



| SYMBOL LEGEND | |
|---------------|---|
| | ACCESS POINT Location of emergency and maintenance access easements within every 500 lineal 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 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 Permanent 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, embedded minimum 2" into solid ground. 1" reflector tape 1 tape band at top for Zone B and 2 tape bands at top for Zone C. Exposed pipe 2" above vegetation minimum. |
| | FUEL MODIFICATION SECTION LOCATIONS: Refer to this sheet for Fuel Modification Sections. |
| | RADIANT HEAT WALL Constructed per the requirements on the detail provided on this plan. |
| | LOW PROFILE VENTING Structures adjoining the Fuel Modification shall have low profile vents on the side facing the fuel modification as indicated on this plan. |
| | PRIVATE HOMEOWNER PAD REAR YARD FENCING Indicates location of rear yard fence to separate the private homeowner pad and the Special Maintenance Area slopes which will be maintained by the HOA. Final design and location by Landscape Architect, not a part of this review. |
| | MAINTENANCE ACCESS COVENANTS: Where indicated, a minimum of 7' wide fire 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 CC&Rs. |
| | CONSTRUCTION REQUIREMENTS: All structures within the Cielo Vista project will be constructed per the 2016 California Residential Code Section R307. Additionally, all structures shall be protected with NFPA 13-D Automatic Fire Sprinklers. |
| | LOTS WITH FIRE SPRINKLERS ATTIC PROTECTION: Structures with deficient fuel modification Lots 34-37, 44-47, 63 and 64 shall be protected with NFPA 13-D Automatic Fire Sprinklers including attic and small spaces. |

| FUEL MODIFICATION LEGEND | |
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| | ZONE A - NON-COMBUSTIBLE CONSTRUCTION: 100% non-combustible construction for lots 24 - 37, 44 - 46, 63, 64 and 77. Lot 76 shall have a 10' Zone A on the side yard within the Private Lot, with a 10' Zone A just outside the private Lot. Zone A shall be maintained by the Private Homeowner if the Zone A falls within their Lot, and by Homeowners Association if within a Common Area. |
| | ZONE B - 100% REMOVAL UNDESIRABLE SHRUBS: 100% removal of undesirable shrubs from lots 24 - 37, 44 - 46, 63, 64 and 77. Lot 76 shall have a 10' Zone B on the side yard within the Private Lot, with a 10' Zone B just outside the private Lot. Zone B shall be maintained by the Private Homeowner if the Zone B falls within their Lot, and by Homeowners Association if within a Common Area. |
| | ZONE C - THINNING ZONE (50% THINNING NATIVE SHRUBS): 21" x 21" x 100' x 100' cut from Zone B. Zone C shall be non-irrigated and requires horizontal and vertical spacing of plant groups in accordance with Attachment 8 and removal of all dead and dying vegetation and undesirable species from Attachment 7. Minimum thinning percentage of plant removal is 50%. Zone C area shall be maintained by the Homeowners Association. |
| | ZONE D PLANTING FOR DEFICIENT FUEL MODIFICATION: Planting within the Zone B where indicated on this plan, shall be designed and installed with a minimum 25% succulent material (such as cactus and agave) and a minimum of 25% rock or non-combustible material. This shall be maintained as such in perpetuity. |
| | SPECIAL MAINTENANCE AREA (SMA) - WET ZONE: The Special Maintenance Areas have maintenance requirements to reduce the chances of ignition from wildfires. They need maintenance just as fuel modification zones do and shall be maintained 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 a 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 HOA by the developer and remain on record indefinitely with the HOA. Copies of plans shall be provided to the contracted maintenance company. It is the responsibility of the HOA to forward a copy of the approved Landscape Plans to any new property management company. The HOA shall inspect the special maintenance areas twice a year to ensure the special maintenance areas retain the original design of the areas. The following are further Special Maintenance Area (SMA) requirements: <ul style="list-style-type: none">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.The areas are completely irrigated and have plants that need irrigation to remain healthy full moisture.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.As plants migrate or new plants seed-in, those shall be removed to retain the original design.Future changes to slope designs shall be approved by OCFA.The maintenance requirements of the special maintenance areas shall be factored into the funding with the fuel modification zones.Special Maintenance Areas shall be designed and also maintained as to not provide direct flame or an excessive amount of radiant heat on structures.Special Maintenance Areas will have a limited use of native grasses as approved by OCFA. |
| | PRIVATE HOMEOWNER SIDE YARD SLOPES: Slopes for the private homeowner side yard slopes shall be reviewed by the HOA and shall be devoid of eucalyptus, juniper, cedar, cypress, washingtonia robusta (mexican fan palm), acacia (except for acacia desert carpet) 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 as recorded within the CC&Rs. |

