

THE PRESERVE AT SAN JUAN

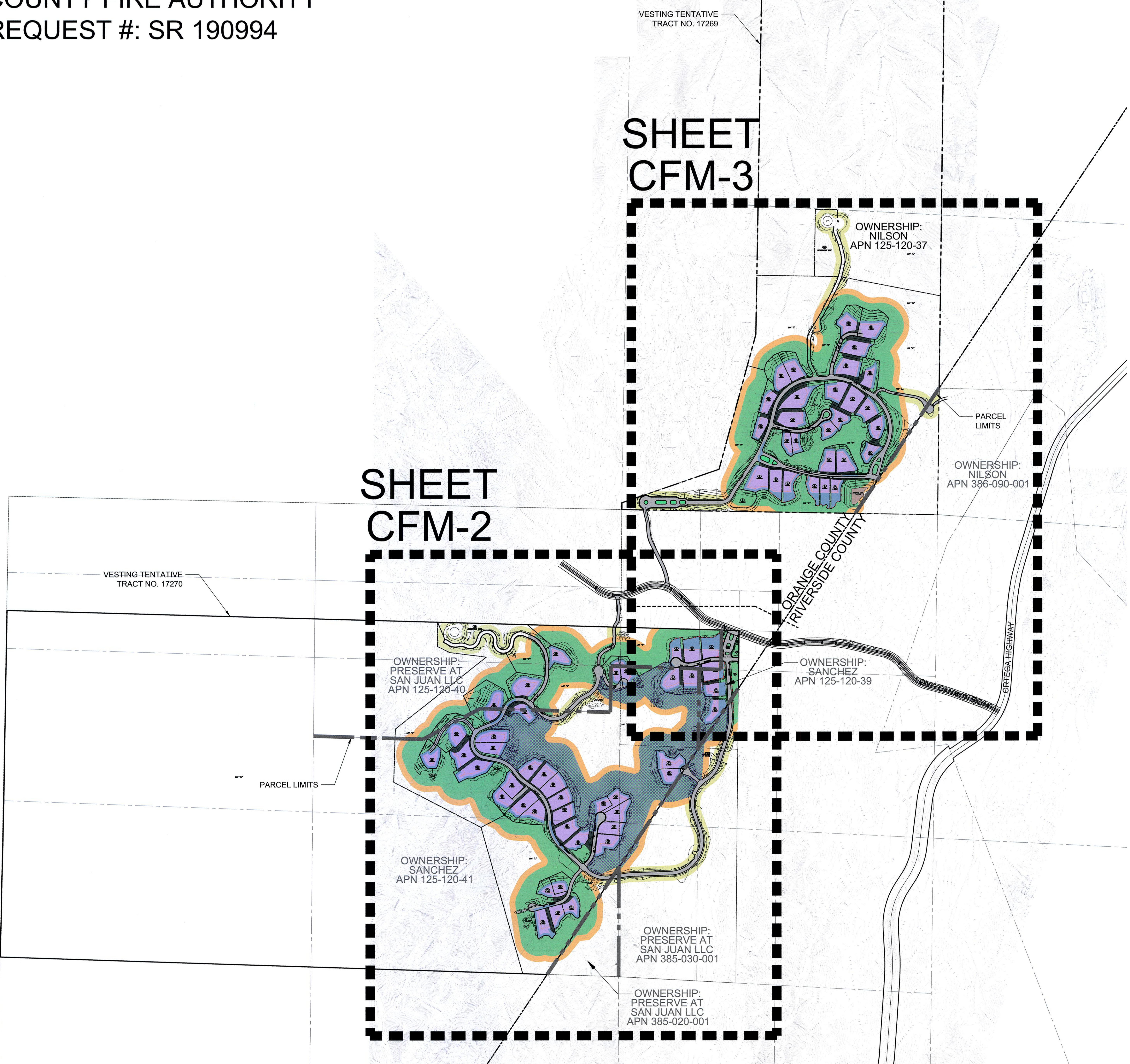
CONCEPTUAL FUEL MODIFICATION PLAN

UNINCORPORATED ORANGE COUNTY, CA

VESTING TENTATIVE TRACT 17269 & 17270

ORANGE COUNTY FIRE AUTHORITY

SERVICE REQUEST #: SR 190994



ALTERNATE MEANS & METHODS REQUEST LETTER

firesafe

March 28, 2016

Shawn Fraley
Senior Fire Prevention Specialist
Planning and Development Services Section
Orange County Fire Authority
1 Fire Authority Road
Irvine, CA 92656-0086

SUBJECT: The Preserve at San Juan, VTM 17269 & 17270
Alternate Means and Methods for Fuel Modification
Unincorporated Orange County, California
Conceptual Fuel Modification Plan (CFM) SR# 190994

On behalf of The Preserve at San Juan, LLC, we hereby submit a request for use of Alternate Means and Methods (AM&M), per the 2013 California Fire Code. Our request relates to Fuel Modification distance and Vineyard within Fuel Modification Zones.

The following information is being provided to assist in your evaluation of this proposed AMM.

A. Project information:

- Project name: The Preserve at San Juan
- Contact person: David Oatis, Firesafe Planning Solutions, (949) 240-5911
- 302 N. El Camino Real Suite 202, San Clemente, CA 92672
- Developer and Current landowner: The Preserve at San Juan, LLC
- Development type: Single-Family Residences

B. Code Sections for which the modification is requested:

- 2013 California Fire Code (CFC) Section 104.0 Alternate Materials and Methods.

C. General Description:

The Preserve at San Juan consists of approximately 194.5 acres for Tentative Tract 17269, on the northern side of Long Canyon Road, and 288.7 acres for Tentative Tract 17270, on the southern side of Long Canyon Road, located just south of El Cerrito, Riverside County, in the unincorporated eastern portion of Orange County, California. The project entrance is located along Long Canyon Road, approximately 0.5 miles from Ortega Highway (CA-74). Long Canyon Road is approximately 2.8 miles from Interstate 5 and Ortega Highway (CA-74), and approximately 1.1 miles from Interstate 15 and Central Ave (CA-74).

