

NIETO AND SONS TRUCKING INC. SITE PRECISE FUEL MODIFICATION PLAN

OWNER: AERA ENERGY
MAINTENANCE ENTITY: NIETO AND SONS TRUCKING INC.
1281 S. BREA CANYON ROAD
BREA, CA 92821

VEHICLE AND MISCELLANEOUS STORAGE WITH MODULAR OFFICES
APN 304-171-05 & 301-171-08

SHEET INDEX

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- 6 - FUEL MODIFICATION NOTES AND
DETAILS

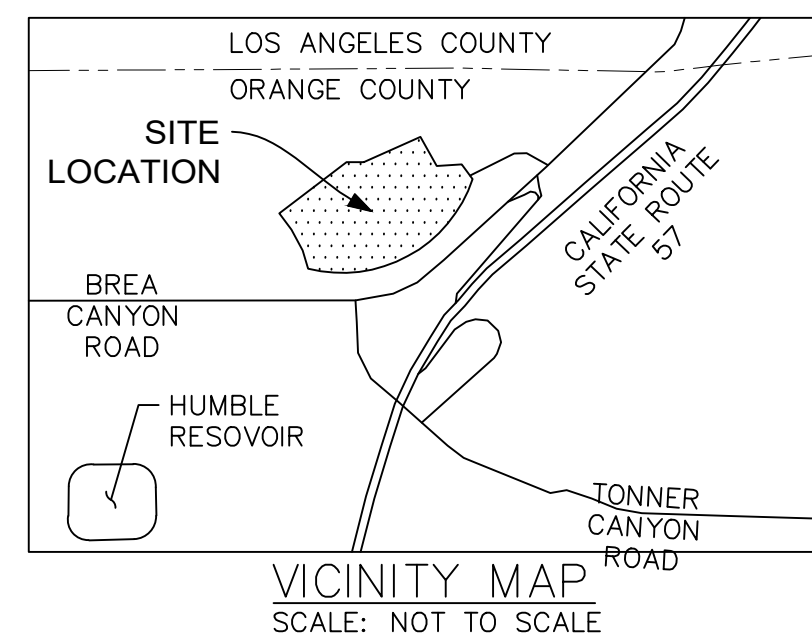
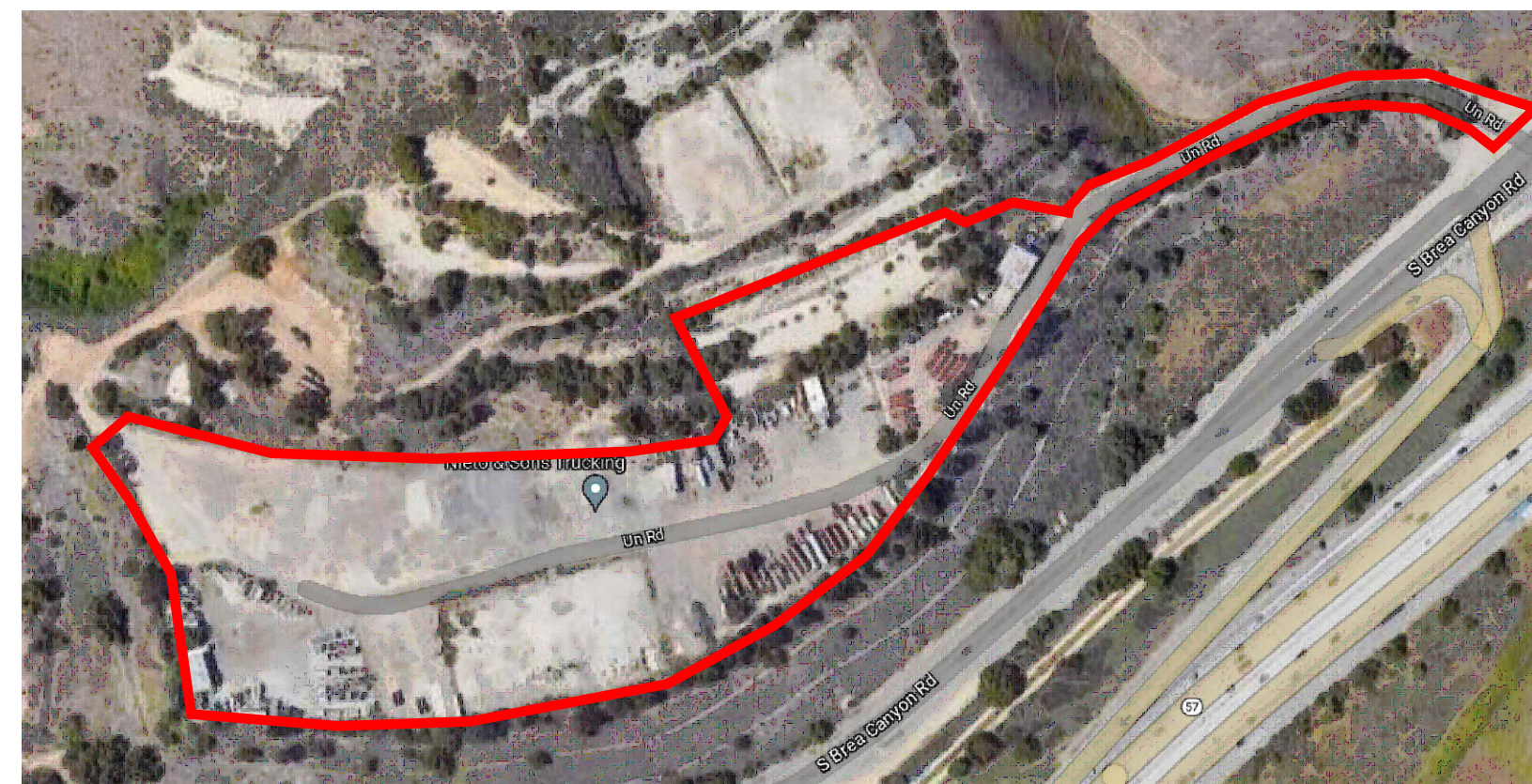