| PLANT REMOVAL LIST | |
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| ATTACHMENT 7 UNDESIRABLE PLANT SPECIES (TARGET SPECIES) FIRE PRONE PLANT SPECIES (MANDATORY REMOVAL) FROM FUEL MANAGEMENT ZONES. | |
| 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): | |
| Botanical Name Cynara Cardunculus Ricinus Communis Cirsium Vulgare Brassica Nigra Silybum Matianum Saxifraga Austalis Nicotiana Glauca Nicotiana Glauca Lactuca Scariola Corypha Canadensis Heterotheca Grandiflora Anthemis Cotula Urtica Urens Cardaria Draba Brassica Rapa Adenostoma Fasciculatum Adenostoma Sparsiflorum Cortaderia Silliana Artemisia Californica Eriogonum Fasciculatum Salvia mellera | Common Name Artichoke Thistle Castor Bean Plant Wild Artichoke Black Mustard Milk Thistle Russian Thistle/Tumbleweed Indian Tobacco Tree Tobacco Picky Lettuce Horseweed Telegraph Plant Mayweed Burning Nettle Noary Cross, Perennial Peppercorns Wild Turnip, Yellow Mustard, Field Mustard Chenille Red Shanks Pampas Grass California Sagebrush Common Buckwheat Black Sage |
| Ornamental: Cortaderia Cyperus sp Eucalyptus sp Juniperus sp Pinus sp Araucaria (all palm sp) | Common Name: Pampas Grass Cyperus Eucalyptus Juniper Pine Palms |
| ADDITIONAL NOTE FOR CIELO VISTA All new landscaping plans proposed within the Cielo Vista 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 carpet) 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&Rs documents, and applies to all interior areas, including Private Homeowner Lots. | |

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|---|----------------------|
| <p>SCALE: 1" = 80'-0"</p> <p>0 80' 160' 240' 320'</p> <p>NORTH</p> <p>CIELO VISTA - CONCEPTUAL FUEL MOD PLAN CONTROL</p> <p>PLAN SET: "E" DATE: 08/04/2017</p> | |
| ADDITIONAL NOTES | OCFA APPROVAL |
| <ul style="list-style-type: none">THERE IS NO EXISTING FEDERALLY PROTECTED ANIMAL OR BIRD HABITAT WITHIN THE FUEL MODIFICATION AREAS WE ARE PROPOSING.THERE IS NO RESTRICTION REGARDING THE DATES OF PLANT DENSITY THINNING THROUGHOUT THE YEAR.MAINTENANCE IS REQUIRED IN THE LATE SPRING AND EARLY FALL EACH YEAR.THE PROJECT LANDSCAPE ARCHITECT HAS RESEARCHED THE SOIL AND STEEPNESS OF THE SLOPES AND THERE ARE NO GEOLOGICAL ISSUES PREVENTING THE REQUIRED MAINTENANCE TO BE PERFORMED.A 20' WIDE, 15' VERTICAL CLEARANCE SHALL BE MAINTAINED AT ALL TIMES ON FIRE ACCESS ROADS PER OCFA GUIDELINE B-09a.THE CIELO VISTA COMMUNITY HOA SHALL JOIN THE FIREWISE COMMUNITIES/USA PROGRAM THROUGH ORANGE COUNTY FIRE AUTHORITY LANSON.A MAINTENANCE RESPONSIBILITY MAP SHALL BE PROVIDED AT THE TIME OF THE PRECISE FUEL MODIFICATION PLAN TO IDENTIFY THE HOMEOWNERS ASSOCIATION MAINTAINED SPECIAL MAINTENANCE AREA SLOPES AND THE PRIVATE HOMEOWNER MAINTAINED SLOPES.THIS PROJECT IS WITHIN A STATE RESPONSIBILITY AREA AND SHALL COMPLY WITH THE OCFA GUIDELINE B-09a. | |