D. Fuel Modification Zones

The Preserve at San Juan project has open space areas to the south, east, west and north. The Fuel Modification Plan for this project is designed to be no less than the required 220' of total fuel modification in most cases around the perimeter of the project, with 170' of fuel modification provided between Tract 17269 and 17270 facing Long Canyon Road. The fuel modification shall consist of three (3) different zones, a minimum of a 20' Zone A, a minimum 150' Zone B, and a minimum 50' Zone C. There are areas where the Zone B in the interior of the project where the Fuel Modification is between building pads and the available area which is less than 150' at times. Potential vineyards may be planted within the Zone B, which will still have a minimum of a 50' Zone C on the outside and internal slopes will be designated Special Maintenance Areas. Fuel Modification Zones on the South of Tract 17269 and North of Tract 17270 shall be 170' from the Project Boundary into the project area. In these areas the Zone A will be a minimum of 20' and maximum of 140'; Zone B a minimum of 30' to a maximum of 100' and Zone C 0' to 50' where needed. Additionally, all new landscaping plans proposed within The Preserve San Juan Community (development areas and fuel modification zones) shall be devoid of eucalyptus, juniper, cedar, cypress, washingtonia robusta (mexican fan palm), acacia (except for acacia desert carpal) and pine trees, California sagebrush, chamise, buckwheat and black and white sage (Salvia spp.). Additionally California Fescue (Festuca californica) shall not be planted or included within any seed mix. This landscape palette restriction is to be recorded as part of all applicable CC&R's documents, and applies to all interior areas, including Private Homeowner Lots.

E. Hardship:

Our hardship is: With the extreme topography and the true chaparral habitat surrounding the Preserve at San Juan project, an increased Fuel Modification is needed to defend against potentially extreme flame lengths. A portion of the fuel modification within the interior of the community facing Long Canyon Road will deviate from the overall community fuel modification design and will be a minimum of 170' total. Additionally, potential Vineyards are proposed within the Fuel Modification Zone B.

F. Proposed alternative fire protection measures:

- The Zone B will be extended to from the traditional 25' to 620' where possible.
- All new landscaping plans proposed within the Preserve San Juan shall be devoid of eucalyptus, juniper, cedar, cypress, washingtonia robusta (mexican fan palm), acacia (except for acacia desert carpal) and pine trees, California sagebrush, chamise, buckwheat and black and white sage (Salvia spp.) and California Fescue (Festuca californica).
- Plant Palette Restrictions shall be recorded as part of all applicable CC&R's, and shall apply to all interior areas including Private Homeowner Lots.
- All Structures shall have low profile venting on the side facing the open space/fuel modification as indicated on the fuel modification plan.
- Lots 3, 4, 5, 6 and 7 of VTM 17269 and Lots 1, 2, 3, 6, 7 and 8 of VTM 17270 shall be a minimum and maximum of 170' as justified within the Fire Behavior Analysis Report.
- A Radiant Heat Wall shall be provided for lots with 170' feet of fuel modification lots 3-7 of Tract 17269 and lots 1-3 and 6-8 of Tract 17270 where indicated on this plan. Final Location to be provided by the Landscape Architect and/or Civil Engineer on the Precise Fuel Modification Plan.
- Homes shall be designed with major openings and windows to be facing south to southwest where possible.
- A statement shall be recorded on the CC&R's ensuring that the HOA inspects and reports the Fuel Modification common and private homeowner areas by a qualified entity or individual to be reviewed by OCFA.

Thank you in advance for your consideration of this proposed AMM request. Please feel free to call me with any questions or requests for additional information.

Sincerely,
David Oatis
David Oatis
Firesafe Planning Solutions for: The Preserve at San Juan, LLC

ALTERNATE MEANS & METHODS RESPONSE LETTER

ORANGE COUNTY FIRE AUTHORITY
201 N. El Camino Real, Suite 202
San Clemente, CA 92672
Last Smith, Fire Marshal

August 19th, 2016

Firesafe Planning Solutions
302 N. El Camino Real, Ste. 202
San Clemente, CA 92672

Subject: Alternative Materials and Methods Request Response

Conceptual Fuel Modification Plan
Service Request # 190994
Preserve at San Juan
TT 17269, 17270
Orange County, CA

Dear Applicant,

In accordance with Section 104.0 of the 2013 California Fire Code (CFC), you are requesting an Alternative Materials and Methods (AM&M) for the proposed project detailed below. We have reviewed your AM&M request and are granting approval upon the conditions described in your request letter and this OCFA response letter.

Project Description:

The Preserve at San Juan is located within a State Responsibility Area Very High Fire Severity Zone. The parcels involved cross over into Riverside County. All of the proposed homes are located within Orange County and portions of the fuel modification and private roads are designed in Riverside County. Not limited to including Riverside County Fire Department, Cal Fire, U.S. Department of Forestry will officially comment on the Fuel Modification Plan through the Environmental Impact Report.

This parcel area is divided between two Tentative Tracts 17269/194.5 acres of Long Canyon Road and 17270/South-388.7 acres and are separated largely by Federal Property. This Area is just south of El Cerrito, Riverside County. The parcels are located within undeveloped eastern portion of Orange County. The entrance to Long Canyon Road is approximately 0.5 miles east of Interstate 5 and Ortega Hwy (CA-74) and 1.1 miles to the west of Interstate 5 and Central Ave (CA-74) in Riverside County.

Hardship:

Terrain is considered to be extreme with topography and later very developed Chaparral fuels surrounding the project. Additional fuel modification is needed to provide in case of extreme flame lengths. The community includes a design just south of Long Canyon Road with a 70' fuel modification distance. In addition the interior of the community includes a design for vineyards in the Fuel Modification Zone B.

Seeing the Cities of: Aliso Viejo • Shasta Park • Cypress • Dana Point • Irvine • Laguna Hills • Laguna Niguel • Laguna Woods • Lake Forest • La Habra • Los Alamitos • Mission Viejo • Placentia • Rancho Santa Margarita • San Clemente • San Juan Capistrano • Santa Ana • Seal Beach • Stanton • Tustin • Villa Park • Westminster • Yorba Linda • and Unincorporated Areas of Orange County.