REVISIONS

- 1 REVISD STORAGE AREA
4/13/20
- 2 ADDITIONAL AREA ADDED WITH
NEW CONSTRUCTION OFFICE
AND EXPANDED MAINTENANCE
AREA AND FUEL MOD. AREA
8/1/23

JAMES HOLAS
LANDSCAPE ARCHITECT

PROJECT LOCATION



VEGETATION MANAGEMENT LETTERS

Nieto and Sons Trucking, Inc.
 Box 760 Yorba Linda, CA 92885-0760
 (714) 990-6855 (fax) 990-4862
 nietoandsons.com
 License #673912

October 12, 2019

Orange County Fire Authority
 1 Fire Authority Road
 Irvine, CA 92602

Re: Vegetation Management Requirements, Aera Storage Site,
 Unincorporated Orange County, CA – SR# 209264

The Vegetation Management Requirements for the above referenced
 Aera Storage Site is stated as follows:

The Brush Management Slopes surrounding the Aera Storage Site shall
 be maintained on a year-round basis. There is no Federally protected
 animal or bird habitat within the brush management areas. There are
 no restrictions regarding the dates of plant density thinning throughout
 the year, and maintenance is required in the late spring and early Fall of
 each year.

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October 15, 2019

Orange County Fire Authority
 Planning and Development Services Section
 1 Fire Authority Road
 Irvine, CA 92602

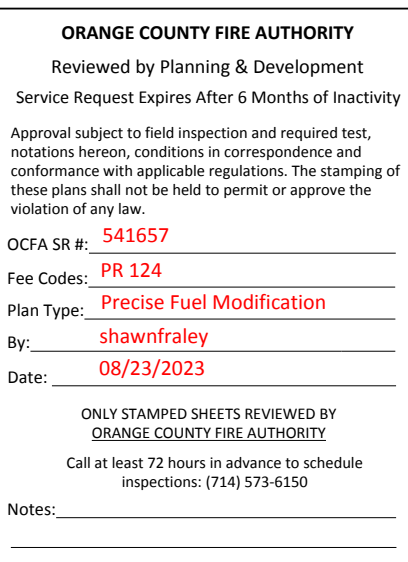
Subject: Precise Fuel Modification Plan Eucalyptus Tree Maintenance Adjacent to the Nieto Lease
 Boundary – SR # 209264

There are several Eucalyptus Trees adjacent to the fuel modification boundary which have been
 identified on the precise fuel modification plan. The following criteria will always need to be followed to
 ensure a defensible space:

- Remove all undesirable trees, shrubs, and ground cover from within the fuel modification zones.
- Reduce combustible fuels within 100 feet of a structure enclosure or storage container
- Maintenance shall include a minimum of two maintenance activities per year.
- Perform maintenance with time periods of middle to late spring and once again in early to
 middle fall, following the specific criteria below:
 - All dead and dying material shall be removed
 - Remove plants found on the undesirable list besides Eucalyptus Trees.
 - Annual weeds and grasses shall be cut to 4 inches
 - Ground Cover or grasses shall be maintained at 2 feet or less in height.
 - Shrubs shall be maintained in groups of 3 plants with a minimum spacing between groups
 of 15 feet or 3 times the tallest in the group.
 - Leaves, branches and bark shall be cleared from the ground during the required brush
 management (Late Spring and early Fall).

Refer to Orange County Fire Authority "Vegetation Management Maintenance Guidelines for Property
 Owners" for additional maintenance information:

<https://www.ocfa.org/uploads/SafetyPrograms/OCFA%20RSG%20-%20Vegetation%20Management%20Guidelines.pdf>



NIETO LEASE
PRECISE FUEL MODIFICATION PLAN
 1281 S. BREA CANYON ROAD
 BREA, CA 92821

PROJECT MANAGER:
 JIM HOLAS

APPROVED BY:
 JIM HOLAS

DRAWN BY:
 JIM HOLAS

DATE:
 AUGUST 1, 2023

SCALE:
 PER PLAN

SHEET
1
 of **6**

**THIS PROPERTY FALLS WITHIN A STATE RESPONSIBILITY
 AREA VERY HIGH FIRE SEVERITY ZONE A. ALL NEW
 STRUCTURES SHALL BE CONSTRUCTED IN COMPLIANCE
 WITH THE CALIFORNIA BUILDING CODE CHAPTER 7A.**

