Shrubs further than 13 feet outward from the edge of ultimate tree canopies shall be a maximum of 10 feet in height, with no horizontal spacing required. Massings of shrubs greater than 2 feet in height shall not cover an area greater than 2,500 square feet without a 10 foot wide fire break consisting of succulent planting and/or 2 foot high plant material.

Property line, mow curb, wall or fence where occurs.

Area Adjacent to H.O.A. Recreation Facilities

Design Template H

RPFPP Section C

Ranch Plan Planned Community

December 19, 2014
When a downslope fence occurs, the area within 40' max. from the top of slope must meet the following criteria:
- Natural growth habit to be 2'-0" or less.
- Height of massing must be maintained at 2'-0" or less.
- No native, seasonal grasses

Tree species at top of slope
- Top of slope mow curb, wall, or fence where occurs.

Shrub Massings:
- Where planted under tree canopy, tree species natural growth habit must maintain a vertical clearance distance of 2x the ultimate height of the shrubs.
- Maximum height of new plantings within 15' of existing trees is to be 2'-0" or less. Species must be selected whose natural growth habit is 2'-0" or less.
- Shrub further than 15 feet outward from the edge of ultimate tree canopies shall be a maximum of 10 feet in height, with no horizontal spacing required. Massings of shrubs greater than 2 feet in height shall not cover an area greater than 2,500 square feet without a 10 foot wide fire break consisting of succulent planting and/or 2 foot high plant material.

Intermittent tree canopy massing

NOTES:
- All deciduous grasses are to be cut down to a maximum height of 4" once they have gone to seed and seed heads are spent.
- If a solid wall occurs at top of slope, a maximum of 2 rows of shrubs are allowed at a maximum of 5 feet in height. A 4 foot vertical clearance from the top of the shrubs to the bottom of the tree canopies will be maintained.
- Homeowners will be required to sign special covenants for maintenance of the area within the down slope fence. Maintenance of this area will be strictly enforced by the H.O.A. through CCR's.
- Neighborhood Builder will be responsible for the landscape and irrigation installation of the area within the down slope fence. Plant species will be dictated by the Master Developer and plans will be reviewed and approved by the Rancho MMC Architectural Review Committee. Final installation will be reviewed and approved by the H.O.A.
- Natural growth habits are per the approved Maintenance Matrix that is to be provided with each plan set. See Design Template 3 for sample.
## Base Plant Palette - Maintenance Practices

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>ULTIMATE SPREAD (FT)</th>
<th>ULTIMATE HEIGHT (FT)</th>
<th>MAINTENANCE</th>
<th>PRIVACY SCREENING</th>
<th>SPECIALTY PLANTS</th>
<th>PRIVATE RESIDENCE</th>
<th>MINIMUM RECOMMENDED CLEARANCE</th>
<th>MINIMUM RECOMMENDED CLEARANCE</th>
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<tr>
<td><strong>TREES</strong></td>
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<td>White Alder</td>
<td>50</td>
<td>60</td>
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<td>X</td>
<td>10' 42”</td>
<td>6”</td>
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<td>Platanus racemosa</td>
<td>California Sycamore</td>
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<td>100</td>
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<tr>
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<tr>
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<td>X</td>
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<td>3”</td>
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<td>X</td>
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<td>X</td>
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<td>3”</td>
</tr>
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<td>Rhus aromatica</td>
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</tr>
</tbody>
</table>

**ADDITIONAL MAINTENANCE REQUIREMENTS**

- **TREES**
  - Bottom of canopy is to be at a height that equals 2x the height of the plant material below it
  - Removal of all dying and dead wood as needed
  - Thinning and pruning to promote new, healthy growth while maintaining natural form
  - Thinning and pruning to avoid wind damage

- **SHRUBS**
  - Removal of leaf litter and debris as needed

- **VINES & ESPALIERS**
  - Pruning to maintain desired spread on adjacent wall or structure

- **GRASSES**
  - Mow in late fall or early winter

- **CACTUS & SUCCULENTS**
  - Remove flowering stems as needed

- **CALIFORNIA NATIVES**
  - Replacement of all dying and dead wood as needed

- **SHRUBS**
  - Thinning and pruning to promote new, healthy growth while maintaining natural form

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**MAINTENANCE MATRIX**

**DESIGN TEMPLATE J**

**RPFPP SECTION C**

**RANCH PLAN PLANNED COMMUNITY**

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**See Templates A-1 for all installation and maintenance requirements.**
Amendments, Appeals, Definitions
SECTION D. AMENDMENT AND APPEAL PROCESS

1. Amendments Per Mutual Consent Only: Except as provided in subsection “3” below, the RPFPP may be amended only upon the mutual written consent of OCFA, County of Orange Planning and Development Services (“PDS”) and RMV. Any of the three parties (OCFA, PDS and/or RMV) may propose modifications to the text or graphics within Exhibit 2, Ranch Plan Fire Protection Program. A modification is considered minor, and no action by the Board of Supervisors is necessary, if it is acceptable to all three parties, as evidenced by a Concurrence Memo, detailing the proposed modifications, and signed by OCFA (Deputy Fire Marshal), the County of Orange (Director of PDS) and RMV. If mutual agreement cannot be reached between the three parties, processing of the otherwise minor modification shall proceed per subsection 2 below.

2. Staff Resolution of RPFPP Guideline Issues: Disagreements may arise between RMV, OCFA and/or PDS regarding interpretation of the RPFPP as it applies to development applications. Upon the occurrence of a disagreement, any party may issue a written notice to the other parties requesting that the parties engage in discussions to resolve the disagreement. Upon delivery/receive a written notice, the parties shall work together in good faith to seek amicable resolution of the disagreement. In the instance that the parties are unable to achieve resolution of the outstanding issue(s) within fifteen (15) days following the commencement of discussions, proceed to subsection 5, below.

3. Superior Regulation Amendments: During the review period prior to the adoption of each three-year cycle of amendments to the California Fire Code (CFC) and California Building Code (CBC), it is the intention of RMV and OCFA to agree upon any necessary revisions to the RPFPP prior to adoption of the new State Codes. In the event that a superior State regulation (“Superior Regulation”) is enacted after the effective date of the RPFPP without a prior agreement between OCFA and RMV as to how that Superior Regulation will affect the RPFPP, and OCFA intends to apply the Superior Regulation in a manner that will affect the RPFPP, OCFA shall contact RMV to ensure that there is an awareness of the forthcoming Superior Regulation. Following contact by OCFA, representatives of OCFA, RMV and the County (as appropriate) shall meet for the purpose of discussing the Superior Regulation and how it may impact the RPFPP. At the conclusion of the discussion(s), RMV shall have sixty (60) days to prepare and submit to the Fire Chief and the Director, PDS, a proposed amendment to the RPFPP that addresses the Superior Regulation and responds to any issues raised or otherwise addressed during the discussion(s). Within thirty (30) days following OCFA’s and the County’s receipt of the proposed RPFPP amendment, the Fire Chief and Director, PDS, shall either (i) provide written notice to RMV approving the proposed RPFPP amendment or (ii) advise RMV, in writing, of any desired changes or modifications to the proposed RPFPP amendment. In the absence of any written response from the Fire Chief and the Director, PDS, within the identified review period, the proposed RPFPP amendment shall be deemed approved and effective as of the review period expiration date. If the parties are unable to agree upon language incorporating the Superior Regulation into the RPFPP within fifteen (15) days of completing the steps above, proceed to subsection 5 below.
4. **Non-Superior Regulation Amendments:** Notwithstanding the provisions of subsection 3, above, any party may propose an amendment to or modification of the provisions of this RPFPP by providing written notice of said request (“Notice of Request”) to the other parties. The parties receiving the Notice of Request shall have thirty (30) days to respond to the request by either (i) accepting the changes or modifications or (ii) requesting a meeting with the other parties to address the proposed changes or modifications. If approved by the parties receiving the Notice of Request, the proposed amendments or modifications shall be incorporated into the RPFPP and the amendments/modifications shall be effective as of the date of acceptance by the parties receiving the Notice of Request. Alternatively, in the instance that one or both of the parties receiving the Notice of Request asks for a meeting to discuss the proposed amendments or modifications, the parties shall meet and confer within fifteen (15) days of the request to meet and shall work in good faith to amicably resolve all outstanding issues relative to the proposed RPFPP amendment/modification. In the instance that the parties are unable to achieve resolution of the outstanding issues within ten (10) days following the commencement of discussions, proceed to subsection 5, below.