| NO. | DATE | REVISIONS | PREPARED FOR: | ENGINEER: | PREPARED BY: | CONCEPTUAL FUEL MODIFICATION CIELO VISTA VTTM NO. 17341 - LOTS 1-80 UNINCORPORATED ORANGE COUNTY, CA OCFA REVISION SR# 207382 - PREVIOUSLY APPROVED 184100 & 188168 ORANGE COUNTY FIRE AUTHORITY | SHEET CFM-1 OF 2 |
|-----|------------|--|--|--|---|---|------------------------|
| 1 | 07/23/2013 | SITE PLAN REVISED TO ALLOW FOR LOTS 85 AND 86 TO BE BUILT. AND LOTS HAVE BEEN RENUMBERED. FUEL MODIFICATION ZONES AND INTERIOR SPECIAL MAINTENANCE AREAS HAVE BEEN REVISED TO REFLECT NEW SITE PLAN. AMM LETTER REVISED TO MATCH REVISED LOT NUMBERS. | SAGE COMMUNITY GROUP | FUSCOE ENGINEERING | 302 N. EL CAMINO REAL, SUITE 202 SAN CLEMENTE, CA 92672 (949) 240-5911 (949) 240-8291 FAX WWW.FIRESAFEPLANNING.COM | | |
| 2 | 07/13/2017 | FUEL MODIFICATION PLAN HAS BEEN UPDATED TO MATCH REVISED SITE PLAN WITH 80 LOT CONFIGURATION, AND REMOVAL OF NORTHERN 17 LOT PORTION OF THE PROJECT, INCLUDING NOTES AND CODE REFERENCES HAVE BEEN UPDATED TO MEET CURRENT REQUIREMENTS INCLUDING THE NEWLY ADOPTED OCFA GUIDELINE B-09a | 3 CORPORATE PLAZA, SUITE 102 NEWPORT BEACH, CA 92660 PHONE: (949) 644-3514 | 16795 Von Karman, Suite 100 Irvine, California 92606 tel 949.474.1960 • fax 949.474.5315 www.fuscoe.com | | | |
| 3 | | | | | | | |
| 4 | | | | | | | |

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FUEL MODIFICATION MAINTENANCE NOTES

Zone A – Irrigated Structure Setback Zone (See Attachment 2 of OCFA Guideline C-05)
The purpose of the setback zone is to provide a defensible space for fire suppression forces 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-yard condition only. The entire zone is to be located on a level, graded area at the top or base of the slope.

If Zone A is located within the lot containing the protected structure and another entity is maintaining the B-C zones, it shall be located at the most distal level 20 feet prior to the beginning of the slope. If Zone A is located outside of the lot containing the protected structure, it shall begin at 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 trails, roadways, and other level noncombustible surfaces that create defensible space for fire crews heat reduction between the protected structure and the fire.