OCFA SERVICE REQUEST #209264
SERVICE FEE CODE PR 124



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NIETO LEASE
PRECISE FUEL MODIFICATION PLAN

1281 S. BREYA CANYON ROAD
BREYA, CA 92821

FUEL MODIFICATION PLAN

INFORMATION PLAN

PROJECT MANAGER:
JIM HOLAS

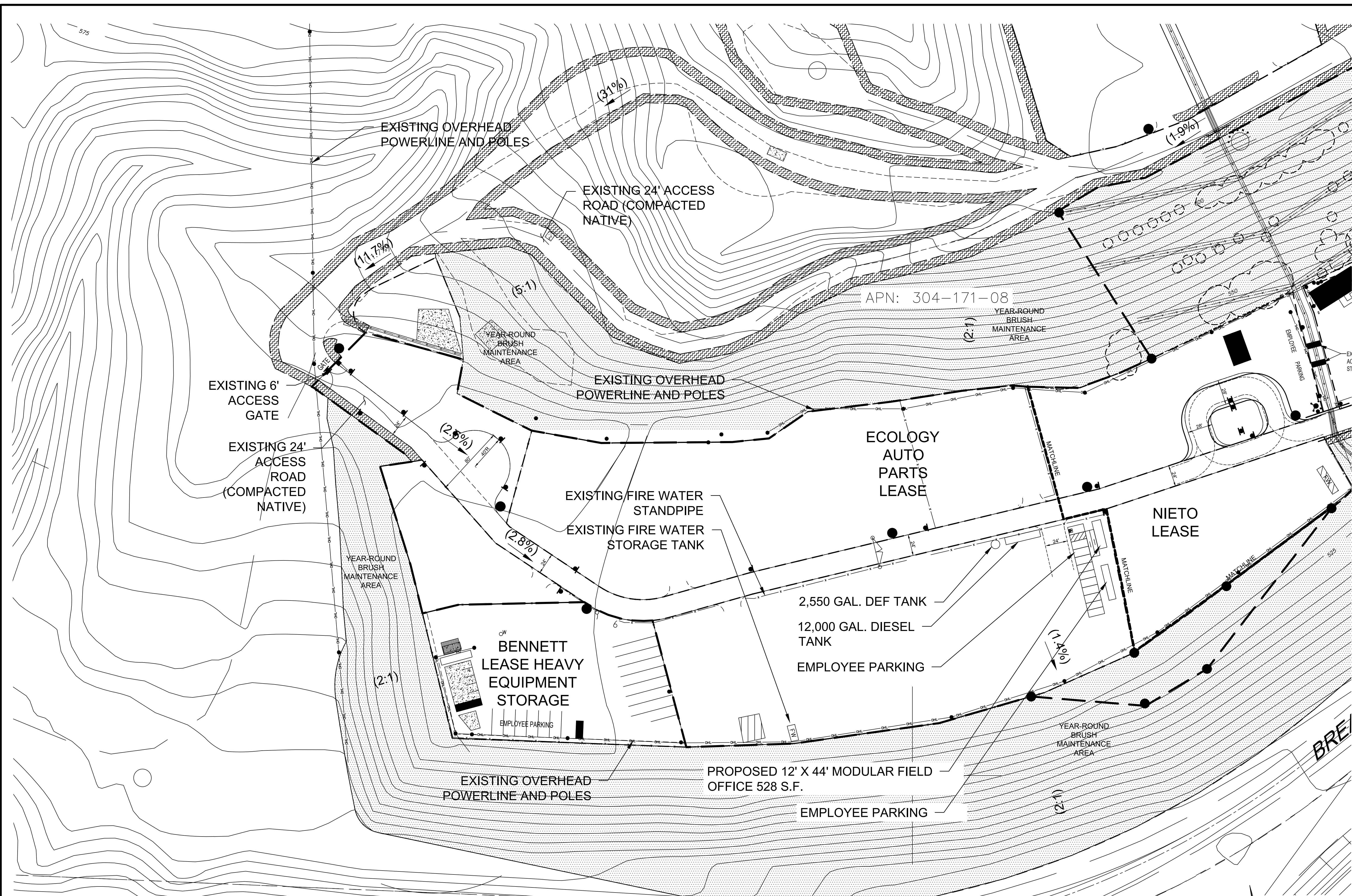
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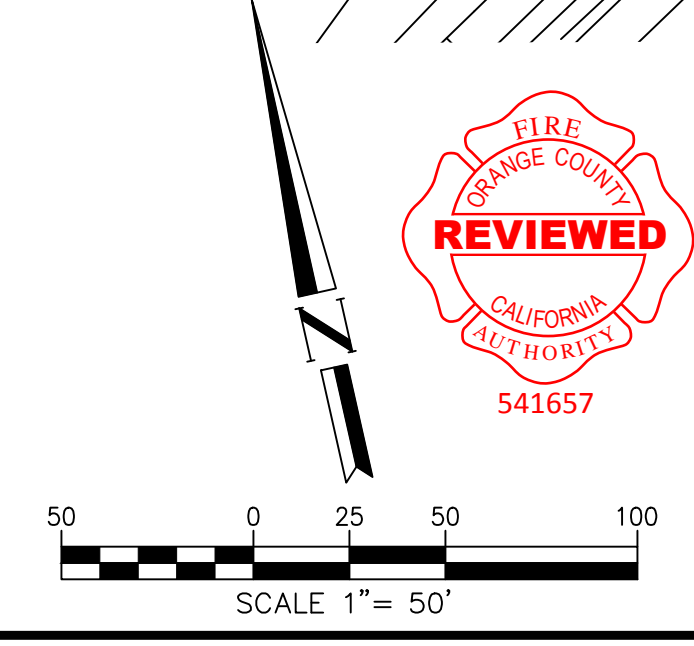
DATE:
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SCALE:
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SHEET
2
of **6**



NOTE:
"E" = EXISTING STORAGE STRUCTURES UNLESS OTHERWISE NOTED
"FT" = PROPOSED FUEL TANK UNLESS OTHERWISE NOTED
"FW" = FIRE WATER TANK
"EC" = EXISTING CELL TOWER EQUIPMENT