5. **Appeal Process:** The parties shall submit any unresolved issue(s) (as may exist following completion of the steps/requirements identified in subsections 2, 3 and 4 above) to the Orange County Board of Supervisors for review and resolution. The Orange County Board of Supervisors shall consider the outstanding issue(s) at their next regularly scheduled public hearing. The decision of the Orange County Board of Supervisors shall be final and binding upon the parties.

6. **During Appeal Process:** Pending acceptance or approval of any proposed RPFPP amendment, the terms of the existing/approved RPFPP shall remain in full force and effect and shall be binding upon the parties.

7. **Building Permits Binding:** Upon issuance of a building permit(s), the terms of the existing/approved RPFPP shall remain in full force and effect, and shall be binding upon the parties, for the applicable building site(s) and all emergency accessways serving the applicable building site(s).
SECTION E. DEFINITIONS

Appropriate Automatic Fire Sprinkler System by Land Use Type:
- National Fire Protection Association (NFPA) 13D for single-family residential (one or two family dwelling units), unless building and/or fire codes specify otherwise.
- NFPA-13R for multi-family (three or more attached units, up to four stories), unless building and/or fire codes specify otherwise.
- NFPA 13 complete systems required for commercial (retail, industrial, etc.), unless building and/or fire codes specify otherwise.

All Weather Surface: Paved surfaces, crushed miscellaneous concrete material base (CMB), pavers, gravel-crete, lime-treat or equal, as certified by soils engineer to be capable of withstanding the minimum weight of 68,000 pounds (with 90% compaction) during any type of weather.

Development Planning Areas: Ranch Plan Planning Areas 1, 2, 3, 4, 5 and 8

Emergency Access: Differs from OCFA requirements only per specific details in Section B of the Ranch Plan Fire Protection Guidelines

Fire Lanes: Differs from OCFA requirements only per specific details in Section B of the Ranch Plan Fire Protection Guidelines

Lumber Drop: Delivery of material required to erect the structure. Does not include small amounts of lumber required for forming the foundation slabs.

Primary Access to the Wildland Interface Area: As shown on Attachment 6, any roadway which provides primary access to the interface between fuel modification boundaries surrounding development areas and surrounding permanent open space.

Unenclosed Accessory Structure: A structure with a roof and no more than one side and structures having no roof or other covering.

Weed Free, Non-Combustible and Safe: Vegetation within Ranch Plan Planning Areas to be maintained at a height not to exceed 12 inches.

Wildland Urban Interface (WUI): 1) the area where development and wildland fuels meet at a well defined boundary (NFPA 299); 2) the line, area, or zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels (National Wildfire Coordinating Group); 3) the geographical meeting point of two diverse systems, wildland and structures; at this interface, structures and vegetation are sufficiently close that a wildland fire could spread to structures or a structure fire ignite vegetation (California Fire Plan, March 1996 (current)).
Alternative Development Standards
SECTION F. ALTERNATIVE DEVELOPMENT STANDARDS

A-3. Rolled-Curb Streets
Per the approval of the County Chief Engineer and Orange County Fire Authority, modify County Standard Plan 1107 to allow public local residential street with 6-inch rolled curbs (see ADS G-9 for detail, Standard Plan 1201). Measured from 6-inches back of curb the rolled curb streets shall be the same width as vertical curb streets. Utilizing Orange County Fire Authority methodology (Flowline-to-flowline) the rolled curb streets may be one foot less in width than typically required, due to automatic sprinklers being required in the entire Ranch Plan planned community:

- 35-foot wide double loaded local residential street
- 27-foot wide single loaded local residential street

Performance Standards:
- Automatic fire sprinklers throughout entire neighborhood.

Project Benefits:
- A rural village aesthetic
- Equivalent drainage when compared to vertical curbs.
- Equivalent long-term maintenance cost for County of Orange.
A-4. **Neighborhood Entries At Work in Ladera**

Per the approval of the County Chief Engineer and Orange County Fire Authority, modify County Standard Plan 1107 to allow neighborhood entryways with traffic levels of up to 800 ADT. No parking would be allowed along neighborhood entryways, so emergency access may be accommodated by the two separate travel lanes of a width to accommodate breakdowns. In cases where the parkway adjacent to neighborhood entryways exceeds the standard 8-foot width, or where special landscape treatments are proposed, the Master Maintenance Corporation (HOA) will be responsible for maintenance.

Project Benefits:

- Equivalent or better access for fire and emergency vehicles.
- Equivalent ease of circulation and traffic safety.

Performance Standards:

- Superior aesthetic appearance.
- Only allowed on local residential streets with less than 800 ADT.
- Design speed of 25 miles per hour.
- Appropriate signage and striping must be provided.
A-7. Raised Landscape Islands within Residential Streets At Work in Ladera (Modified)
Per the approval of the County Chief Engineer and Orange County Fire Authority, modify County Standard Plan 1107 to allow raised landscaped islands within public local residential street rights-of-way, including in the center of public cul-de-sacs (see Alternative Development Standard A-19) and within the roadway of public residential streets. See Exhibits on following pages.

Project Benefits:

- Traffic calming.
- A residential village ambiance with less uninterrupted hardscape.
- Equivalent or better access for fire and emergency vehicles.
- Equivalent ease of circulation and traffic safety.
- Equivalent or better long-term cost to County due to on-going maintenance being provided by homeowners association.

Performance Standards:

- Maximum landscape island length of three residential lots.
- Only allowed on local residential streets with less than 500 ADT.
- Regularly occurring such that the drivers are not “surprised.”
- Design speed of 25 miles per hour.
- Parking accessibility and travel path for lots adjacent to island must be adequately maintained.
- Appropriate signage, including no-parking signage, and striping must be provided.
- Adequate maneuvering must be demonstrated for all driveways backing onto streets adjacent to raised landscape islands.
A-9. **Tapered Streets At Work in Ladera**

Per the approval of the County Chief Engineer and Orange County Fire Authority, modify County Standard Plan 1107 to allow limited stretches of 24-foot wide roadways on both single loaded and double loaded public local residential streets (see Exhibits on following pages).

**Project Benefits:**

- Traffic calming.
- An enhanced residential village ambiance due to a decrease in paved area within the neighborhood.
- A reduction in urban runoff due to the reduction in paved area.
- Equivalent access for fire and emergency vehicles.
- Equivalent or better ease of circulation and traffic safety.
- Equivalent or better on-going maintenance costs.

**Performance Standards:**

- Tapered street landscaped areas would be allowed only after the following criteria are met, thereby resulting in equivalent vehicular safety and circulation, off-street parking and access for fire and emergency vehicles:
  
  a. Maximum taper length of 100 feet, not including transition areas.
  
  b. On single-loaded streets, minimum street width is 30-feet.
  
  c. Maximum spacing to be no closer than 1,000 lineal feet on any street. Tapers allowed closer than 1,000 feet (as “crow flies”) if located on a separate street.
  
  d. No parking is allowed along 24-foot street width sections. Appropriate decorative signage designating “no parking” areas shall be installed at the beginning and end of each taper.
  
  e. Provide for street drainage per current County standards.
  
  f. Only allowed on local residential streets with less than 500 ADT.
  
  g. Prior to the issuance of any precise grading permits, the applicant shall provide evidence of adequate parking meeting the requirements of the Orange County Zoning Code and the Ranch Plan Planned Community Development Regulations in a manner meeting the approval of the Manager, Current Planning. Should revisions within the right-of-way be deemed necessary by the Manager, Current Planning, the applicant shall make the necessary changes administratively, in a manner meeting the approval of the Manager, Subdivision and Grading Services.
TAPERED STREETS
SINGLE LOADED
Ranch Plan Fire Protection Program

A-18. Modified Knuckle At Work in Ladera

Per the approval of the County Chief Engineer and Orange County Fire Authority, modify County Standard Plan 1112 to allow reduced curb return radii at knuckles, as shown on following page:

Project Benefits:

- Traffic calming.
- Equivalent access for fire and emergency vehicles.
- Equivalent or better ease of circulation and traffic safety.
- Equivalent or better on-going maintenance costs.

Performance Criteria: The modified knuckle must still conform to County criteria regarding:

- Parking
- Lot frontage
- Guest parking
- Normal traffic movements
A-19. **Cul-de-Sacs with Raised Landscape Median At Work in Ladera (Modified)**

Per the approval of the County Chief Engineer and Orange County Fire Authority, modify County Standard Plans 1107 and 1113 to allow raised landscaped medians in the center of cul-de-sacs. Raised landscape medians in the center of cul-de-sacs shall be allowed only when all of the following criteria are met:

**Project Benefits:**

- Traffic calming.
- An enhanced residential village ambiance due to a decrease in paved area within the neighborhood.
- A reduction in urban runoff due to the reduction in paved area.
- Equivalent access for fire and emergency vehicles.
- Equivalent or better ease of circulation and traffic safety.
- Equivalent or better on-going maintenance costs.