Zone A – Specific Maintenance Requirements:

- Automatic irrigation systems to maintain healthy vegetation with high moisture content and be regularly irrigated.
- Pruning of foliage to reduce fuel load, maintain vertical continuity, and removal of plant litter and dead wood in accordance with Attachment 6 of the OCFA Guideline C-05.
- Complete removal of undesirable plant species (See Attachment 7 of the OCFA Guideline C-05). There is also minimal allowance for retention of selected native vegetation.
- Plants in this zone shall be highly fire resistant and selected from the Attachment 8 for the setback zone and given geographical area. (Refer to Attachment 8 and Section 3 of the OCFA Guideline C-05).
- Tree species within Zone A are not allowed within 10 feet of combustible structures (measured from the edge of a full growth crown).
- Maintenance includes thinning and removal of over-growth, replacement of dead/dying fire resistant plantings, and maintenance of the operation of the irrigation system.
- Devices that burn solid fuels are not permitted in any fuel modification zone.
- No combustible construction shall be allowed within Zone A.

Zone B – Irrigated Zone:
This portion of fuel modification consists of irrigated landscaping. This irrigated zone is a minimum of 50 to a maximum of 186 feet in width and may be increased as conditions warrant. The plans must delineate that portion of the fuel modification area that will be permanently and regularly irrigated. The landscape architect shall select plant species, design an irrigation system, and design a maintenance program which sensitively addresses water conservation practices and includes methods of erosion control to protect against slope failure. All irrigation shall be kept a minimum of 20 feet from the drip line of any existing native Quercus (oak) species.

Zone B shall be cleared of all undesirable plant species, irrigated, and planted with species from Attachment 8. Exceptions to save desirable species may be submitted for approval by the OCFA on a site-specific basis.

Zone B – Specific Maintenance Requirements:

- Groundcover shall be installed and maintained at a height not to exceed 2 feet.
- In order to maintain proper coverage, native grasses shall be allowed to go to seed. Native grasses shall be cut after annual seeding. Cut heights shall be approximately 4 inches.
- Apply irrigation rates to maintain healthy vegetation with high moisture content based on plant species specific needs.
- All plant species designed from Attachment 8. Existing fuel modification maintenance programs are limited to the plants listed on the approved plans unless a revision is requested. Planting and maintenance shall be in accordance with planting restrictions from Attachments 6, 7, and 8 of the OCFA Guideline C-05.
- Groups of trees, tree-form shrubs, and shrubs that naturally exceed 2 feet in height shall be vertically pruned, and horizontally spaced in accordance with Attachment 6 of the OCFA Guideline C-05.
- Removal of dead and undesirable plant species from Attachment 7 of the OCFA Guideline C-05.
- Devices that burn solid fuels are not permitted in any fuel modification zone.
- Combustible construction is not allowed within Zone B.

Zone C – Thinning Zone – Non-Irrigated:
Zone C is 25 to 100 feet in width and requires horizontal and vertical spacing of plant groups in accordance with Attachment 6 and removal of all dead and dying vegetation and undesirable species from Attachment 7. Minimum thinning percentage of plant removal is 50%.

Thinning zones reduce the fuel load of a wildland area adjacent to the irrigated zones and urban development, reducing heat and ember production from wildland fires. Thinning zones adjacent to Zone B and can extend 100 feet or more into wildland areas. The total percentage of vegetation to be removed is determined by many factors, including topography, exposure, vegetation type, and vegetation density. Sometimes a greater thinning percentage than the minimum may be temporarily needed to meet spacing requirements from Attachment 6 or the removal of dead and undesirable species.

Zone C – Specific Maintenance Requirements:

- Removal of dead and dying vegetation and undesirable plant species from Attachment 7 of the OCFA Guideline C-05.
- In order to maintain proper coverage, native grasses shall be allowed to go to seed. Native grasses shall be cut after annual seeding. Cut heights shall be approximately 4 inches.
- Groups of trees, tree-form shrubs, and shrubs that naturally exceed 4 feet in height shall be vertically pruned, and horizontally spaced in accordance with Attachment 6 of the OCFA Guideline C-05.
- Plants species introduced into Zone C shall be selected from Attachment 8. Existing fuel modification maintenance programs are limited to the plants listed on the approved plans unless a revision is requested. Planting and maintenance shall be in accordance with planting restrictions from Attachments 7 and 8 of the OCFA Guideline C-05. (See Section 3)
- Reduce fuel loading by reducing fuel in each remaining shrub or tree without substantial decrease in the canopy cover or removal of tree holding root systems. Maintain sufficient cover to prevent erosion without requiring planting. Roots of species listed in Attachment 7 shall be removed from the zone unless an erosion analysis has been performed by a qualified professional or Geologist indicating the need to retain the root systems. Geology reports affecting the fuel modification program shall be provided to the OCFA.

Fuel Modification Implementation & Required Inspections

- Prior to Rough Grading Permit Issuance:** The developer/builder shall have approved/stamped Conceptual or Precise Fuel Modification Plan.
- Prior to Precise Grading Permit Issuance:** The developer/builder shall have approved/stamped Precise Fuel Modification Plan, with applicable note stating maintenance language will be provided in CC&Rs and reviewed prior to issuance of certificate of occupancy (Refer to Attachment 3 of the OCFA Guideline C-05).
- Prior to Building Permit Issuance:** Prior to cropping lumber, the developer/builder shall implement those portions of the approved fuel modification plan determined to be necessary by the OCFA prior to the introduction of any combustible materials into the area. Removal of undesirable species may meet this requirement or a separation of combustible vegetation for a minimum distance of 100 feet from the location of the structure and lumber stockpile. This generally involves removal and thinning of plant materials indicated on the approved plan. An inspection and/or release letter to the building department is required.
- Prior to Issuance of Certification of Occupancy:** The fuel modification zones adjacent to structures must be installed, irrigated, and inspected. This includes physical installation of features identified in the approved precise fuel modification plan (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. A written disclosure may be requested by the OCFA Inspector indicating that the homeowner is aware of the fuel modification zone of the fuel and land that they are aware of the associated restrictions of the zone. Copies of buyer or builder signed emergency and maintenance access easements shall be presented upon occupancy final (See Section 1G).
- Prior to Home Owner Association (HOA) Maintenance Acceptance From Developer:** This inspection/meeting must include the Fire Inspector and the following representatives:
 - Landscape designer/professional
 - Installing landscape contractor
 - HOA management representative
 - HOA landscape maintenance contractorThe fuel modification areas shall be maintained by the developer as originally installed and approved. The final land owner is responsible to ensure the developer sufficiently calculated the amount of revenue needed to perform the on-going maintenance the Fuel Modification Zones and any Special Maintenance Areas per the approved plans. A copy of the approved plans must be provided to the HOA representatives at this time. Landscape professionals must convey ongoing maintenance requirements to HOA representatives. A written disclosure will be requested by the OCFA Inspector indicating that the homeowner's association is aware of the fuel modification zone on their land and that they are aware of the importance of the plans and the zone. The CC&R language for maintenance must also be provided and approved by the OCFA (Refer to Attachment 5 of the OCFA Guideline C-05).
- Annual Inspection and Maintenance:** The property owner is responsible for all maintenance of the fuel modification. All areas must be maintained in accordance with notes on the approved fuel modification plans. This includes a minimum of two growth reduction maintenance activities throughout all fuel modification zones each year. Perform maintenance sometime within periods of mid to late spring and once again in early to mid fall. Other activities include maintenance of irrigation systems, replacement of dead or dying vegetation with approved species, removal of dead plant material, removal of trees and shrubs not on the approved plans, and removal of undesirable highly combustible species. The OCFA may conduct inspections of established fuel modification areas. Ongoing maintenance shall be conducted 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. As property is transferred, property owners shall disclose the location and regulations of fuel modification zone to the new property owners.

OCFA MAINTENANCE GUIDELINES

ATTACHMENT 5
SAMPLE CC&R MAINTENANCE LANGUAGE

It is recommended that the following language be included in the CC&Rs 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 CC&Rs 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.