RESIDENTIAL SPRINKLERS AND SMOKE ALARMS SAVE LIVES

Service Request # 190994
The Preserve at San Juan
Orange County, CA

August 19th, 2016

Justification and Conditions:

- The Fuel Modification Zone A will range from 20' to 140' B will be extended from 50' to 150' where possible.
- All landscape designs including homeowners, within the community shall not include eucalyptus, cedar, juniper, cypress, Washingtonia robusta (mexican fan palm), acacia (except for acacia desert carpal), California sagebrush, chamise, buckwheat, black and white sage (Salvia spp.) and California Fescue (Festuca californica).
- Plant restrictions will be recorded as a part of the CC & R's and will apply to all community areas and private homeowner lots.
- Lots 3,4,5,6 and 7 of 17269 and lots 1,2,3,6,7 and 8 of 17270 will have a minimum of 170' fuel modification. A fire behavior report has been provided in explanation of these lots.
- Structures shall have low profile venting on the side facing fuel modification and open space where possible. Solid block and/or glass backyards property line walls are located around the perimeter of the Tract adjacent to the shortest 170' Fuel Modification Zones (lots 3-7, T 17269 and lots 1-3 & 6-8 of 17270). The final locations will be determined at the time of precise fuel modification submission. This will help reduce the spread of the fire and will reduce the direct impacts of flame, heat, and embers on the structures and to assist emergency responders. The walls will assist in changing the intensity, direction, and speed of a moving wildfire. Products of the fire within the lower ground-level moving winds would contact the wall and those products will be forced in an upward direction and will reduce the amount of products that would have normally blown laterally through a wrought iron fence or no fence at all. The moving wildfire in ground level fuels would be stopped at the fence and then technically would have to restart again on the opposite side of the fence.
- Homes shall be designed with major openings and windows, garages to be facing south to southwest where possible. Consents will be established to ensure emergency access and maintenance is as efficient as possible and will be recorded to the VTM maps.
- A committee shall be created within the HOA to ensure that private landscape designs and maintenance shall be in accordance with Attachment #7 and the private homeowner rules set forth on this plan prior to planting and ongoing maintenance.
- Statement shall be recorded on the CC & R's ensuring that the HOA inspects and reports the Fuel Modification common and private homeowner areas by a qualified entity or individual to be reviewed by OCFA.

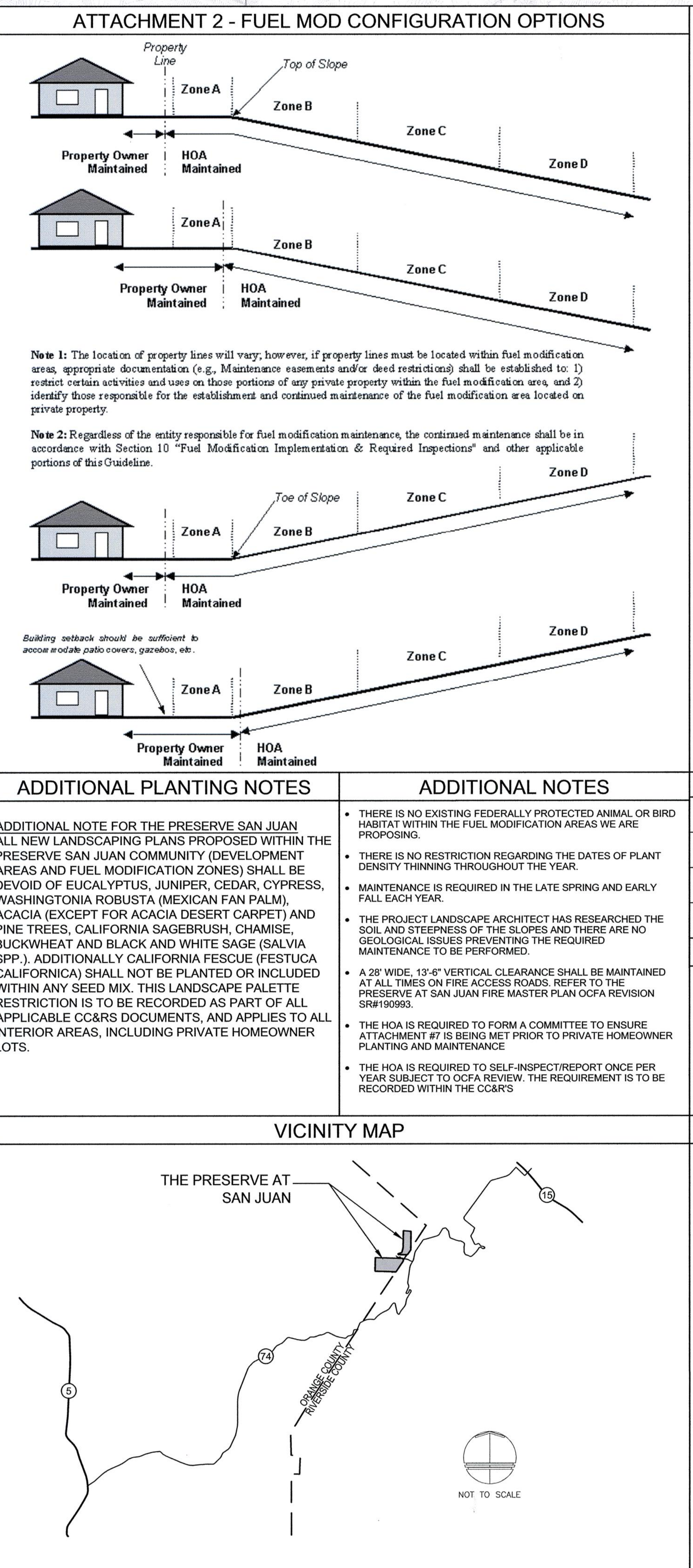
OCFA Response:
Your request has been approved as allowed by Section 104.9 of the 2013 CFC.

Respectfully,
Shawn Fraley
Senior Fire Prevention Specialist

Concurrence:
Nick Pivovoff
Assistant Fire Marshal

Seeing the Cities of: Aliso Viejo • Shasta Park • Cypress • Dana Point • Irvine • Laguna Hills • Laguna Niguel • Laguna Woods • Lake Forest • La Habra • Los Alamitos • Mission Viejo • Placentia • Rancho Santa Margarita • San Clemente • San Juan Capistrano • Santa Ana • Seal Beach • Stanton • Tustin • Villa Park • Westminster • Yorba Linda • and Unincorporated Areas of Orange County.

RESIDENTIAL SPRINKLERS AND SMOKE ALARMS SAVE LIVES



SAMPLE FUEL MODIFICATION AND CONSTRUCTION FOR ALL LOTS - PRIVATE HOME OWNER DISCLOSURE EXHIBIT, TYPICAL

LEGEND

- ZONE "A"**
SET BACK ZONE
NON-COMBUSTIBLE PROPERTY OWNER OR MAINTAINED PER OCFA MAINTENANCE GUIDELINES. AREA PLANTED WITH APPROVED PLANT MATERIAL.
- ZONE "B"**
FULLY IRRIGATED WET ZONE
100% REMOVAL OF UNDESIRABLE PLANT SPECIES)
NON-COMBUSTIBLE ASSOCIATION MAINTAINED PER OCFA MAINTENANCE GUIDELINES. AREA PLANTED WITH APPROVED PLANT PALETTE ONLY.
- ZONE "C"**
FULLY IRRIGATED WET ZONE
100% REMOVAL OF UNDESIRABLE PLANT SPECIES)
NON-COMBUSTIBLE ASSOCIATION MAINTAINED PER OCFA MAINTENANCE GUIDELINES. AREA PLANTED WITH APPROVED PLANT PALETTE ONLY.
- ENHANCED CONSTRUCTION ZONE**
If structures are within the project they shall comply with the requirements of the 2013 California Residential Code Section R327.
- INDICATES LOW PROFILE VENTING**
Structures adjoining the Fuel Modification shall have low profile vents for attic ventilation on the side(s) of the structure facing the fuel modification as indicated on the fuel modification plan. All other vents throughout the entire project requiring Section R327 shall be a minimum diameter of 3" venting.