**Performance Standards for Standard 38-foot Radius Cul-de-Sac**

a. Maximum 14-foot radius rock/paving stone apron, allowing for full weight of fire apparatus (4' wide, sloping up to height of 7”).

b. Maximum 10-foot radius landscaped median.

c. Trees allowed in landscaped median shall have a mature canopy diameter of 34-feet or less. The appropriate landscape maintenance authority shall keep the canopy height outside the curb line of the median trimmed to at least 14-feet.

d. Ground cover in landscaped median shall be of a type which will not damage fire apparatus tires.

e. Special landscaped median designed to allow a modified “3-point” hammerhead configuration whereby all but the largest OCFA vehicles could perform a “3-point” turn in front of the landscaped island (38’ outside turning radius).

f. Minimum 20-foot fire lane must provide access to each driveway on the cul-de-sac.

g. Sprinklers are required for each home (including attic spaces) on the cul-de-sac street.

h. Parking is allowed around the cul-de-sac.

* Landscape median may be increased if cul-de-sac bulb is larger than standard 38-foot radius.
### THE RANCH PLAN ALTERNATIVE DEVELOPMENT STANDARDS

<table>
<thead>
<tr>
<th>Cul-de-Sacs with Raised Landscape Median</th>
<th>ADS</th>
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<td>A-19</td>
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A-27. **Public Street Transition at Parking Lot Turnaround**

Per the approval of the County Chief Engineer and Orange County Fire Authority, modify Standard Plan 1107 to allow Public Street Transition at Parking Lot Turnaround, as shown on the following page:

**Project Benefits:**

- Combines a cul-de-sac / turnaround function at the end of a public street with a private parking lot entry.
- Equivalent access for fire and emergency vehicles.
- Equivalent or better ease of circulation and traffic safety.

**Performance Standards:**

- Parking is not allowed along 20-foot street width sections. Appropriate decorative signage designating "no parking" areas (meeting code requirements per law enforcement approval), shall be located every 200 feet.
- Provide for street drainage per current County standards.
A-28. **Traffic Calming Islands**

Per the approval of the County Chief Engineer and Orange County Fire Authority, modify Standard Plan 1107 to allow traffic calming islands, as shown on the following page:

**Project Benefits:**

- An enhanced residential village ambiance due to an increased landscaping within the neighborhood.
- Equivalent access for fire and emergency vehicles.
- Equivalent or better ease of circulation and traffic safety.

**Performance Standards:**

1. Applicant/engineer must meet with County Traffic staff for pre-approval conceptual approval of ADS A-28 prior to roadway engineering.
2. Allowed only on streets of 400 Average Daily Trips (ADT) or less.
3. Not allowed to occur after a vehicle has the ability to build up speed (for example, not allowed after a straightaway, sweeping curve, or sustained downgrade of 1,250-feet or more).
4. Not allowed on through streets – best located on streets serving local residential traffic.
5. Spacing is important – best located so in proper sequence with intersections and other ADS A-28 traffic calming islands so as to minimize “surprises” and minimize the ability of vehicles to build up speed.
6. Appropriate signage is required. Striping is optional.
7. Length of island not to exceed 150 feet.
* IF ADS A-28 IS LOCATED ON A ROAD WITHIN 100' OF FUEL MODIFICATION OR THE WILDLAND / DEVELOPMENT INTERFACE, USE 28' WIDTH (ONE SIDE ONLY) ON THAT SIDE

**ARMOR PAVEMENT – SEE SHEET 2**
ARMOR PAVEMENT (A.P.):

1. MUST BE CAPABLE OF SUPPORTING OCFA EQUIPMENT TRAFFIC (68,000 LB).
2. MAY BE STAMPED OR TEXTURED ASPHALT CONCRETE (AC) OR PORTLAND CEMENT CONCRETE (PCC); GROUTED RIVER ROCKS OR COBBLES; OR OTHER PAVEMENT MATERIAL AS APPROVED BY COUNTY.
3. SURFACE TEXTURE SHALL HAVE VISUALLY–OBVIOUS VERTICAL RELIEF (E.G., BUMPS, RUMBLE STRIPS, DEEPLY AND WIDELY INCISED PATTERN STAMPING, PROTRUDING COBBLES, ETC.) SUFFICIENT TO SIGNIFICANTLY DISCOURAGE AUTOMOBILE TRAFFIC, WHILE FUNCTIONING AS ARMOR FOR TRUCK AND OCFA EQUIPMENT RUN–OUT.
A-32a. **Residential Collector With Median**

Per the approval of the County Chief Engineer, modify Standard Plan 1107, as shown on the following page:

**Project Benefits:**

- Traffic calming.
- An enhanced residential village ambiance due to a decrease in paved area as seen from the intersection looking into the neighborhood.
- A reduction in urban runoff due to the reduction in paved area.
- Equivalent or better parking serving surrounding residential neighborhoods.
- Equivalent access for fire and emergency vehicles.
- Equivalent or better ease of circulation and traffic safety.

**Performance Criteria:**

- No parking is allowed along 20-foot street width sections. Appropriate decorative signage designating "no parking" areas (meeting code requirements per law enforcement approval), shall be located every 200 feet.
- Residential single-family home driveway frontage would be allowed in limited locations, per 22-foot width to allow backing distance.
- 1,200 to 6,000 ADT allowed
- Cross over drives every 850 feet to allow OCFA vehicles to turn around, per the following criteria: 4” dropped curb, paving or grass-crete to withstand 68,000 pounds with 90% compaction, inside turning radii 17-feet and outside turning radii 38-feet or greater.
- Parking pockets every 500’ to allow for landscape maintenance vehicles, per the following criteria: 4” dropped curb, 4.5-feet deep, 25-feet long, paving or grass-crete (no weight limit).
- Residential Collectors with median with 20-foot street width sections not allowed within 100-feet of Fuel Modification/Wildland Interface Area (see Attachment 6).
RESIDENTIAL COLLECTOR WITH MEDIAN

35 MPH MINIMUM DESIGN SPEED
ACCESS BY LOCAL STREETS OR PRIVATE COMMON DRIVeways
ADT 1200–6000

** STREET WIDTH TO BE INCREASED WHERE ON–STREET PARKING IS NECESSARY

THE RANCH PLAN ALTERNATIVE DEVELOPMENT STANDARDS

STREET SECTIONS

RESIDENTIAL COLLECTOR WITH MEDIAN
Ranch Plan Fire Protection Program

A-33. Residential Local With Median
Per the approval of the County Chief Engineer, modify Standard Plan 1107, as shown on the following page:

Project Benefits:

- Traffic calming.
- An enhanced residential village ambience due to a decrease in paved area as seen from the intersection looking into the neighborhood.
- A reduction in urban runoff due to the reduction in paved area.
- Equivalent or better parking serving surrounding residential neighborhoods.
- Equivalent access for fire and emergency vehicles.
- Equivalent or better ease of circulation and traffic safety.

Performance Criteria:

- No parking is allowed along 20-foot street width sections. Appropriate decorative signage designating "no parking" areas (meeting code requirements per law enforcement approval), shall be located every 200 feet.
- Residential single-family home driveway frontage would be allowed in limited locations, per 22-foot width to allow backing distance.
- 500 to 1,200 ADT allowed
- Parking accessibility and travel path for lots adjacent to island must be adequately maintained.
- Appropriate signage and striping must be provided.
- Adequate maneuvering must be demonstrated for all driveways backing onto streets adjacent to raised landscape islands.
RESIDENTIAL LOCAL WITH MEDIAN

25 MPH MINIMUM DESIGN SPEED
DRIVEWAYS ALLOWED BOTH SIDES
ADT 500–1200
B. Intersections
Some components of the Ranch Plan neighborhood village design philosophy require modifications to Public Street Intersection development standards in the Ranch Plan Planned Community Text and to appropriate County Standard Plans. These modifications include special residential intersection designs, limited tree planting in sightlines, modified sidewalk treatments at arterial intersections and other unique design solutions identified by the following Items #B-1 through B-8.

B-1. Tapered Intersection At Work in Ladera
Per the approval of the County Chief Engineer and Orange County Fire Authority, allow special residential intersection treatments at three-way and four-way intersections of local residential public streets, as shown on the following pages.