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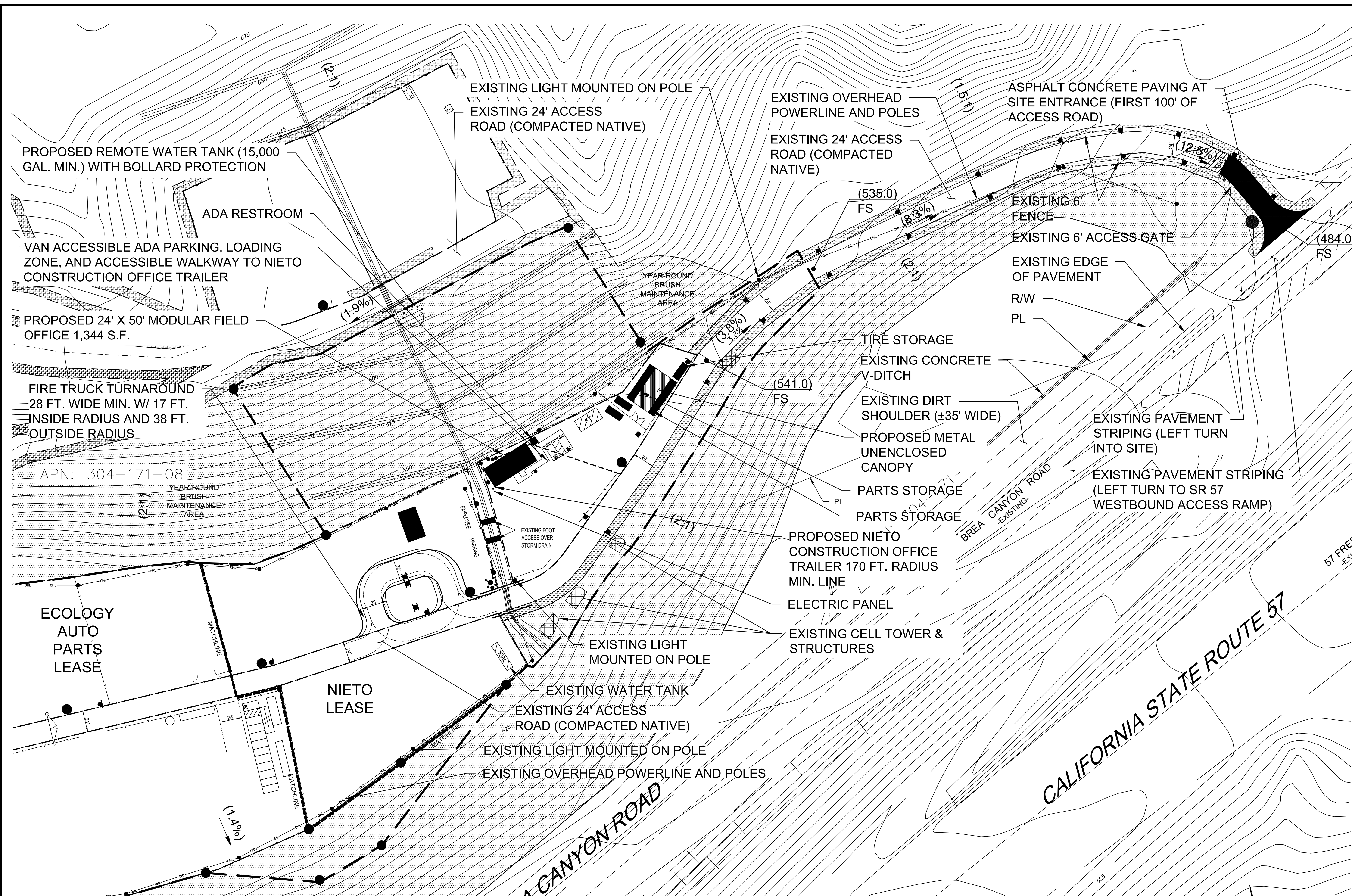
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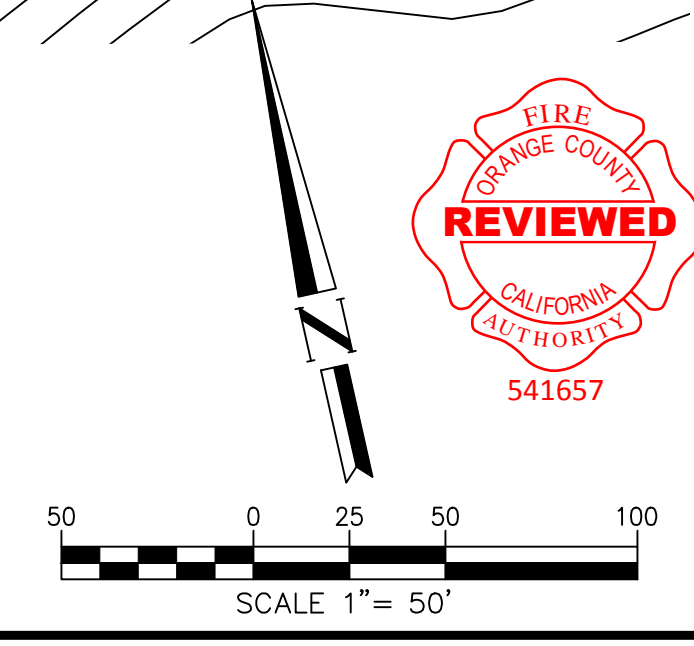
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**FUEL MODIFICATION
PLAN**

**PRECISE FUEL
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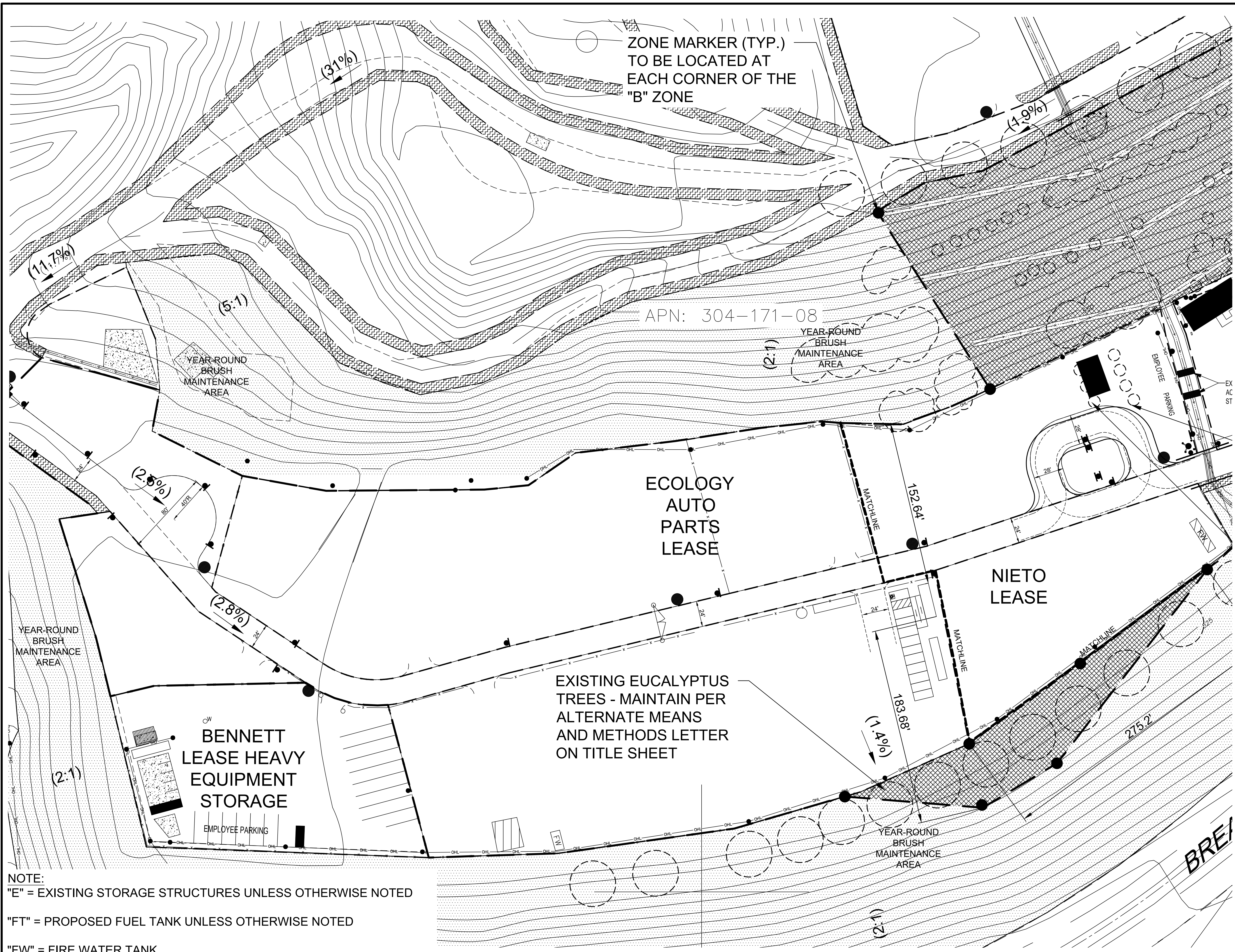
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SEE FUEL MODIFICATION NOTES ON PAGE 5