MAINTAINED BY THE PRIVATE HOME OWNER OR PROPERTY OWNER

100' 600' ZONE "B" MAINTAINED BY THE HOMEOWNERS ASSOCIATION

50' ZONE "C" MAINTAINED BY THE HOMEOWNERS ASSOCIATION

UNDERSTAND AND AGREE TO COMPLY WITH ALL FUEL MODIFICATION AND EXPOSED SIDES CONSTRUCTION REQUIREMENTS FROM THE APPROVED FUEL MODIFICATION PLAN WHICH APPLIES TO THE PROPERTY.

BUYER SIGNATURE _____ DATE _____

BUYER SIGNATURE _____ DATE _____

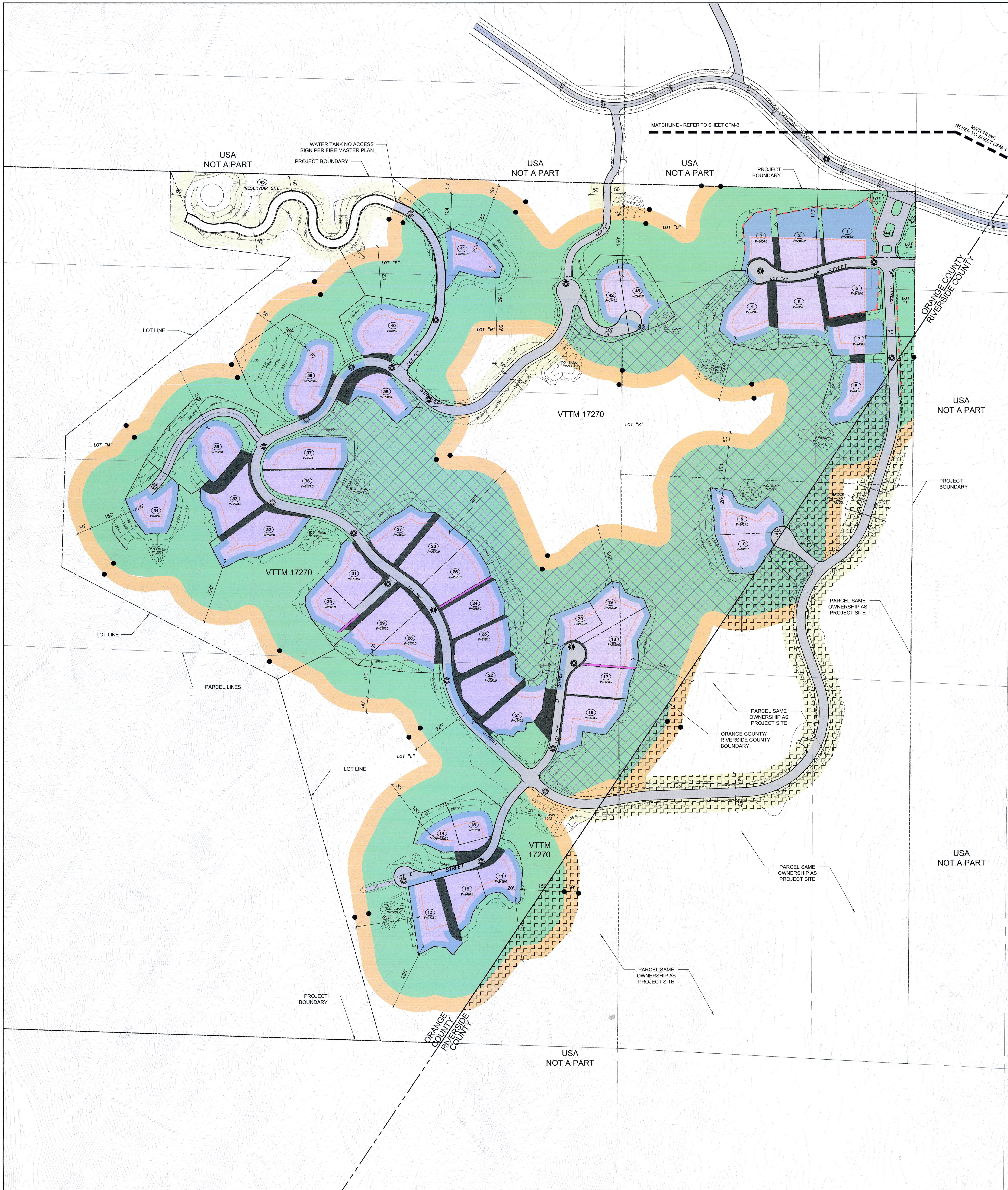
NO.	DATE	REVISIONS
1		
2		
3		
4		

SHEET INDEX

NO. IN SET	SHEET TITLE
CFM-1	TITLE SHEET
CFM-2	FUEL MODIFICATION LAYOUT
CFM-3	FUEL MODIFICATION LAYOUT

OCFA APPROVAL

ORANGE COUNTY FIRE AUTHORITY
Reviewed by Planning & Development
Service Request Expires After 6 Months of Issuance
Approved subject to field inspection and required test, evaluation, however, conditions in correspondence and compliance with applicable regulations. The stamping of these plans shall not be held to permit or approve the construction of the project.
OCFA SR #: 190994
Fee Code: 120,000
Plan Type: UNINCORPORATED FUEL MOD
By: Shawn Fraley
Date: 08/19/16
Emp #: 1000000000
ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY
Call at least 48 hours in advance to schedule inspection: (714) 577-6150
Notes: SUBJECT TO COMPLIANCE WITH EIP REVIEW by INSPECTOR