Project Benefits:

- Traffic calming.
- An enhanced residential village ambiance due to a decrease in paved area as seen from the intersection looking into the neighborhood.
- A reduction in urban runoff due to the reduction in paved area.
- Equivalent access for fire and emergency vehicles.
- Equivalent or better ease of circulation and traffic safety.
- Equivalent or better on-going maintenance costs.

Performance Criteria:

- No parking is allowed along 20-foot street width sections. Appropriate decorative signage designating "no parking" areas (meeting code requirements per law enforcement approval), shall be located every 200 feet.
- 800 ADT on through streets, 500 ADT on intersection streets.
- County turning radius template must be met for CA Legal-65 vehicles.
- Additional County staff review required prior to implementation near a drop-off zone for a school or other high peak-hour traffic generating uses.
ALTERNATIVE RESIDENTIAL INTERSECTIONS
REDUCED PAVEMENT WIDTHS AT FOUR-WAY INTERSECTION
Per the approval of the County Chief Engineer and Orange County Fire Authority, allow construction of four optional configurations of three-way or four-way roundabouts at intersections of arterial, collector and neighborhood streets:

Project Benefits:

- Improved traffic flow.
- A strengthened residential village ambiance due to enhanced landscaping at the roundabout intersection.
- Equivalent or better impacts on public health, safety and general welfare.
- Equivalent or better impacts on the immediately adjacent property and other permitted uses in the vicinity.

Performance Standards:

1. Applicant/engineer must meet with County staff to determine appropriate design speed.
2. Armoring (cobbled surface, per #11 below) at entry streets in order to achieve selected design speed.
3. Typical dimensions are identified on the Roundabout Dimension Table (see Sheet 7 of 10)
4. Angled Intersections: Not less than a 75-degree angle allowed.
5. Multiple lanes may be allowed only based on detailed review by County Chief Engineer, per appropriate capacity analysis methodology.
6. Neighborhood Electrical Vehicle (NEV) access: Allowed in traffic lane at or below roundabout design speeds of 25 miles per hour (assuming approaching streets are 35 mph or lower).
7. “Autoturn” software (or equivalent) shall be used to confirm maneuverability of CA Legal-65 vehicles (moving vans, sod-hauling trucks, etc.), which in turn ensures maneuverability by largest OCFA emergency vehicles and the largest trash hauling vehicles (assuming use of armored aprons).
8. Line-of-sight issues addressed per Roundabout Limited Use Areas exhibit 6d. Required sight distance dimensions based on design speed of approach roadway per County standards.
9. Street lights and hydrants locations not per County standard, but located in order to minimize likelihood of impact (not within armored areas).
10. Bikes are allowed in traffic lane. Ramp to sidewalk also provided.
11. Armoring to be of a cobbled surface (see Roundabout Details, Sheet 10 of 10), capable of supporting OCFA emergency vehicles (68,000 pounds)
LIMITS OF LOW LEVEL LANDSCAPING DETERMINED BY SIGHT DISTANCE AREAS

INTERSECTION ANGLE: 90° ± 15° MAXIMUM, TYPICAL

CENTER ISLAND

SPLITTER ISLANDS, TYPICAL. SEE DETAIL ABOVE.

STREET LIGHTS AND FIRE HYDRANTS SHALL BE LOCATED BEHIND SIDEWALKS TYP.

SPLITTER ISLAND LENGTH SHOULD BE BETWEEN 50'-100' FOR SPEEDS 40 MPH OR LESS. A 100' LENGTH IS PREFERRED. FOR SPEEDS GREATER THAN 40 MPH THE SPLITTER ISLAND LENGTH SHOULD BE BETWEEN 150'-200'. A 200' LENGTH IS PREFERRED.

END BIKE LANE PRIOR TO ROUNDABOUT, TYPICAL

TRAVERSABLE TRUCK APRON. SEE SHEET 8

NON-TRAVERSABLE HARDSCAPE

THE RANCH PLAN ALTERNATIVE DEVELOPMENT STANDARDS

ROUNDABOUT WITHOUT MEDIANS ON APPROACHING ROADWAYS
### ROUNDABOUT DIMENSIONS

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**NOTES:**
1. CROSSWALK SETBACKS SHOULD BE 35 TO 40 FEET FROM THE OUTSIDE EDGE OF THE CIRCULATING ROADWAY FOR COLLECTOR ROADS. IN CASES WHERE THE ROUNDABOUT IS IN THE VICINITY OF A SCHOOL CAMPUS, RECREATIONAL, OR COMMERCIAL AREA CROSSWALK SETBACKS SHOULD BE 40 TO 50 FEET FROM THE OUTSIDE EDGE OF THE CIRCULATING ROADWAY. SETBACKS FOR SECONDARY HIGHWAYS SHOULD BE 40 TO 50 FEET FROM THE OUTSIDE EDGE OF THE CIRCULATING ROADWAY.
ROUNDABOUT SIGHT DISTANCE

25 MPH MAXIMUM DESIGN SPEED

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<th>SPEED (mph)</th>
<th>L1 &amp; L2 (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
<td>115</td>
</tr>
<tr>
<td>20</td>
<td>150</td>
</tr>
<tr>
<td>25</td>
<td>185</td>
</tr>
<tr>
<td>30</td>
<td>225</td>
</tr>
<tr>
<td>35</td>
<td>260</td>
</tr>
</tbody>
</table>

L1: SIGHT DISTANCE FROM DRIVER’S EYE TO APPROACHING VEHICLE FROM THE LEFT; USE SPEED OF APPROACH.
L2: SIGHT DISTANCE FROM DRIVER’S EYE TO APPROACHING VEHICLE IN ROUNDABOUT; USE DESIGN SPEED OF ROUNDABOUT.

THE RANCH PLAN ALTERNATIVE DEVELOPMENT STANDARDS
L3 SIGHT DISTANCE FROM DRIVER'S EYE TO CROSSWALK AND/OR OUTSIDE EDGE OF THE CIRCULATING ROADWAY.

ROUNDABOUT SIGHT DISTANCE

AREA FREE OF SIGHT OBSTRUCTIONS
<table>
<thead>
<tr>
<th>SPEED (mph)</th>
<th>L4 (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>46.4</td>
</tr>
<tr>
<td>15</td>
<td>77.0</td>
</tr>
<tr>
<td>20</td>
<td>112.4</td>
</tr>
</tbody>
</table>

L4 SIGHT DISTANCE FROM DRIVER’S EYE RELATED TO CIRCULATORY ROADWAY STOPPING CONDITION BASED ON CIRCULATORY ROADWAY SPEED.

ROUNDABOUT SIGHT DISTANCE

AREA FREE OF SIGHT OBSTRUCTIONS
PERIMETER LANDSCAPE AREA
6’ MIN. LOW LEVEL LANDSCAPING
1’ MAX LANDSCAPING HEIGHT

LINE OF SIGHT
LIMITED USE AREA

UNLIMITED PLANTING

STREET LIGHT
OR FIRE HYDRANT

STRIPED CENTER
ISLAND EXTENSION

CIRCULATING
LANE WIDTH

TRUCK APRON
CURB PER
SHEET 8

TRUCK USE
CENTER ISLAND
LANDSCAPING

ATTACHED SIDEWALK OR
DETACHED SIDEWALK WITH
PARKWAY. SEE SHEET 10 FOR
ATTACHED SIDEWALK AND
GUTTER AT ROUNDABOUT

CIRCULATING
PAVEMENT
WIDTH

TRAVERSABLE
TRUCK APRON
PER SHEET 8

SECTION A-A
TYPICAL SECTION

THE RANCH PLAN ALTERNATIVE DEVELOPMENT STANDARDS

ROUNDABOUT
SECTIONS

Page 131
TRUCK APRON DETAIL

NOTE:

1. TRAVERSABLE TRUCK APRON MUST BE CAPABLE OF SUPPORTING OCFA EQUIPMENT TRAFFIC (68,000 LB).
2. MAY BE STAMPED OR TEXTURED PORTLAND CEMENT CONCRETE (PCC); "DRIVEABLE GRASS/TURFBLOCK/GRASSCRETE/ GRASS PAVE"; CONCRETE PAVERS; OR OTHER PAVEMENT MATERIAL AS APPROVED BY COUNTY.
CONCRETE CURB, GUTTER, AND SIDEWALK AT ROUNDABOUT
AND ONE-WAY REFLECTIVE YELLOW MARKERS INSTALLED ON CURB.