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EXISTING EUCALYPTUS TREES - MAINTAIN PER ALTERNATE MEANS AND METHODS LETTER ON TITLE SHEET

EXISTING PEPPER TREES

YEAR ROUND BRUSH CLEARANCE EXPANDED FOR MITIGATION SURROUNDING STORAGE AREA.

EXISTING EUCALYPTUS TREES - MAINTAIN PER ALTERNATE MEANS AND METHODS LETTER ON TITLE SHEET

FUEL MODIFICATION ZONE NOTE

ON- SLOPE FUEL MODIFICATION ZONE ("B" ZONE)

1. NATURAL, UNIRRIGATED VEGETATION THINNING ZONE
2. PLANTING INSTALLATION PER OCFA VEGETATION MANAGEMENT GUIDELINE TECHNICAL DESIGN FOR NEW CONSTRUCTION FUEL MODIFICATION PLANS AND MAINTENANCE PROGRAM
3. PLANT SPECIES INTRODUCED INTO ZONE A AND B SHALL BE SELECTED FROM ATTACHMENT 8. MAINTENANCE SHALL BE IN ACCORDANCE WITH ATTACHMENTS 6 AND 7.
4. NO COMBUSTIBLE CONSTRUCTION IS ALLOWED WITHIN ZONE A AND B.

NOTE:

THIS PLAN IS NOT PROPOSING INSTALLATION OF NEW PLANT MATERIAL.

REMOVE ALL DEAD AND DYING PLANT MATERIAL AND THIN PLANTING MASSES PER ATTACHMENT 6 SHOW ON THE NOTES AND DETAILS PAGE.

REMOVE ALL TREES AND SHRUBS IDENTIFIED ON MANDATORY REMOVAL LIST ON SHEET 4 OF 4 WITHIN 170 FOOT ON SLOPE FUEL MODIFICATION ZONE.

HATCHED AREAS IS PART OF YEAR-ROUND BRUSH MAINTENANCE AREA MANAGED BY NIETO AND SONS TRUCKING, INC. PER LETTER ON TITLE SHEET.

"A" ZONE NOTE:

- FLAT LEVEL GROUND REQUIREMENT
- 20 FOOT MINIMUM WIDTH
- BUILDING FOUNDATION SETBACK
 - ZONE "A" (20 FEET WIDE)
 - SETBACK FROM THE SLOPE NEAREST THE FOUNDATION
 - NO COMBUSTIBLE CONSTRUCTION ALLOWED IN SETBACK
 - NO PLANTING WITHIN THIS SETBACK

EXISTING QUEEN PALMS TO BE REMOVED

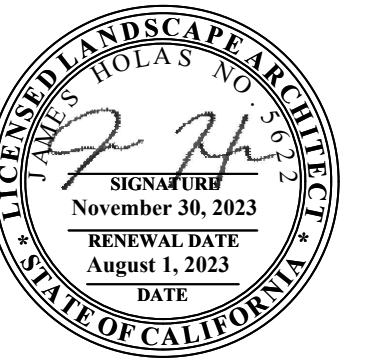
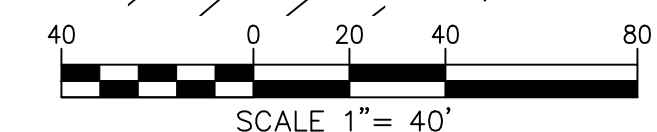
EXISTING WASHINGTONIA PALMS TO BE REMOVED