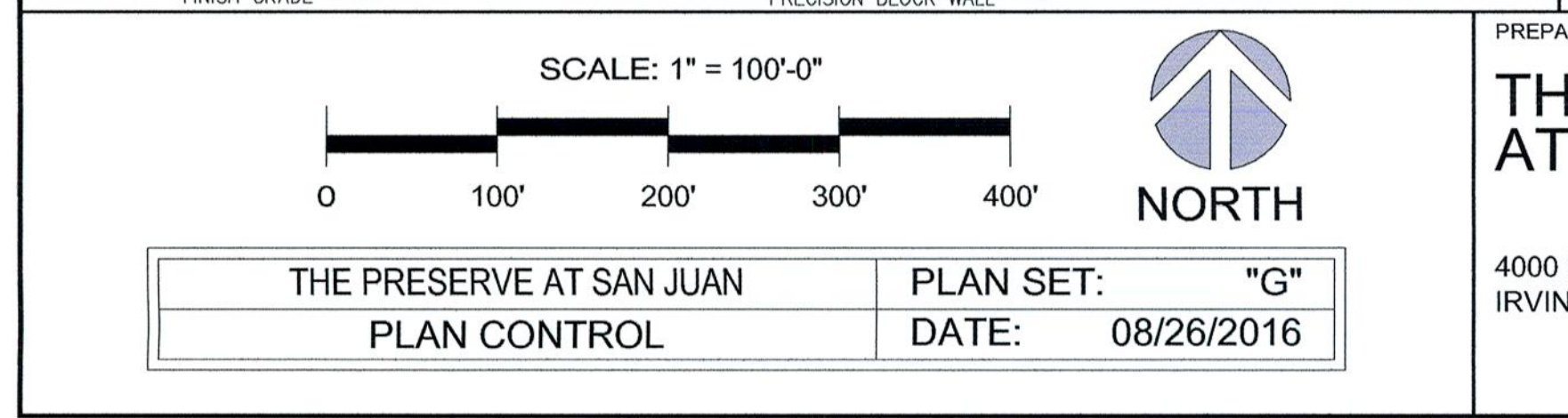


PLANT REMOVAL LIST			
ATTACHMENT 7 UNDESIRABLE PLANT SPECIES (TARGET SPECIES)			
<p>Certain plants are considered to be undesirable in the landscape due to characteristics that make them highly flammable. These characteristics can be either physical or chemical. Physical properties that would contribute to high flammability include large amounts of olefin material retained within the plant, high oil content, and the production of copious amounts of resin. Chemical properties include the presence of volatile substances such as oil, resin, wax, and pitch. Certain native plants are notorious for containing these volatile substances.</p> <p>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):</p>			
Botanical Name	Common Name	Ornamental	Pampas Grass
<i>Croton tigrinus</i>	Castor Bean Plant	<i>Croton</i> sp.	
<i>Crinum volkangii</i>	Wild Ardisia	<i>Eucalyptus</i> sp.	
<i>Briar</i>	Black Mustard	<i>Juniperus</i> sp.	
<i>Stylobolus maculatus</i>	Milk Thistle	<i>Pinus</i> sp.	
<i>Scaevola australis</i>	Russian Thistle/Tumbleweed	<i>Arceuthobium</i> (all palm sp)	
<i>Nicotiana glauca</i>	Indian Tobacco		
<i>Nicotiana glauca</i>	Tree Tobacco		
<i>Lobelia spicata</i>	Prickly Tobacco		
<i>Cordia alliodora</i>	Horsemint		
<i>Conyza canadensis</i>	Tea Tree Plant		
<i>Heterostachys grandiflora</i>	Mint		
<i>Antennaria dioica</i>	Burning Nettle		
<i>Urtica urens</i>	Nearly Green, Perennial Peppercorn		
<i>Carduus collina</i>	Wild Turnip, Yellow Mustard, Field Mustard		
<i>Brassica rapa</i>	Chamisa		
<i>Asteriscus frigidus</i>	Red Shanks		
<i>Adiantum species</i>	Pampas Grass		
<i>Artemisia californica</i>	California Sagebrush		
<i>Eriogonum fasciculatum</i>	Common Buckwheat		
<i>Salvia mellifera</i>	Black Sage		

INCLINE MEASUREMENT	
ATTACHMENT 3 INCLINE MEASUREMENT FOR SELECTED SLOPES (SEE ATTACHMENT 4)	
SLOPE (GRADE)	ZONE WIDTH
60% (173%)	A 5' B 10' C 15' D 20'
50% (119%)	10' 20' 30' 40' 50'
40% (100%)	15' 30' 45' 60'
30% (80%)	20' 40' 60' 80'
20% (53%)	25' 50' 75' 100'
10% (27%)	
5% (14%)	
0% (0%)	