NOTE:
SEE THE CALIFORNIA MANUAL ON TRAFFIC CONTROL DEVICES (CAMUTCD) FOR ADDITIONAL OPTIONAL SIGNS AND ADDITIONAL SIGNS REQUIRED FOR TWO LANE ROUNDABOUT APPROACHES.
NOTE:
SEE THE CALIFORNIA MANUAL ON
TRAFFIC CONTROL DEVICES (CAMUTCD)
FOR ADDITIONAL OPTIONAL STRIPING
AND PAVEMENT MARKINGS.

4" WIDE WHITE STRIPE
FOR PORTION OF STRIPE NOT
ADJACENT TO SPLITTER
ISLANDS

4" WIDE YELLOW STRIPE
ALONG SPLITTER ISLAND

4" WIDE YELLOW STRIPE
ALONG SPLITTER ISLAND

100' MIN.

4" WIDE DOUBLE YELLOW
SPLITTER ISLAND
TRANSITION STRIPE

4" WIDE DOUBLE YELLOW
CENTER LINE STRIPE

SHARED LANE MARKING
PER CALTRANS
STANDARD PLAN A24A.

6" WIDE WHITE BIKE LANE
STRIPES

6" WIDE WHITE BIKE LANE
STRIPES

6" WIDE WHITE DASHED BIKE
LANE MERGE STRIPE PRIOR
ROUNDABOUT

50' - 200'

THE RANCH PLAN ALTERNATIVE DEVELOPMENT STANDARDS

TYPICAL ONE LANE
ROUNDABOUT APPROACH STRIPING
B-8 Alternative

**Alternative Residential Intersection • 10-Foot Radius Curb**
Per the approval of the County Chief Engineer and Orange County Fire Authority, allow 10-foot radius curbs at corners of local residential street intersections (with and without tapers), as shown on the exhibits on the following pages:

Project Benefits:

- Traffic calming.
- An enhanced residential village ambiance due to a decrease in paved area as seen from the intersection looking into the neighborhood.
- A reduction in urban runoff due to the reduction in paved area.
- Equivalent access for fire and emergency vehicles.
- Equivalent or better ease of circulation and traffic safety.
- Equivalent or better on-going maintenance costs.

Performance Criteria:

- 36-foot street width at non-tapered intersections.
- “Autoturn” software (or equivalent) shall be used to confirm maneuverability of CA Legal-65 vehicles (moving vans, sod-hauling trucks, etc.).
- Additional County staff review required prior to implementation near a drop-off zone for a school or other high peak-hour traffic generating uses.
THE RANCH PLAN ALTERNATIVE DEVELOPMENT STANDARDS

ALTERNATE CORNER RAMP CONDITION
AT TYPICAL INTERSECTION
Ranch Plan Fire Protection Program

G-3a. **Private Alley Drive Allowing Emergency Vehicle Access**
Per the approval of the County Chief Engineer and Orange County Fire Authority, allow for emergency access in private alleys, as shown on the Exhibit below:

**Project Benefits:**

- An enhanced ambiance due in the alley-load areas of the neighborhood, due to the ability to plant trees and other landscaping outside of the maneuvering area.
- Equivalent access for fire and emergency vehicles.
- Equivalent or better ease of circulation and traffic safety.

**Performance Criteria:**

- County turning radius template for large vehicles must be met.
- One rescue window serving each dwelling unit from alley, addressing location of mature trees and OCFA ladder access to rescue window.
- See Exhibit for the following plan-specific criteria:
  1) Shape and length of landscaped peninsula to allow garaged car to begin to turn wheel as soon as possible ("Autoturn" software or equivalent may be used to confirm maneuverability)
  2) Trees may be located anywhere within this landscaped peninsula, as long as canopy does not impact OCFA emergency access (13’ 6” vertical clearance within 20’ OCFA accessway, plus ladder access to rescue window).
  3) Neighborhood Electrical Vehicles (NEVs) of 9-foot in length or less may park perpendicularly in front of garage doors.
  4) Full sized autos may parallel park in front of garage doors, but no credit shall be granted for these spaces.
  5) 16-foot garage door.
THE RANCH PLAN ALTERNATIVE DEVELOPMENT STANDARDS

Alleys, Private Drives and Courts (Emergency Access Required)

ADS
G-3a
Plan View
THE RANCH PLAN ALTERNATIVE DEVELOPMENT STANDARDS

Alleys, Private Drives and Courts
(Emergency Access Required)
G-3b. **Private Alley Drive With No Requirement for Emergency Vehicle Access**

Per the approval of the County Chief Engineer and Orange County Fire Authority, allow for private alleys (where no emergency vehicle access is required, as shown on the Exhibit below):

**Project Benefits:**

- Traffic calming.
- An enhanced ambiance due in the alley-load areas of the neighborhood, due to the ability to plant trees and other landscaping outside of the maneuvering area.
- A reduction in urban runoff due to the reduction in paved area.
- Equivalent or better ease of circulation and traffic safety.

**Performance Criteria:**

- County turning radius template for large vehicles must be met (no emergency vehicle access required)
THE RANCH PLAN ALTERNATIVE DEVELOPMENT STANDARDS

Alleys, Private Drives and Courts
(No Emergency Access Required)
PLYWOOD SHEATHING (WHERE OCCURS)

EXTERIOR WALLS PER CBC 707A
NON-COMBUSTIBLE OR IGNITION-RESISTANT
MATERIALS (STUCCO, BRICK VENEER,
PRECAST CONCRETE STONE VENEER)
OVER WEATHER RESISTIVE BARRIER

NOTE: VENTS IN WALLS SHALL RESIST THE
INTRUSION OF FLAME AND EMBERS INTO
THE STRUCTURE, OR VENTS SHALL BE
SCREENED WITH A CORROSION-RESISTANT,
NONCOMBUSTIBLE WIRE MESH WITH 1/8"
OPENING OR ITS EQUIVALENT (CBC 706A)

EXTERIOR WALL
RADIANT HEAT/EMBER MITIGATION ZONE  R01

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"
REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFPP: H01
EXTERIOR WALL
RADIANT HEAT/EMBER MITIGATION ZONE

PLYWOOD SHEATHING (WHERE OCCURS)

EXTERIOR WALLS PER CBC 707A
NON-COMBUSTIBLE OR IGNITION-RESISTANT
MATERIAL (FIBER-CEMENT SIDING) OVER
WEATHER RESISTIVE BARRIER

1/2" NON-RATED
GYP. BD.

NOTE: VENTS IN WALLS SHALL RESIST THE
INTRUSION OF FLAME AND EMBERS INTO
THE STRUCTURE, OR VENTS SHALL BE
SCREENED WITH A CORROSION-RESISTANT,
NONCOMBUSTIBLE WIRE MESH WITH 1/8"
OPENING OR ITS EQUIVALENT (CBC 706A)

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"
REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFPP: H02
PLYWOOD SHEATHING (WHERE OCCURS)

2x BLOCKING

PLYWOOD SHEATHING (WHERE OCCURS)

EXTERIOR WALLS PER CBC 707A NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIALS (STUCCO, BRICK VENEER, PRECAST CONCRETE STONE VENEER) OVER WEATHER RESISTIVE BARRIER

NOTE: VENTS IN WALLS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE STRUCTURE, OR VENTS SHALL BE SCREENED WITH A CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/8" OPENING OR ITS EQUIVALENT (CBC 706A)

CANTILEVER FLOOR (STUCCO)
RADIANT HEAT/EMBER MITIGATION ZONE

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"
REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFPP: H03
CANTILEVER FLOOR WITH TRIM
RADIANT HEAT/EMBER MITIGATION ZONE

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"
REFERRED CONSTRUCTION FEATURE FROM APPROVED RPFPP: H04
CANTILEVER FLOOR WITH WOOD TRIM
RADIANT HEAT/EMBER MITIGATION ZONE

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"
REFERRED CONSTRUCTION FEATURE FROM APPROVED RPFPP: H06
EXTERIOR WALLS PER CBC 707A
NON-COMBUSTIBLE OR IGNITION-RESISTANT
MATERIALS (STUCCO, BRICK VENEER,
PRECAST CONCRETE STONE VENEER)
OVER WEATHER RESISTIVE BARRIER

SLOPE TO DRAIN

ADHERED TRIM COMPONENT
(CEMENT COATED EPS TRIM,
ADHESIVELY APPLIED POLYURETHANE
MOLDED TRIM OR FIBERGLASS TRIM)

VINYL WINDOW FRAME –
WINDOWS PER CBC 708A.2.1

WINDOW HEAD WITH TRIM (STUCCO)
RADIANT HEAT/EMBER MITIGATION ZONE

DATE: 11-01-12
SCALE: 3"=1'-0"
REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFPP: H08
WINDOW HEAD WITH TRIM (WOOD)
RADIANT HEAT/EMBER MITIGATION ZONE

DATE: 11-01-12
SCALE: 3"=1'-0"
REFERENCE CONSTRUCTION FEATURE FROM APPROVED RPFPP: H10
EXTERIOR WALLS PER CBC 707A
NON-COMBUSTIBLE OR IGNITION-RESISTANT
MATERIAL (FIBER-CEMENT SIDING) OVER
WEATHER RESISTIVE BARRIER

NON-COMBUSTIBLE OR IGNITION-RESISTANT
MATERIAL (FIBER-CEMENT SIDING) OVER
WEATHER RESISTANT BARRIER STARTER STRIP

26 GA G.I. FLASHING WITH DRIP

2x WOOD TRIM OR SIMULATED
WOOD TRIM COMPONENT

VINYL WINDOW FRAME –
WINDOWS PER CBC 708A2.1

WINDOW HEAD WITH TRIM (WOOD)
RADIANT HEAT/EMBER MITIGATION ZONE

DATE: 11-01-12
SCALE: 3"=1'-0"
REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFPP: H12
ALL ROOF ASSEMBLIES SHALL BE OF A CLASS 'A' AND SHALL COMPLY WITH CBC CH 7A AND CH 15.