YEAR ROUND BRUSH TENANCE AREA

NIETO LEASE

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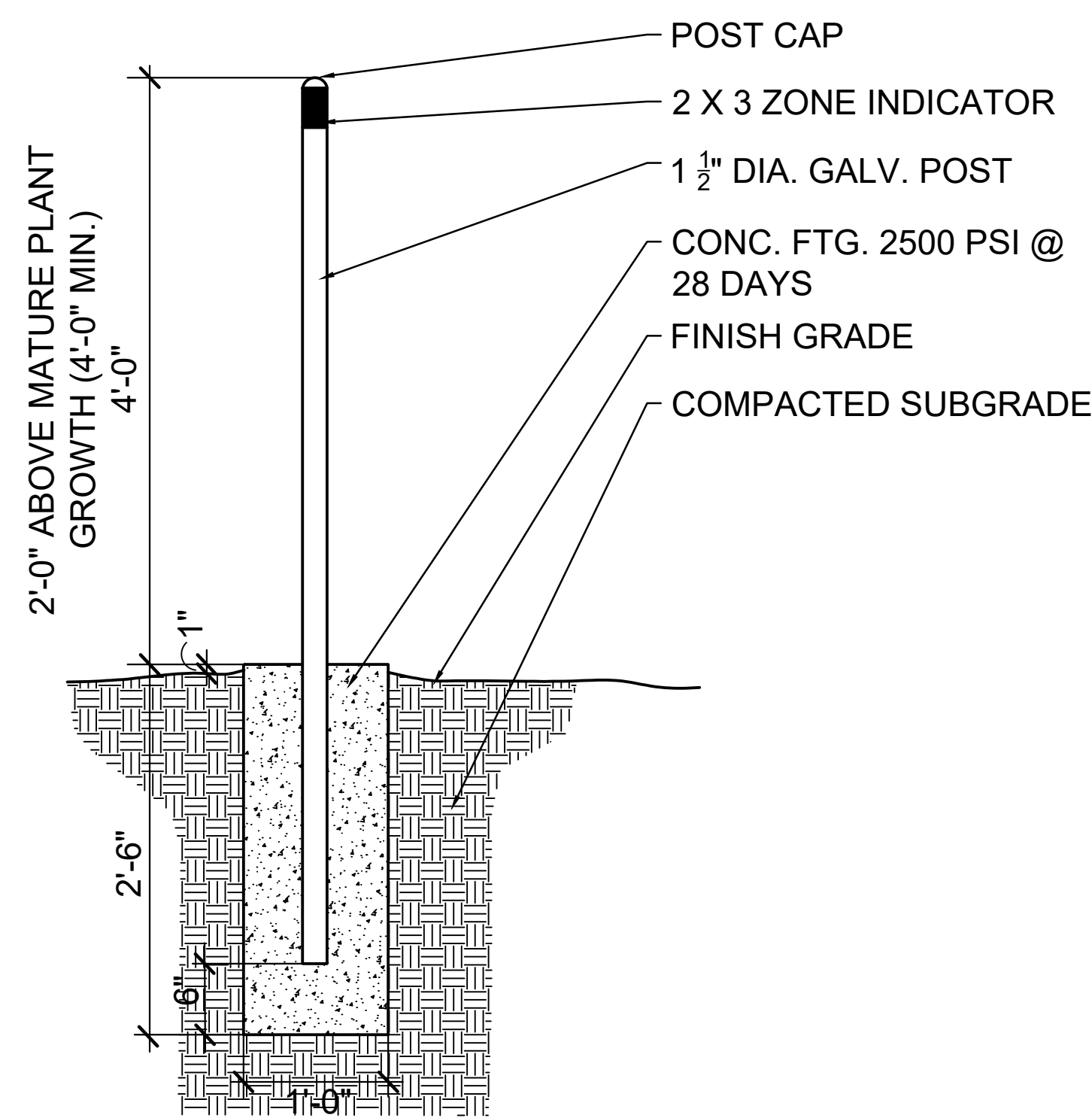
SCALE:
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- The developer will obtain planting plan approval from OCFA prior to receiving final approval from all other permitting agencies; within FMZs FMZ, interior slopes / common area landscaping SMA, and RPZ.
- FMZ, SMA and RPZ land areas were purchased and dedicated for the purposes of wildfire maintenance activities, beautification, and erosion control. Protected plants and habitat identified after fuel modification plan approval through surveys or other Biological programs cannot be retrofitted back within the limits of these areas.
- The developer is responsible to ensure the calculated revenue from homeowners dues, is sufficient to cover the cost of future maintenance, based on the originally approved design. Changes to the fuel modification areas or interrupted maintenance activities by the final landowner, after the final landowner has accepted the long-term maintenance responsibility, become the responsibility of the final landowner
- When a required maintenance area is located on commonly owned land, while the required zone "A" is located on homeowners land, a written disclosure regarding the zone "A" and vegetation requirement is required to be signed by the homeowner and the lot number referenced in the CC and R's.
- The FMZ, SMA and RPZ shall be maintained in perpetuity for fire safety purposes, in accordance with recorded covenants and CC and R's, and property title restrictions.
- Prior to Dropping of Lumber, call for a Vegetation Clearance Inspection: Prior to dropping lumber, the developer/builder shall provide a separation of combustible vegetation for a minimum distance of 100 feet from the location of the structures and lumber stock-pile. An inspection sign-off and/or release letter to the building department is required.