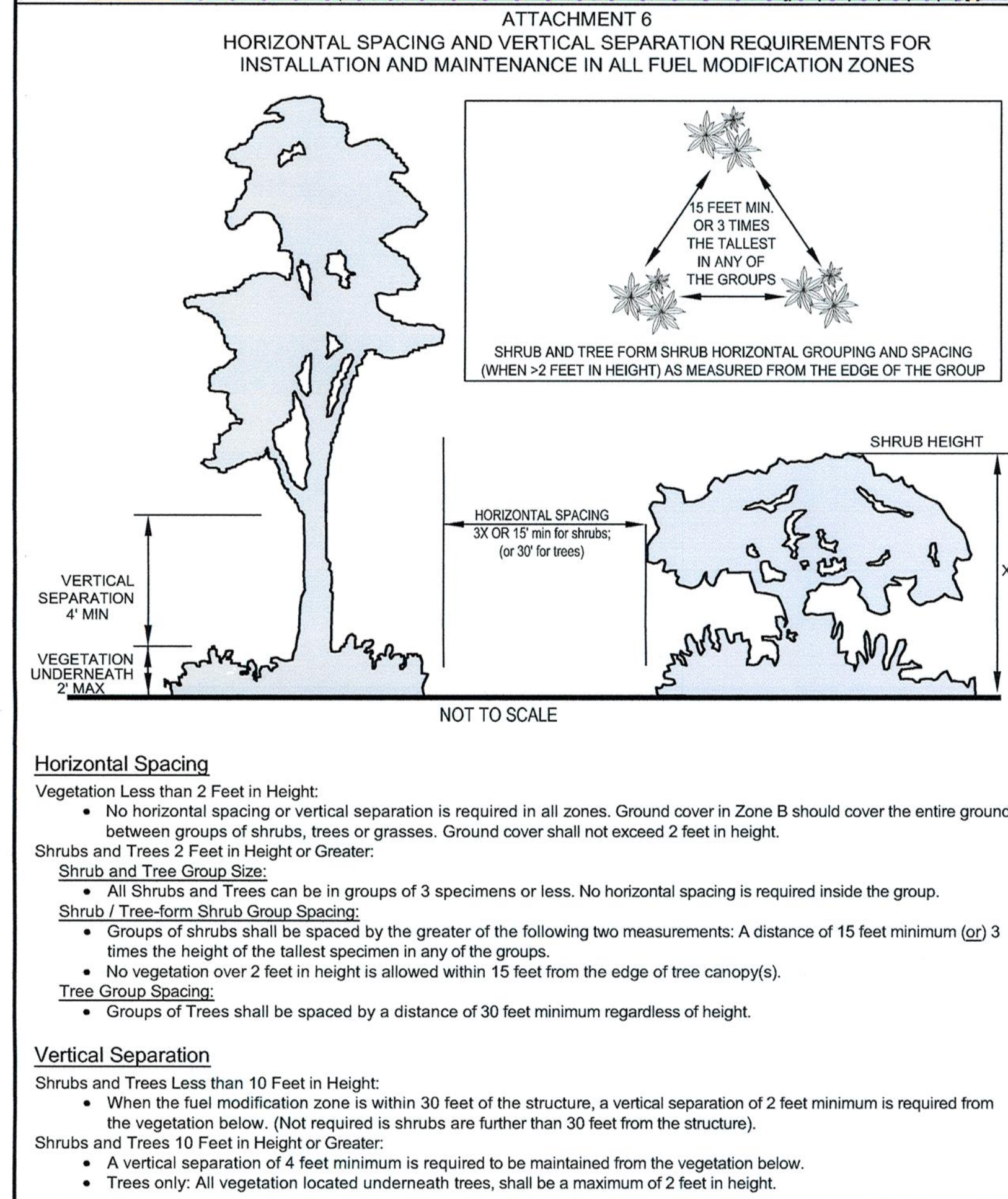
IDENTIFICATION MARKER DETAIL	
ATTACHMENT 4 ZONE MARKER DETAILS ZONE MARKER DISTANCE SHALL BE INCREASED ON SLOPES TO ACCOMMODATE INCLINE MEASUREMENTS IN ACCORDANCE WITH ATTACHMENT 3	
1	1" x 1" GAL. GALVANIZED POST
2	CONCRETE FOOTING 2000 PSI
3	5/8" DIA. GALVANIZED POST
4	5/8" DIA. GALVANIZED POST
5	FINISH GRADE
6	COMPACTED SUBGRADE

SYMBOL LEGEND	
	ACCESS POINT Location of emergency and minimum access easements within every 500 linear feet of the fuel modification area. Access easements shall have a minimum 10-foot width; alternatively, 5-foot wide easements provided every 250 feet may be acceptable. Any gates installed into the fuel modification area shall be a minimum of 36 inches wide. The easements shall be maintained free of vegetation or any structures greater than 5 inches in height.
	IDENTIFICATION MARKER Permanent identification markers shall be constructed to identify the limits of applicable Fuel Modification zones. Marker design shall be 2" dia. x 8" P long galvanized pipe, unless minimum 2" x 8" solid wood. 1" reflector tape 1" size band at top for Zone B and 2" tape bands at top for Zone C. Exposed pipe 2" x 8" above construction level.
	CONSTRUCTION REQUIREMENTS: All structures within the Preserve San Juan project will be constructed per the 2013 California Residential Code Section R327. Additionally all structures shall be protected with NFPA 13B Automatic Fire Sprinklers including attic spaces.
	MAINTENANCE ACCESS COVENANTS: Where indicated, a minimum of 7' wide flat Maintenance Access Covenant shall be provided on private lots for emergency access and maintenance to the Fuel Modification Zones. Any gates installed into the fuel modification area shall have a minimum of 36 inches wide. The covenants shall be maintained free of vegetation or any structures greater than 5 inches in height. Maintenance Covensants over lots shall be included within the CCAs.
	INDICATES LOW PROFILE VENTING: Structures adjoining the Fuel Modification shall have low profile vents for attic ventilation on the side(s) of the structure facing the fuel modification as indicated on the fuel modification plan. All other vents throughout the entire project requiring Section R327 shall be a minimum maximum of 4" venting.
	RADIANT HEAT WALL Constructed per the requirements on the details provided on this plan. Final design and location to be approved by OCF.