ROOF COVERINGS SHALL BE PER CBC 705A

EXCEPTION: FIRE RETARDANT TREATED PLYWOOD ROOF SHEATHING AND STARTER BOARD MAY BE USED IN CONCRETE ROOF TILE ASSEMBLIES IN LIEU OF FIRESTOPPING OR ONE LAYER OF NO. 72 CAP SHEET.

PLYWOOD ROOF SHEATHING

APPLY SEALANT BETWEEN UNDERLAYMENT AND FLASHING

26 GA. G.J. HALF ROUND DORMER VENT. VENTILATION OPENINGS SHALL MEET THE REQUIREMENTS OF CBC 706A

APPLY SEALANT BETWEEN DORMER VENT AND CONC. TILE

DORMER VENT ATTIC VENTILATION EMBER MITIGATION ZONE RADIANT HEAT/EMBER MITIGATION ZONE R09

DATE: 11-05-12

SCALE: 1-1/2"=1'-0"

REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFPP: H18
ALL ROOF ASSEMBLIES SHALL BE OF A CLASS 'A' AND SHALL COMPLY WITH CBC CH 7A AND CH 15.

ROOF COVERINGS SHALL BE PER CBC 705A

EXCEPTION: FIRE RETARDANT TREATED PLYWOOD ROOF SHEATHING AND STARTER BOARD MAY BE USED IN CONCRETE ROOF TILE ASSEMBLIES IN LIEU OF FIRESTOPPING OR ONE LAYER OF NO. 72 CAP SHEET.

SECONDARY VENT COVER

O'HAGIN "FIRE AND ICE" ATTIC VENT, OR APPROVED EQUAL. VENTING REQUIREMENTS PER CBC 706A

UNDERLAYMENT

BATTEN AS REQUIRED

INSTALL VENT PER MANUFACTURERS WRITTEN INSTRUCTIONS

PLYWOOD ROOF SHEATHING

PRIMARY VENT COVER

CLOAKED ROOF VENT PENETRATION EMBER MITIGATION ZONE RADIANT HEAT/EMBER MITIGATION ZONE

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"

REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFPP: H19
ALL ROOF ASSEMBLIES SHALL BE OF A CLASS 'A' AND SHALL COMPLY WITH CBC CH 7A AND CH 15.

ROOF COVERINGS SHALL BE PER CBC 705A

EXCEPTION: FIRE RETARDANT TREATED PLYWOOD ROOF SHEATHING AND STARTER BOARD MAY BE USED IN CONCRETE ROOF TILE ASSEMBLIES IN LIEU OF FIRESTOPPING OR ONE LAYER OF NO. 72 CAP SHEET.

NOTE: PENETRATIONS & INTERRUPTIONS AT METAL VALLEY FLASHING NOT PERMITTED.

NOTE: REFER TO ROOF MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF CONC. TILE

ROOF VALLEY
EMBER MITIGATION ZONE
RADIANT HEAT/EMBER MITIGATION ZONE

R11

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"
REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFPP: N/A
ALL ROOF ASSEMBLIES SHALL BE OF A CLASS "A" AND SHALL COMPLY WITH CBC CH 7A AND CH 15.

ROOF COVERINGS SHALL BE PER CBC 705A

EXCEPTION: FIRE RETARDANT TREATED PLYWOOD ROOF SHEATHING AND STARTER BOARD MAY BE USED IN CONCRETE ROOF TILE ASSEMBLIES IN LIEU OF FIRESTOPPING OR ONE LAYER OF NO. 72 CAP SHEET.

PLYWOOD ROOF SHEATHING

2X BLOCKING

FIRE RETARDANT TREATED T&G STARTER BOARD

26 GA G.I. EAVE CLOSURE STRIP

26 GA G.I. FLASHING

OPTIONAL ALUMINUM/METAL GUTTER W/GUTTER COVER

2X WOOD TRUSS TAIL

2X WOOD FASCIA

EXTERIOR WALLS PER CBC 707A NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIALS (STUCCO, BRICK VENEER, PRECAST CONCRETE STONE VENEER) OVER WEATHER RESISTIVE BARRIER

EAVE - (STUCCO WALL)
RADIANT HEAT/EMBER MITIGATION ZONE

R12

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"

REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFPP: H20
ALL ROOF ASSEMBLIES SHALL BE OF A CLASS 'A' AND SHALL COMPLY WITH CBC CH 7A AND CH 15.

ROOF COVERINGS SHALL BE PER CBC 705A

EXCEPTION: FIRE RETARDANT TREATED PLYWOOD ROOF SHEATHING AND STARTER BOARD MAY BE USED IN CONCRETE ROOF TILE ASSEMBLIES IN LIEU OF FIRESTOPPING OR ONE LAYER OF NO. 72 CAP SHEET.

PLYWOOD ROOF SHEATHING

2X BLOCKING

FIRE RETARDANT TREATED T&G STARTER BOARD

26 GA G.I. EAVE CLOSURE STRIP

26 GA G.I. FLASHING

OPTIONAL ALUMINUM/METAL GUTTER W/GUTTER COVER

2X WOOD TRUSS TAIL

SEALANT

2X WOOD FASCIA

EXTERIOR WALLS PER CBC 707A NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL (FIBER-CEMENT SIDING) OVER WEATHER RESISTIVE BARRIER

EAVE (FIBER-CEMENT SIDING WALL) RADIANT HEAT/EMBER MITIGATION ZONE

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"
REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFPP: H22

Page 155
ALL ROOF ASSEMBLIES SHALL BE OF A CLASS 'A' AND SHALL COMPLY WITH CBC CH 7A AND CH 15.

ROOF COVERINGS SHALL BE PER CBC 705A

EXCEPTION: FIRE RETARDANT TREATED PLYWOOD ROOF SHEATHING AND STARTER BOARD MAY BE USED IN CONCRETE ROOF TILE ASSEMBLIES IN LIEU OF FIRESTOPPING OR ONE LAYER OF NO. 72 CAP SHEET.

PLYWOOD ROOF SHEATHING

2x BLOCKING

FIRE RETARDANT TREATED T&G STARTER BOARD

26 GA G.I. EAVE CLOSURE STRIP

26 GA G.I. FLASHING

OPTIONAL ALUMINUM/METAL GUTTER W/GUTTER COVER

2x WOOD FASCIA

SHAPED WOOD RAFTER TAILS

EXTERIOR WALLS PER CBC 707A NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIALS (STUCCO, BRICK VENEER, PRECAST CONCRETE STONE VENEER) OVER WEATHER RESISTIVE BARRIER

PLYWOOD SHEATHING (WHERE OCCURS)

EAVE - EXPOSED RAFTER TAILS
RADIANT HEAT/EMBER MITIGATION ZONE

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"
REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFPP: H24
ALL ROOF ASSEMBLIES SHALL BE OF A CLASS 'A' AND SHALL COMPLY WITH CBC CH 7A AND CH 15.

ROOF COVERINGS SHALL BE PER CBC 705A

EXCEPTION: FIRE RETARDANT TREATED PLYWOOD ROOF SHEATHING AND STARTER BOARD MAY BE USED IN CONCRETE ROOF TILE ASSEMBLIES IN LIEU OF FIRESTOPPING OR ONE LAYER OF NO. 72 CAP SHEET.