1. 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 and designated interior/manufactured slopes maintained by the homeowners' association, and of any 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 attorneys' fees, if it prevails in an enforcement action against a homeowners' association and/or an individual owner. (A sample third party beneficiary provision to be incorporated into the CC&Rs is attached hereto as Addendum "1").

2. As used herein, "Fire Prevention Maintenance" shall mean the following:

- All portions of the Association Property (or Common Area) that constitute fuel modification zones or designated interior/manufactured slopes shall be regularly maintained by the homeowners association on a year-round basis in accordance with the fuel modification plan on file with the property manager for the development.
- The irrigation system for fuel modification zones or designated interior/manufactured slopes shall be kept in good condition and proper working order at all times. 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 interior/manufactured slopes in accordance with the fuel modification plan, and of each Owner's duty to comply with any fuel modification zone or designated interior/manufactured slopes restrictions applicable to his lot (or condominium) as set forth in the fuel modification plan. In furtherance thereof, the OCFA shall have the right, but not the obligation, to enforce the performance by the association of its duties and any other fire prevention requirements which were imposed by the OCFA or other public agency as a condition of approval for the development (e.g., prohibition of parking in fire lanes, maintenance of the blue reflective markers indicating the location of fire hydrants, etc.) and shall also have the right, but not the obligation, to enforce compliance by any owner with any fuel modification zone or designated interior/manufactured slopes restrictions applicable to his lot (or condominium) as set forth in the fuel modification plan. If it is in 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 suit, including its actual attorneys' 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.

ATTACHMENT 6
HORIZONTAL SPACING AND VERTICAL SEPARATION REQUIREMENTS FOR INSTALLATION AND MAINTENANCE IN ALL FUEL MODIFICATION ZONES

SHRUB AND TREE FORM SHRUB HORIZONTAL GROUPING AND SPACING (WHEN 2 FEET IN HEIGHT) AS MEASURED FROM THE EDGE OF THE GROUP

SHRUB HEIGHT

VERTICAL SEPARATION 1' MIN

VEGETATION UNDERNEATH

HORIZONTAL SPACING 3' OR 15' min for shrubs (or 3' for trees)

NOT TO SCALE

Horizontal Spacing

Less than 2 Feet in Height (Ground Cover / Grasses):

- No horizontal spacing or vertical separation is required. Ground cover / Grasses should cover the entire ground between groups of shrubs or trees. Ground cover shall not exceed 2 feet in height.

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.

Vertical Separation

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.

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.

RADIANT HEAT WALL TEMPERED GLASS (OR EQUAL) AND PRECISION BLOCK

ALL FOOTING, REBAR AND INSTALLATION SPECIFICATIONS PER STRUCTURAL ENGINEER FINAL DESIGN BY THE LANDSCAPE ARCHITECT

24" SQ. OR LARGER PRECISION BLOCK PILLAR

PERIMETER RADIANT HEAT BLOCK WALL

ALL FOOTING, REBAR AND INSTALLATION SPECIFICATIONS PER STRUCTURAL ENGINEER FINAL DESIGN BY THE LANDSCAPE ARCHITECT

24" SQ. OR LARGER PRECISION BLOCK PILLAR

PRECISION BLOCK WALL

PROPERTY LINE

1/4" CLEAR TEMPERED GLASS VIEW PANELS, INSTALLED APPROXIMATELY 6" O.C.

SLOMPSTONE WALL

FINISH GRADE

PRECISION BLOCK WALL

FINISH GRADE

NO. DATE REVISIONS

07/23/2013 SITE PLAN REVISED TO ALLOW FOR LOTS 85 AND 86 TO BE BUILDABLE, AND LOTS HAVE BEEN RENUMBERED. FUEL MODIFICATION ZONES AND INTERIOR SPECIAL MAINTENANCE AREAS HAVE BEEN REVISED TO REFLECT NEW SITE PLAN. AMM LETTER REVISED TO MATCH REVISED LOT NUMBERS.