FUEL MODIFICATION MAINTENANCE NOTES	
Zone A - Irrigated Structures Setback Zone (See Attachment 2 of OCF Guideline C-05) This portion of the setback zone is to provide a defensible space to fire suppression efforts and to protect structures from radiant and convective heat. In no case shall Zone A be less than a 20-foot minimum width at the side and condition only. The setback zone is to be located on a level, graded area at the top base of the slope. <p>If Zone A is located within the lot containing the protected structure and another only in maintaining the B-C zones, it shall be located at the most distant level 20 to 32 feet prior to the beginning of the slope. If Zone A is located outside of the lot containing the protected structure, it shall be on the lot property line. The latter condition is preferred as it allows for combustible construction within privately owned individual lots. Typically, Zone A will not be approved when proposed more than 100 feet from the protected structure. Zone A may incorporate trees, shrubs, and other non-combustible materials that create defensible space for the structure's heat reduction between the protected structure and the fire.</p> <p>Zone A - Specific Maintenance Requirements: A. All plant species designated for Zone A shall be selected from Attachment 7 of the OCF Guideline C-05. There is also minimal allowance for retention of established native vegetation. B. Plants in this zone shall be highly fire resistant and selected from the Attachment for the setback zone and given geographical zone. C. Tree species within Zone A are not allowed within 10 feet of combustible structures (measured from the edge of a full growth crown). D. Maintenance includes thinning and removal of over-growth, replacement of dead/dying fire resistant plantings, and maintenance of all dead and dying vegetation and undesirable species from Attachment 7. Minimum thinning percentage of plant removal is 50%. E. Devices that burn fuels are not permitted in any fuel modification zone. F. No combustible construction is allowed within Zone A.</p> <p>Zone B - Irrigated Zone This portion of fuel modification consists of irrigated landscaping. This irrigated zone is a minimum of 150 to a maximum of 600 feet in width and may be increased as conditions warrant. The plants must be defensible that portion of the fuel modification area that will be permanently in place. The landscape architect shall select plant species, design an irrigation system, and design a maintenance program with plantings, irrigation, and maintenance. The plants must be defensible that portion of the fuel modification area that will be permanently in place. The landscape architect shall select plant species, design an irrigation system, and design a maintenance program with plantings, irrigation, and maintenance. The plants must be defensible that portion of the fuel modification area that will be permanently in place. The landscape architect shall select plant species, design an irrigation system, and design a maintenance program with plantings, irrigation, and maintenance.</p> <p>Zone B - Specific Maintenance Requirements: A. All plant species designated for Zone B shall be selected from Attachment 8 of the OCF Guideline C-05. There is also minimal allowance for retention of established native vegetation. B. Plants in this zone shall be highly fire resistant and selected from the Attachment for the setback zone and given geographical zone. C. Tree species within Zone B are not allowed within 10 feet of combustible structures (measured from the edge of a full growth crown). D. Maintenance includes thinning and removal of over-growth, replacement of dead/dying fire resistant plantings, and maintenance of all dead and dying vegetation and undesirable species from Attachment 7. Minimum thinning percentage of plant removal is 50%. E. Devices that burn fuels are not permitted in any fuel modification zone. F. No combustible construction is allowed within Zone B.</p> <p>Zone C - Thinning Zone - Non-Irrigated This portion of fuel modification consists of thinning of existing vegetation. This thinning zone is a minimum of 150 to a maximum of 600 feet in width and may be increased as conditions warrant. The plants must be defensible that portion of the fuel modification area that will be permanently in place. The landscape architect shall select plant species, design an irrigation system, and design a maintenance program with plantings, irrigation, and maintenance. The plants must be defensible that portion of the fuel modification area that will be permanently in place. The landscape architect shall select plant species, design an irrigation system, and design a maintenance program with plantings, irrigation, and maintenance.</p> <p>Zone C - Specific Maintenance Requirements: A. All plant species designated for Zone C shall be selected from Attachment 9 of the OCF Guideline C-05. There is also minimal allowance for retention of established native vegetation. B. Plants in this zone shall be highly fire resistant and selected from the Attachment for the setback zone and given geographical zone. C. Tree species within Zone C are not allowed within 10 feet of combustible structures (measured from the edge of a full growth crown). D. Maintenance includes thinning and removal of over-growth, replacement of dead/dying fire resistant plantings, and maintenance of all dead and dying vegetation and undesirable species from Attachment 7. Minimum thinning percentage of plant removal is 50%. E. Devices that burn fuels are not permitted in any fuel modification zone. F. No combustible construction is allowed within Zone C.</p>	

FUEL MODIFICATION LEGEND	
	ZONE A - NON-COMBUSTIBLE CONSTRUCTION: 20' x 4" to 140' x 4" setback zone for non-combustible construction only. Zone A shall be maintained by the Preserve San Juan for the life of the structure and shall be maintained free of vegetation or any structures greater than 5 inches in height.
	ZONE B - WET ZONE (100% REMOVAL UNDESIRABLE SHRUBS): First 25' to 60' from Zone A. Zone B shall be cleared of all undesirable plant species, irrigated, and planted with species from Attachment 8 of the OCF Guideline C-05. The plants must be defensible that portion of the fuel modification area that will be permanently in place. The landscape architect shall select plant species, design an irrigation system, and design a maintenance program with plantings, irrigation, and maintenance.
	ZONE C - THINNING ZONE (50% THINNING NATIVE SHRUBS): 20' of fuel from Zone B. Zone C shall be non-irrigated and requires horizontal and vertical spacing of plant groups in accordance with Attachment 9 of the OCF Guideline C-05. The plants must be defensible that portion of the fuel modification area that will be permanently in place. The landscape architect shall select plant species, design an irrigation system, and design a maintenance program with plantings, irrigation, and maintenance.
	SPECIAL MAINTENANCE AREA (SMA) WET ZONE: The Special Maintenance Areas have maintenance requirements to reduce the chances of ignition from wildfires. They need permanent maintenance. The landscape architect shall select plant species, design an irrigation system, and design a maintenance program with plantings, irrigation, and maintenance. The plants must be defensible that portion of the fuel modification area that will be permanently in place. The landscape architect shall select plant species, design an irrigation system, and design a maintenance program with plantings, irrigation, and maintenance.
	ROADSIDE CLEARANCE AND PLANTING: All areas of roadside clearance and planting shall be maintained by the Preserve San Juan for the life of the structure and shall be maintained free of vegetation or any structures greater than 5 inches in height.
	POTENTIAL FUTURE VINEYARDS: Vineyards to be cut back after harvest per industry standards.
	FUEL BUILDING PAD ON ZONE B AND C: Fuel building pads shall be maintained by the Homeowner's Association until off-site.
	FUEL MODIFICATION WITHIN RIVERSIDE COUNTY: Portions of the Fuel Modification are within Riverside County as indicated on this plan. These portions of the Fuel Modification shall be reviewed by Riverside County Fire Department for concurrence and approval of the setbacks and maintenance requirements.
	BASIN BOTTOM WITHIN FUEL MODIFICATION: Basin Bottom within Fuel Modification shall have the bottom cleared of vegetation and debris a minimum of twice per year during the early spring and early fall.



OCFA MAINTENANCE GUIDELINES

ATTACHMENT 5
SAMPLE CCAR MAINTENANCE LANGUAGE

It is recommended that the following language be included in the CCARs recorded for a common interest development:

The duty of the homeowners' association to perform "Fire Prevention Maintenance" (as defined below) for all Fuel Modification Zones and manufactured interior slopes within the development shall be included as an express obligation in the recorded CCARs for the development. Similarly, each Owner whose Lot (or Condominium) is subject to Fuel Modification Zone restrictions (e.g., non-combustible structure setback, etc.) shall be obligated to comply with such restrictions.

- The OCFA will be designated as a third party beneficiary of a homeowner association's duty to perform Fire Prevention Maintenance (as defined below) for all portions of the Association Property (or Common Area) that constitute fuel modification zones or designated intermanufactured slopes in accordance with the fuel modification plan, and of each Owner's duty to comply with any fuel modification zone restrictions applicable to their lot (or condominium). Additionally, OCFA shall have the right, but not the obligation, to enforce the homeowners' association's duty to perform such Fire Prevention Maintenance, and to enforce compliance by any owner with any fuel modification zone restrictions applicable to their lot (or condominium). In furtherance of such right the OCFA shall be entitled to recover its costs of suit, including its actual attorney's fees, if it prevails in an enforcement action against a homeowner's association and/or an individual owner. (A sample third party beneficiary provision to be incorporated into the CCARs is attached hereto as Addendum "1").
- As used herein, "Fire Prevention Maintenance" shall mean the following:
 - The irrigation system shall not be turned off except for necessary repairs and maintenance.