PLYWOOD SHEATHING

2X BLOCKING

2X WOOD TRUSS TAIL

FIRE RETARDANT TREATED T&G STARTER BOARD

26 GA G.I. EAVE CLOSURE STRIP

26 GA G.I. FLASHING

PRE-MANUFACTURED RAFTER TAIL SLEEVE (WOOD, EPS FOAM, POLYURETHANE, FIBERGLASS)

OPTIONAL ALUMINUM/METAL GUTTER W/GUTTER COVER

2X WOOD FASCIA

EXTERIOR WALLS PER CBC 707A
NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIALS (STUCCO, BRICK VENEER, PRECAST CONCRETE STONE VENEER) OVER WEATHER RESISTIVE BARRIER

PLYWOOD SHEATHING (WHERE OCCURS)

EAVE - RAFTER TAIL SLEEVE
RADIANT HEAT/EMBER MITIGATION ZONE

R15

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"' REFERENCE CONSTRUCTION FEATURE FROM APPROVED RPFPP: H26
ALL ROOF ASSEMBLIES SHALL BE OF A CLASS 'A' AND SHALL COMPLY WITH CBC CH 7A AND CH 15.

ROOF COVERINGS SHALL BE PER CBC 705A

EXCEPTION: FIRE RETARDANT TREATED PLYWOOD ROOF SHEATHING AND STARTER BOARD MAY BE USED IN CONCRETE ROOF TILE ASSEMBLIES IN LIEU OF FIRESTOPPING OR ONE LAYER OF NO. 72 CAP SHEET.

2X BLOCKING W/4 2" DIA. SCREENED VENT HOLES. (9.5 SQ.IN. VENT AREA PER BLOCK)

PLYWOOD ROOF SHEATHING

2X WOOD TRUSS TAIL

26 GA G.I. EAVE CLOSURE STRIP

26 GA G.I. FLASHING

OPTIONAL ALUMINUM/METAL GUTTER W/GUTTER COVER

2X WOOD FASCIA

SEALANT

METAL 'J' MOLD

EXTERIOR WALLS / SOFFIT PER CBC 707A NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIALS (STUCCO, BRICK VENEER, PRECAST CONCRETE STONE VENEER) OVER WEATHER RESISTIVE BARRIER

PLYWOOD SHEATHING (WHERE OCCURS)

CLOSED EAVE (STUCO) RADIANT HEAT/EMBER MITIGATION ZONE R16

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"
REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFPP: H28
ALL ROOF ASSEMBLIES SHALL BE OF A CLASS 'A' AND SHALL COMPLY WITH CBC CH 7A AND CH 15.

ROOF COVERINGS SHALL BE PER CBC 705A

EXCEPTION: FIRE RETARDANT TREATED PLYWOOD ROOF SHEATHING AND STARTER BOARD MAY BE USED IN CONCRETE ROOF TILE ASSEMBLIES IN LIEU OF FIRESTOPPING OR ONE LAYER OF NO. 72 CAP SHEET.

2X BLOCKING W/4 2" DIA. SCREENED VENT HOLES. (9.5 SQ.IN. VENT AREA PER BLOCK)

PLYWOOD ROOF SHEATHING

2X WOOD TRUSS TAIL

26 GA G.I. EAVE CLOSURE STRIP

26 GA G.I. FLASHING

OPTIONAL ALUMINUM/METAL GUTTER W/GUTTER COVER

2X WOOD FASCIA

SEALANT

METAL 'J' MOLD

EXTERIOR WALLS / SOFFIT PER CBC 707A NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIALS (STUCCO, BRICK VENEER, PRECAST CONCRETE STONE VENEER) OVER WEATHER RESISTIVE BARRIER

PLYWOOD SHEATHING (WHERE OCCURS)

CLOSED EAVE (STUCO) RADIANT HEAT/EMBER MITIGATION ZONE

R17

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"
REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFPP: N/A
ALL ROOF ASSEMBLIES SHALL BE OF A CLASS 'A' AND SHALL COMPLY WITH CBC CH 7A AND CH 15.

ROOF COVERINGS SHALL BE PER CBC 705A

EXCEPTION: FIRE RETARDANT TREATED PLYWOOD ROOF SHEATHING AND STARTER BOARD MAY BE USED IN CONCRETE ROOF TILE ASSEMBLIES IN LIEU OF FIRESTOPPING OR ONE LAYER OF NO. 72 CAP SHEET.

2X BLOCKING W/4 2” DIA. SCREENED VENT HOLES. (9.5 SQ.IN. VENT AREA PER BLOCK)

PLYWOOD ROOF SHEATHING

2X WOOD TRUSS TAIL

26 GA G.I. EAVE CLOSURE STRIP

26 GA G.I. FLASHING

OPTIONAL ALUMINUM/METAL GUTTER W/GUTTER COVER

2x WOOD FASCIA

METAL ‘U’ MOLD

WOOD TRIM WITH STUCCO KEY

SEALANT

EXTERIOR WALLS PER CBC 707A NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL (FIBER-CEMENT SIDING) OVER WEATHER RESISTIVE BARRIER

CLOSED EAVE (FIBER-CEMENT SIDING) RADIANT HEAT/EMBER MITIGATION ZONE

DATE: 11–05–12
SCALE: 1–1/2"=1'–0"

REFERENCES CONSTRUCTION FEATURE FROM APPROVED RPFPP: H30

Page 160
ALL ROOF ASSEMBLIES SHALL BE OF A CLASS
'A' AND SHALL COMPLY WITH CBC CH 7A AND
CH 15.

ROOF COVERINGS SHALL BE PER CBC 705A

EXCEPTION: FIRE RETARDANT TREATED
PLYWOOD ROOF SHEATHING
AND STARTER BOARD MAY BE
USED IN CONCRETE ROOF TILE
ASSEMBLIES IN LIEU OF
FIRESTOPPING OR ONE LAYER OF
NO. 72 CAP SHEET.

PLYWOOD ROOF SHEATHING
2X WOOD TRUSS TAIL

26 GA G.I. EAVE
CLOSURE STRIP

26 GA G.I.
FLASHING

OPTIONAL
ALUMINUM/METAL
GUTTER W/GUTTER
COVER

2x WOOD FASCIA
SEALANT

WOOD STOP OR
SIMULATED WOOD
TRIM COMPONENT

SEALANT

PLYWOOD
SHEATHING (WHERE
OCCURS)

EXTERIOR WALLS / SOFFIT PER CBC 707A
NON-COMBUSTIBLE OR IGNITION-RESISTANT
MATERIAL (FIBER-CEMENT SIDING) OVER
WEATHER RESISTIVE BARRIER

CLOSED EAVE (FIBER-CEMENT SIDING)
RADIANT HEAT/EMBER MITIGATION ZONE

R19

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"
REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFPP: H32
ALL ROOF ASSEMBLIES SHALL BE OF A CLASS 'A' AND SHALL COMPLY WITH CBC CH 7A AND CH 15.

ROOF COVERINGS SHALL BE PER CBC 705A

EXCEPTION: FIRE RETARDANT TREATED PLYWOOD ROOF SHEATHING AND STARTER BOARD MAY BE USED IN CONCRETE ROOF TILE ASSEMBLIES IN LIEU OF FIRESTOPPING OR ONE LAYER OF NO. 72 CAP SHEET.

2X WOOD TRUSS TAIL

26 GA G.I. EAVE CLOSURE STRIP

26 GA G.I. FLASHING

OPTIONAL ALUMINUM/METAL GUTTER W/GUTTER COVER

2X WOOD FASCIA

PLYWOOD SHEATHING (WHERE OCCURS)

PLYWOOD ROOF SHEATHING

ADHERED TRIM COMPONENT (CEMENT COATED EPS TRIM, ADHESIVELY APPLIED POLYURETHANE MOLDED TRIM OR FIBERGLASS TRIM)

EXTERNAL WALLS / SOFFIT PER CBC 707A NON-COMBUSTIBLE ORignoN-RESISTANT MATERIALS (STUCCO, BRICK VENEER, PRECAST CONCRETE STONE VENEER) OVER WEATHER RESISTIVE BARRIER

CLOSED EAVE FOAM DETAIL STUCCO RADIANT HEAT/EMBER MITIGATION ZONE

R20

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"

REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFP: H34
CLOSED EAVE (STUCCO)
RADIANT HEAT/EMBER MITIGATION ZONE R21

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"
REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFPP: H36
ALL ROOF ASSEMBLIES SHALL BE OF A CLASS 'A' AND SHALL COMPLY WITH CBC CH 7A AND CH 15.