07/13/2017 FUEL MODIFICATION PLAN HAS BEEN UPDATED TO MATCH REVISED SITE PLAN WITH 80 LOT CONFIGURATION, AND REMOVAL OF NORTHERN 17 LOT PORTION OF THE PROJECT. INCLUDING NOTES AND CODE REFERENCES HAVE BEEN UPDATED TO MEET CURRENT REQUIREMENTS INCLUDING THE NEWLY ADOPTED OCFA GUIDELINE B-998

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4

PREPARED FOR: SAGE COMMUNITY GROUP

3 CORPORATE PLAZA, SUITE 102
NEWPORT BEACH, CA 92660

PHONE: (949) 644-3514

ENGINEER: FUSCOE ENGINEERING

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SAN CLEMENTE, CA 92672
(949) 240-5911 (949) 240-8291 FAX
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HABITAT CLARIFICATION LETTER FOR FUEL MODIFICATION ZONES

The Planning Associates
Hardy M. Strozler, AICP
110 N. Lincoln Ave., Suite 302
Corona, CA 92882
Telephone: (951) 444-5600
Facsimile: (951) 860-0528

Jack C. Turner, Ph.D.
Senior Projects Biologist
Project Manager

03 AUGUST 2017

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

To Whom It May Concern:

As part of the Cielo Vista project Vesting Tentative Tract Map 17341, all Fuel Modification Zones and Areas that include potential habitat, environmental areas or takes per "environmental laws/codes" have been mitigated and Fuel Modification Zones/Areas will not be subject to environmental restrictions for habitat preservation.

Cordially,

Dr. Jack C. Turner
Senior Projects Biologist
The Planning Associates

Land Use & Municipal Services
Environmental Studies, Entitlement
Processing, Urban Design

ALTERNATE MEANS & METHODS REQUEST LETTER

August 4, 2017

Planning and Development Services Section
Orange County Fire Authority
1 Fire Authority Road
Irvine, CA 92606

SUBJECT: Cielo Vista - Vesting Tentative Tract Map 17341
Alternate Means and Methods for Fuel Modification
Yorba Linda, California
OCFA SR# 207382

On behalf of the Sage Development Group, we hereby submit a request for use of Alternate Means and Methods (AMM), per the 2016 California Fire Code. Our request relates to decreased total Fuel Modification distance.

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

A. Project information:

- Project name: Cielo Vista
- Owner: David Oatis, Firesafe Planning Solutions, (949) 240-5911
- 302 N. El Camino Real Suite 202, San Clemente, CA 92672
- Current landowner: Amos A. Travis & Virginia Richards Trust
- Project Agent: Sage Community Group
- Development type: Single Family Residences

B. Code Sections for which the modification is requested:

- 2016 California Fire Code (CFC) Section 104.9 Alternate Materials and Methods.
- General Description:

The Cielo Vista project is located within Orange County, adjoining the City of Yorba Linda. Regional access to the project site is provided via State Route 581 (91 Freeway) located approximately two miles southwest of the site. The nearest arterial to the project site is Yorba Linda Boulevard, which is located approximately 0.25 miles to the south of the site. From Yorba Linda Boulevard, the site is accessed by Via del Agua and by San Antonio through Aspen Way. The Castro Ridge residential development area and the Castro Ridge community. To the south and west Cielo Vista is adjacent by existing residential neighborhoods. An undeveloped parcel commonly referred to as the Murdock Property, adjoins the project site on the east with open space in between.