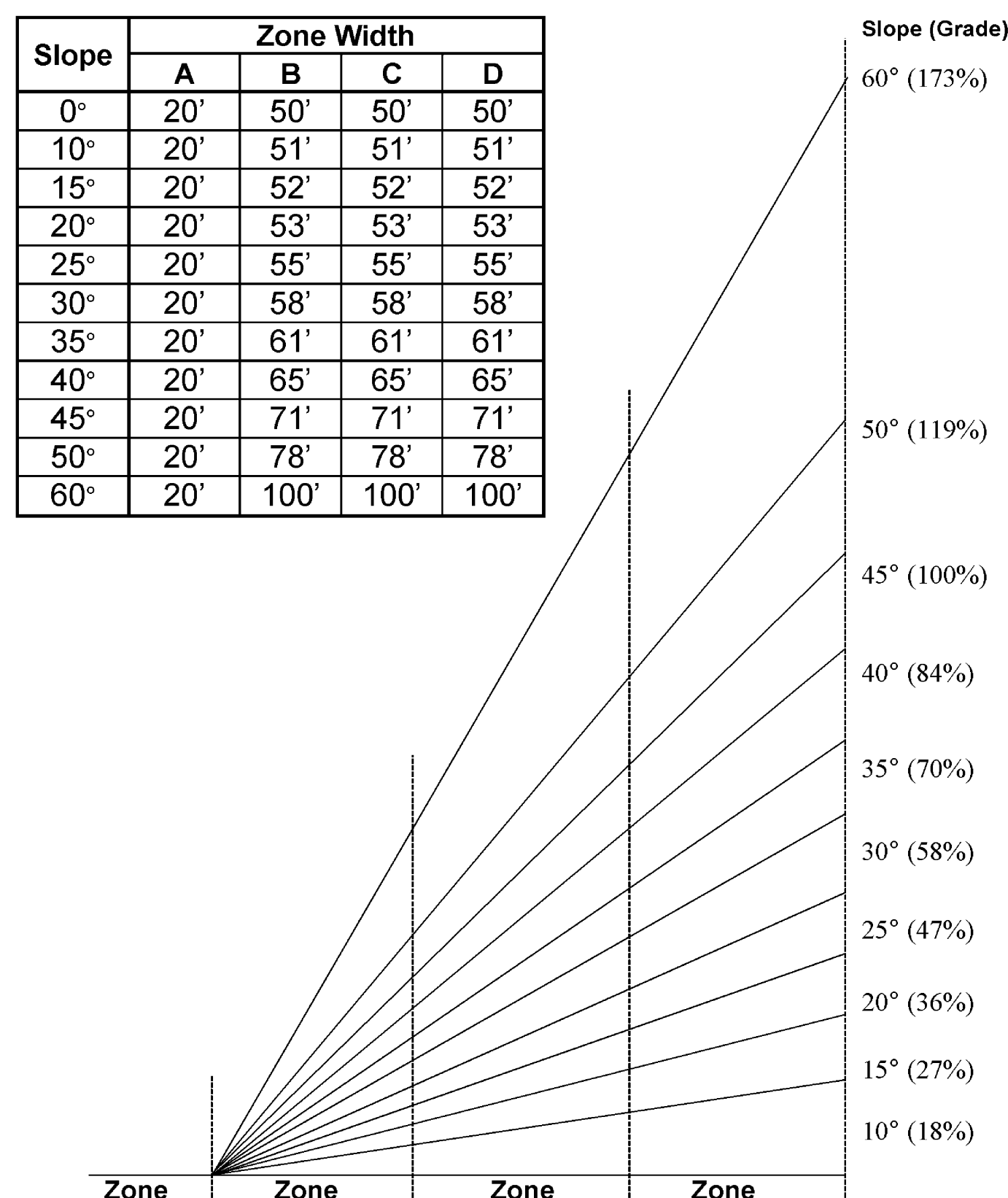
This property falls within a State Responsibility Area Very High Fire Severity Zone A. All new structures shall be constructed in compliance with the California Building Code Chapter 7A.

**ATTACHMENT 4
ZONE MARKER DETAILS**
(Marker Distances Shall Be Increase on Slopes to Accommodate Incline Measurements in Accordance With Attachment 3)



VEGETATION SEPARATION NOTES

**Attachment 3
INCLINE MEASUREMENT FOR SELECTED SLOPES**
(See Attachment 4)



INCLINE MEASUREMENTS

**ATTACHMENT 1
New Construction Inspection Requirements**

The Builder or Developer Shall Call OCFA Inspection Scheduling at 714-573-6150 For These 3 New Construction Inspections:

- Prior to Dropping of Lumber: Schedule a, "Vegetation Clearance" Inspection: Prior to dropping lumber, the developer/builder shall provide a separation of combustible vegetation for a minimum distance of 100 feet from the location of the structures and lumber stock-pile. An inspection sign-off and/or release letter to the building department is required.
- Prior to Occupancy of the Building: Schedule a, "Final Fuel Modification" Inspection: The FMZ, SMA, and RPZ adjacent to structures must be installed, irrigated, and inspected. This includes physical installation of features identified in the approved precise fuel modification plans (including, but not limited to, plant establishment, thinning, irrigation, zone markers, access easements, etc.). An OCFA Inspector will provide written approval of completion at the time of this final inspection on the building card. A written disclosure will be requested by the OCFA Inspector indicating that the landowner is aware of the FMZ on their land.
- Prior to Homeowner Association (HOA) or Landowner Maintenance Acceptance from Developer or Builder: Schedule a "Owner Turnover" Inspection: This Inspection / Meeting must happen with OCFA staff prior to accepting the maintenance responsibility from the developer or builder.
 - The Inspection / Meeting must include the following representatives:
 - Landscape Architect
 - Property Manager or Homeowner
 - HOA Board Member
 - Installing Landscape Company
 - HOA Landscape Company
 - At the time of turnover, the fuel modification areas shall be maintained by the developer or builder as originally installed and approved.
 - The accepting landowner is responsible for ensuring the developer or builder sufficiently calculated the amount of revenue needed to perform the on-going maintenance of the FMZs and any SMAs per the approved plans. A copy of the approved plans must be provided to the HOA representatives or homeowner at this time.
 - Landscape Architect must convey ongoing maintenance requirements to HOA representatives or homeowner.
 - An OCFA written disclosure will be required to be signed by the HOA representatives or homeowner indicating that the HOA or homeowner is aware of the FMZ on their land and that they are aware of the importance of the retaining the plans and the on-going maintenance.
 - The responsibility and necessary language for maintenance must also be stated within the CC and R's (Refer to Attachment 5).

INSPECTION REQUIREMENTS

**ATTACHMENT 2
Introductory Maintenance Information**

The FMZ, SMA, RPZ shall be maintained in perpetuity for fire safety purposes, and shall cause a Covenant to be recorded and referenced in the CC and R's or on the Property Title when there is no HOA involvement.

Emergency Access Covenants shall be identified on the Tract Map indicating the reservation and restriction for permanent entry by the HOA or Fire Authority.