ADDENDUM "1"

Enforcement by the OCFA. The OCFA is hereby designated as an intended third party beneficiary of the Association's duties to perform Fire Prevention Maintenance for all portions of the Association Property (or Common Area) consisting of fuel modification zones or designated intermanufactured slopes in accordance with the fuel modification plan, and of each Owner's duty to comply with any fuel modification zone restrictions applicable to their lot (or condominium) as set forth in the fuel modification plan. In its sole discretion, the OCFA shall deem it necessary to take legal action against the association or any owner to enforce such duties or other requirements, and prevails in such action, the OCFA shall be entitled to recover the full costs of said action including its actual attorney's fees, and to impose a lien against the association property, or an owner's lot (or condominium), as the case may be, until said costs are paid in full.

SYMBOL LEGEND

ACCESS POINT
Location of emergency and maintenance access assessments within every 500 lineal feet of the fuel modification area. Access assessments shall have a minimum 10-foot width; alternatively, 5-foot wide easements provided every 250 feet may be acceptable. Any gates installed into the fuel modification area and shall be a minimum of 36 inches wide. The easements shall be maintained free of vegetation or any structures greater than 5 inches in height.

IDENTIFICATION MARKER
Perimeter identification markers shall be constructed to identify the limits of applicable Fuel Modification zones. marker design shall be 2" dia. x 8" long galvanized pipe, embed minimum 2-4" into solid ground, 1" reflector tape 1 tape band at top for Zone B and 2 tape bands at top for Zone C. Copose pipe 2-4" above vegetation minimum.

CONSTRUCTION REQUIREMENTS:
All structures within the Preserve San Juan project will be constructed per the 2013 California Residential Code Section R327. Additionally all structures shall be protected with NFPA 13-D Automatic Fire Sprinklers including attic spaces.

MAINTENANCE ACCESS COVENANTS:
Where indicated, a minimum of 7' wide Maintenance Access Covenant shall be provided on private lots for emergency access and maintenance to the Fuel Modification Zones. Any gates installed into the fuel modification area and shall be a minimum of 36 inches wide. The covenants shall be maintained free of vegetation or any structures greater than 5 inches in height. Maintenance Covenants over lots shall be included within the CCARs.

INDICATES LOW PROFILE VENTING:
Structures adjoining the Fuel Modification shall have low profile vents for attic ventilation on the side(s) of the structure facing the fuel modification as indicated on the fuel modification plan. All other vents throughout the entire project requiring Section R327 shall be a minimum maximum of 1/2" venting.

RADIANT HEAT WALL
Constructed per the requirements on the details provided on this plan. Final design and location by Landscape Architect.

FUEL MODIFICATION LEGEND

ZONE A - NON-COMBUSTIBLE CONSTRUCTION:
20'-0" to 140'-0" setback zone for non-combustible construction only. Zone A shall be maintained by the Private Homeowner if within the building use area, and maintained by the HOA outside of the private homeowner's lot.

ZONE B - WET ZONE (100% REMOVAL UNDESIRABLE SHRUBS):
From 25'-0" to 65'-0" from Zone A. Zone B shall be cleared of all undesirable plant species, irrigated, and planted with species from Attachment B. Exceptions to save desirable species may be submitted for approval by the OCFA on a site-specific basis. Zone B shall be maintained by the Homeowners' Association.

ZONE C - THINNING ZONE (50% THINNING NATIVE SHRUBS):
20'-0" out from Zone B. Zone C shall be non-irrigated and requires horizontal and vertical spacing of plant groups in accordance with Attachment B and removal of all dead and dying vegetation and undesirable species from Attachment B. Minimum thinning percentage of plant removal is 50%. Zone C shall be maintained by the Homeowners' Association.

SPECIAL MAINTENANCE AREA (SMA) - WET ZONE:
The Special Maintenance Areas have maintenance requirements to reduce the chances of ignition from wildfires. They need maintenance as fuel modification zones and shall be on a year-round basis, with removal of all dead and dying plant material, replacement of dead or diseased species with plant material with the same growth characteristics from the approved landscape plans. Irrigation shall be verified on a regular basis to ensure it is in working condition and the plants shall be irrigated as necessary to keep them healthy with their appropriate moisture content. A copy of the approved Landscape Plans shall be provided to the contracted maintenance company. The HOA shall inspect the special maintenance areas twice a year to ensure the special maintenance areas meet the requirements.
The following are further Special Maintenance Area (SMA) requirements:
• Other than trees, a large percentage of the special maintenance area shall consist of a ground cover that naturally grows no taller than 2 feet in height.
• Any dead and dying specimens and branches shall be removed.
• Leaf litter on top of vegetative cover shall be removed.
• Landscape design plans shall be retained by the HOA indefinitely and the slopes shall always remain as they were designed.
• Plants migrate or new plants seed-in, these shall be approved to retain the original design.
• Future changes to slope designs shall be approved by OCFA.
• All maintenance requirements of the special maintenance areas shall be factored into the funding with the fuel modification plan.
• Special Maintenance Areas shall be designed and also maintained as to not provide direct fence or an excessive amount of radiant heat on structures.
• Special Maintenance Areas will have a limited use of native grasses as approved by OCFA.

ROADSIDE CLEARANCE AND PLANTING:
1'-0" minimum clearance from the edge of the roadway. All undesirable plant species and thinning of at least 50% of all existing vegetation along the right-of-way. Any plant material installed must be fully irrigated and from the OCFA approved plant list.
Roadside Clearance and Planting shall be maintained by the Homeowners' Association.

POTENTIAL FUTURE VINEYARDS:
Vineyards to be cut back after harvest per industry standards.

FUTURE BUILDING PAD ON ZONE B AND C:
Portions of Zone B and C that are potentially used for building pads will be maintained by the Homeowner's Association until off-site modifications are approved by OCFA and Lot 17269 becomes buildable.

FUEL MODIFICATION WITHIN RIVERSIDE COUNTY:
Portions of the Fuel Modification are within Riverside County as indicated on this plan. These portions of the Fuel Modification shall be reviewed by Riverside County Fire Department for concurrence of the design and maintenance requirements.

BASEIN BOTTOM WITHIN FUEL MODIFICATION:
Bottoms within the Fuel Modification shall have the bottom cleared of vegetation and debris a minimum of twice per year, during the early spring and early fall.

S:\Preserve-2012\Cad Files\PreserveSJ-FuelMod-rev2-2016-08-10.dwg, Jerry Canales Plot date: August 26, 2016