ROOF COVERINGS SHALL BE PER CBC 705A

EXCEPTION: FIRE RETARDANT TREATED PLYWOOD ROOF SHEATHING AND STARTER BOARD MAY BE USED IN CONCRETE ROOF TILE ASSEMBLIES IN LIEU OF FIRESTOPPING OR ONE LAYER OF NO. 72 CAP SHEET.

2X BLOCKING W/4 2" DIA.
SCREENED VENT HOLES. (9.5 SQ.IN. VENT AREA PER BLOCK)

PLYWOOD ROOF SHEATHING

2X WOOD TRUSS TAIL

26 GA G.I. EAVE CLOSURE STRIP

26 GA G.I. FLASHING

OPTIONAL
ALUMINUM/METAL
GUTTER W/GUTTER COVER

ADHERED TRIM COMPONENT
(CEMENT COATED EPS TRIM,
ADHESIVELY APPLIED POLY-URETHANE MOLDED TRIM OR FIBERGLASS TRIM)

EXTERNAL WALLS / SOFFIT PER CBC 707A
NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIALS
(STUCCO, BRICK VENEER, PRECAST CONCRETE STONE VENEER) OVER WEATHER RESISTIVE BARRIER

CLOSED EAVE WITH TRIM (STUCCO)
RADIANT HEAT/EMBER MITIGATION ZONE

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"
REFERRED CONSTRUCTION FEATURE FROM APPROVED RPFPP: H37
ALL ROOF ASSEMBLIES SHALL BE OF A CLASS 'A' AND SHALL COMPLY WITH CBC CH 7A AND CH 15.

ROOF COVERINGS SHALL BE PER CBC 705A

EXCEPTION: FIRE RETARDANT TREATED PLYWOOD ROOF SHEATHING AND STARTER BOARD MAY BE USED IN CONCRETE ROOF TILE ASSEMBLIES IN LIEU OF FIRESTOPPING OR ONE LAYER OF NO. 72 CAP SHEET.

PLYWOOD ROOF SHEATHING

FIRE RETARDANT TREATED T&G STARTER BOARD

2x WOOD BARGE

1X2 BLOCKING W/ STUCCO KEY

EXTERIOR WALLS PER CBC 707A NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIALS (STUCCO, BRICK VENEER, PRECAST CONCRETE STONE VENEER) OVER WEATHER RESISTIVE BARRIER

PLYWOOD SHEATHING (WHERE OCCURS)

RAKE (STUCCO WALL)
RADIANT HEAT/EMBER MITIGATION ZONE R23

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"
REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFP: N/A
ALL ROOF ASSEMBLIES SHALL BE OF A CLASS 'A' AND SHALL COMPLY WITH CBC CH 7A AND CH 15.

ROOF COVERINGS SHALL BE PER CBC 705A

EXCEPTION: FIRE RETARDANT TREATED
PLYWOOD ROOF SHEATHING AND STARTER BOARD MAY BE USED IN CONCRETE ROOF TILE ASSEMBLIES IN LIEU OF FIRESTOPPING OR ONE LAYER OF NO. 72 CAP SHEET.

PLYWOOD ROOF SHEATHING
FIRE RETARDANT TREATED T&G STARTER BOARD

1X2 BLOCKING
2X WOOD BARGE
SEALANT

EXTERIOR WALLS PER CBC 707A
NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL (FIBER-CEMENT SIDING) OVER WEATHER RESISTIVE BARRIER

PLYWOOD SHEATHING (WHERE OCCURS)

RAKE (FIBER-CEMENT SIDING WALL) RADIANT HEAT/EMBER MITIGATION ZONE R24

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"
REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFPP: N/A
ALL ROOF ASSEMBLIES SHALL BE OF A CLASS 'A' AND SHALL COMPLY WITH CBC CH 7A AND CH 15.

ROOF COVERINGS SHALL BE PER CBC 705A

EXCEPTION: FIRE RETARDANT TREATED PLYWOOD ROOF SHEATHING AND STARTER BOARD MAY BE USED IN CONCRETE ROOF TILE ASSEMBLIES IN LIEU OF FIRESSTOPPING OR ONE LAYER OF NO. 72 CAP SHEET.

PLYWOOD ROOF SHEATHING

CONTINUOUS 2x LEDGER W/ (2) 1" DIA. VENT HOLES AT EVERY 48" O.C.

2x WOOD BARGE

SEALANT

METAL 'J' MOLD

EXTERIOR WALLS / SOFFIT PER CBC 707A NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIALS (STUCCO, BRICK VENEER, PRECAST CONCRETE STONE VENEER) OVER WEATHER RESISTIVE BARRIER

PLYWOOD SHEATHING (WHERE OCCURS)

CLOSED RAKE (STUCCO) RADIANT HEAT/EMBER MITIGATION ZONE

R25

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"
REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFPP: H39
ALL ROOF ASSEMBLIES SHALL BE OF A CLASS ‘A’ AND SHALL COMPLY WITH CBC CH 7A AND CH 15.

ROOF COVERINGS SHALL BE PER CBC 705A

EXCEPTION: FIRE RETARDANT TREATED PLYWOOD ROOF SHEATHING AND STARTER BOARD MAY BE USED IN CONCRETE ROOF TILE ASSEMBLIES IN LIEU OF FIRESTopping OR ONE LAYER OF NO. 72 CAP SHEET.

CLOSED RAKE (STuccO) RADIANT HEAT/EMBER MITIGATION ZONE

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"
REFERENCEd CONSTRUCTION FEATURE FROM APPROVED RPFPP: H41
ALL ROOF ASSEMBLIES SHALL BE OF A CLASS 'A' 
AND SHALL COMPLY WITH CBC CH 7A AND CH 15.

ROOF COVERINGS SHALL BE PER CBC 705A

EXCEPTION: FIRE RETARDANT TREATED
PLYWOOD ROOF SHEATHING AND
STARTER BOARD MAY BE USED IN
CONCRETE ROOF TILE ASSEMBLIES IN
LIEU OF FIRESSTOPping OR ONE
LAYER OF NO. 72 CAP SHEET.

CONTINUOUS 2x
LEDGER W/ (2) 1”
DIA. VENT HOLES
AT EVERY 48” O.C.

WOOD STOP OR
SIMULATED WOOD TRIM
COMPONENT

2x WOOD BARGE

SEALANT

EXTERIOR WALLS /SOFFIT PER
CBC 707A NON-COMBUSTIBLE OR
IGNITION-RESISTANT MATERIAL
(FIBER-CEMENT SIDING) OVER WEATHER
RESISTIVE BARRIER

PLYWOOD SHEATHING (WHERE OCCURS)

CLOSED RAKE (FIBER-CEMENT SOFFIT)
RADIANT HEAT/EMBER MITIGATION ZONE

DATE: 11-05-12
SCALE: 1-1/2”=1'-0"
REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFPP: H43
EXTERIOR WALLS PER CBC 707A
NON-COMBUSTIBLE OR IGNITION-RESISTANT
MATERIALS (STUCCO, BRICK VENEER, PRECAST
CONCRETE STONE VENEER) OVER WEATHER
RESISTIVE BARRIER

METAL OR WOOD GUARDRAIL

PLYWOOD SHEATHING (WHERE OCCURS)

HEAVY TIMBER POST PER CBC 602 OR
FIRE RETARDANT TREATED WOOD POST

NON-COMBUSTIBLE WATERPROOF
ELASTOMERIC DECK MEMBRANE

26 GA G.I. FLASHING
ADHERED TRIM COMPONENT
(CEMENT COATED EPS TRIM
ADHERESIVELY APPLIED
POLYURETHANE MOLDED TRIM
OR FIBERGLASS TRIM)

NOTE:
ALL DECKS SHALL
COMPLY WITH CBC 709A

EXTERIOR WALLS / SOFFIT PER CBC 707A
NON-COMBUSTIBLE OR IGNITION-RESISTANT
MATERIALS (STUCCO, BRICK VENEER, PRECAST
CONCRETE STONE VENEER) OVER WEATHER
RESISTIVE BARRIER

DECK (STUCCO)
RADIANT HEAT/EMBER MITIGATION ZONE

R29

DATE:  11-05-12
SCALE:  1-1/2"=1'-0"
REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFPP:  H46
DECK WITH WOOD TRIM
RADIANT HEAT/EMBER MITIGATION ZONE

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"
REFERENCES CONSTRUCTION FEATURE FROM APPROVED RPFPP: H47
DECK WITH WOOD TRIM
RADIANT HEAT/EMBER MITIGATION ZONE

DATE: 11-05-12
SCALE: 1-1/2"=1'-0"
REFERENCED CONSTRUCTION FEATURE FROM APPROVED RPFPP: H48