Select Either Option #1 or #2 below

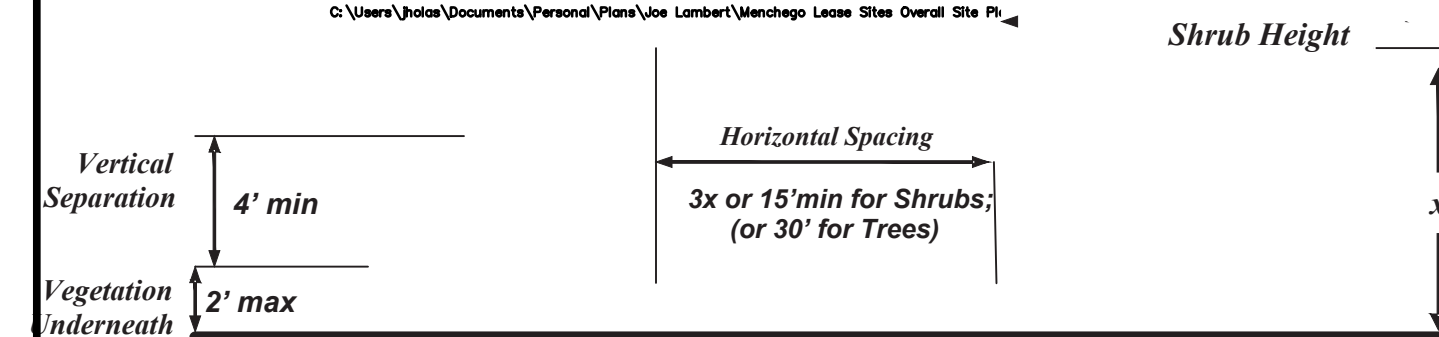
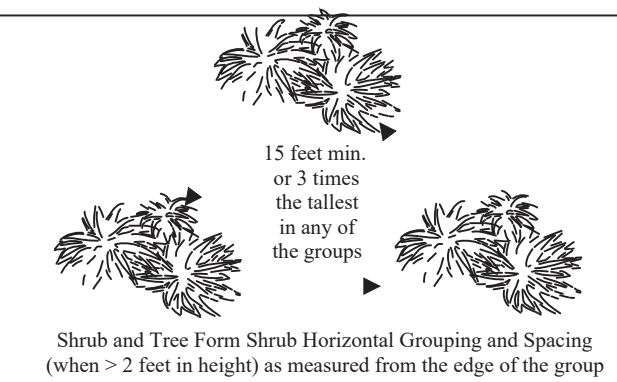
- Option #1 Maintenance Method
 - On-going maintenance shall occur as to preserve the originally approved design as found on the approved plans. Attachment 6 spacing is required and only approved planting species and arrangements on the plans are perpetually preserved.
 - The property owner is responsible for all maintenance of FMZ, SMA, and RPZ.
 - This includes a minimum of two maintenance activities each year.
 - Perform maintenance sometime within time periods of middle to late spring and once again in early to middle fall.
 - Other activities include: Grasses are cut to 4 inches after annual seeding. Attached dead and dying, all vegetation litter, and Attachment 7 species removed from the zones. Maintenance of irrigation systems. Replacement of dead or dying vegetation with approved species. Removal of trees and shrubs not on the approved plans.
 - If maintained by an HOA, the landscape maintenance company and/or property manager shall inspect the FMZs throughout the year to identify where specific maintenance activities need to take place.
 - The OCFA may conduct inspections of established fuel modification areas. Ongoing maintenance shall be conducted a minimum of twice each year regardless of the dates of these inspections.
 - The property owner shall retain all approved fuel modification plans. The plans shall be used to perform the maintenance.

Option #2 Maintenance Method

On-going maintenance shall occur per the current posted OCFA Vegetation Management Maintenance Guidelines at ocfa.org. Distances of FMZ, SMA, and RPZ will always remain required and will be specific to approved Fuel Modification Plan.

MAINTENANCE NOTES

**Attachment 6
Requirements for Planting Installation in Fuel Modification Zones**
(For on-going requirements, see Attachment 2, and the OCFA Vegetation Management Maintenance Guidelines)



Horizontal Spacing

Vegetation Less than 2 Feet in Height:

- No horizontal spacing or vertical separation is required. Ground cover shall not exceed 2 feet in height. In Zone B, ground cover shall cover the entire ground between groups of shrubs, trees, or grasses and grasses are not considered ground cover. Limited compartments of grasses are acceptable as approved on the planting plans. In Zone C/D grasses can cover the entire area.

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. In Zone "A" full growth tree branches are not allowed within 10 feet of enclosed combustible structures.

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 2 feet in height.

VEGETATION SEPARATION NOTES

**Attachment 7
UNDESIRABLE and INVASIVE PLANT SPECIES**

Certain plants are considered to be undesirable and invasive due to their characteristics. 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.

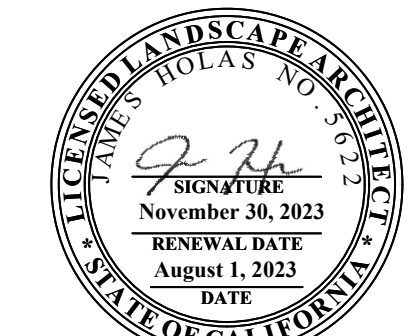
Plants with these characteristics shall not be planted in any fuel modification zones or anywhere with Alternate Methods & Materials agreements (See Section 4). Should these species already exist within these areas, they shall be removed because of their invasiveness or potential threat they pose to any structures.

PLANT SPECIES (MANDATORY REMOVAL)

Botanical Name	Common Name
Cynara Cardunculus	Artichoke Thistle
Ricinus Communis	Castor Bean Plant
Cirsium Vulgare	Wild Artichoke
Brassica Nigra	Black Mustard
Silybum Marianum	Milk Thistle
Sacosola Austalis	Russian Thistle/Tumbleweed
Nicotiana Bigelevil	Indian Tobacco
Nicotiana Glauca	Tree Tobacco
Lactuca Serriola	Prickly Lettuce
Conyza Canadensis	Horseweed
Heterothaca Grandiflora	Telegraph Plant
Anthemix Cotula	Mayweed
Urtica Urens	Burning Nettle
Cardaria Draba	Noary Cress, Perennial Peppergrass
Brassica Rapa	Wild Turnip, Yellow Mustard, Field Mustard
Adenostoma Fasciculatum	Chamise
Adenostoma Sparsifolium	Red Shanks
Cortaderia Selloana	Pampas Grass
Artemisia Californica	California Sagebrush
Eriogonum Fasciculatum	Common Buckwheat
Salvia Mellifera	Black Sage
Nassella/Stipa tenuissima	Mexican Feathergrass
Ornamental:	
Cortaderia	Pampas Grass
Cupressus sp	Cypress
Eucalyptus sp	Eucalyptus
Juniperus sp	Juniper
Pinus sp	Pine
Arecaceae (all palm species)	Palms



UNDESIRABLE PLANT LIST



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