D. Fuel Modification Zones

The Cielo Vista project has open space areas to the north and east. Along these areas there will be Fuel Modification from a minimum of 100' to 170'. The majority of the Fuel Modification will be a total of 170' consisting of a minimum 10' to 30' Zone A, 40' to 100' Zone B and 1' to 100' Zone C in these areas. The northwestern edge of the project directly adjoins an existing maintained development. In this area the total Fuel Modification is approximately 41' up to the Project Boundary, with a 10' Zone A and 31' Zone B. Along the eastern edge of the project there are limited areas where the total Fuel Modification will be a minimum of 100'. In this area the Fuel Modification will be comprised of only wet zones with a Zone A of 10' to 49' and a Zone B of 5' to 122'. There will also be a radiant heat wall along the minimum 100' fuel modification.

E. Hardship:

Our hardship is: Attempts to obtain off-site easements for Fuel Modification along the eastern boundary have been unsuccessful to date which has limited the total Fuel Modification distance within the project boundary.

F. Proposed alternative fire protection measures:

- A Radiant Heat wall will be provided along the perimeter of the Fuel Modification to the east, along the 100' of Fuel Modification at Lots 34 - 37, 44 - 47 and 64.
- All structures adjoining the Fuel Modification shall have low profile vents facing the fuel modification for all attic ventilation at Lots 6 - 16, 24 - 37, 44 - 47, 56, 64, 76 and 77.
- Structures with deficient Fuel Modification (Lots 34-37, 44-47, 63 and 64) shall be protected with NFPA 13-1 Automatic Fire Sprinklers including small and medium spaces.
- Areas where the Fuel Modification is a minimum of 100' shall be comprised entirely of wet Zones A and B.
- The Zone B along the deficient fuel modification at Lots 34 - 37 and 44 - 46 shall consist of 25% succulents such as cactus or agave and 25% rock or non-combustible material.
- All new landscaping plans proposed within the Cielo Vista Community (development areas and fuel modification zones) shall be devoid of eucalyptus, juniper, cedar, cypress, acacia (except for acacia desert carpet) 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 documents, and applies to all interior areas.

Thank you in advance for your consideration of this proposed AMM request.

Requested By: David Oatis, Firesafe Planning Solutions for Sage Development Group

Approved By: Nick Piravitt, Assistant Fire Marshal Orange County Fire Authority

BUILDING OFFICIAL LETTER

Exhibit A

February 19, 2013

County of Orange Building Official
OC Planning
309 N. Flower Street, 1st Floor
Santa Ana, CA 92702-0408
Attn: Hadi Tabatabaee PE, CBO, CGBP, CASP

Subject: Cielo Vista - Tentative Tract Map 17341
Non-Buildable Lots as Part of the Conceptual Fuel Modification Plan
Unincorporated Orange County

Dear Mr. Tabatabaee,

Firesafe Planning Solutions has been contracted to prepare a Conceptual Fuel Modification Plan for the Cielo Vista planned community (Tract Map 17341) in Unincorporated Orange County. As requested by OCFA this plan is being submitted to you for review and approval. The Cielo Vista Community are currently buildable due to lack of fuel modification at the current time. Once off-site fire protection is obtained or a re-design of the plan is accomplished then lots 85 and 86 will become buildable. Exhibit A provided with this letter indicates the location of lots 85 and 86.

Feel free to contact me should you have any questions

Sincerely,
David Oatis - Principal
As agent for Cielo Vista

302 N. El Camino Real, Suite 202 - San Clemente, CA 92629 - (949)240-5911

LOT 85 AND 86

PLANT REMOVAL LIST

ATTACHMENT 7
UNDESIRABLE PLANT SPECIES (TARGET SPECIES)
FIRE PRONE PLANT SPECIES (MANDATORY REMOVAL) FROM FUEL MANAGEMENT ZONES.

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):

| Botanical Name | Common Name |
|-------------------------|--|
| Cynara cardunculus | Artichoke Thistle |
| Rhus communis | Caster Bean Plant |
| Cirsium vulgare | Wild Artichoke |
| Breasilia nigra | Black Mustard |
| Sibbium maritimum | Milk Thistle |
| Sesuvia portulacastrum | Russian Thistle/Tumbleweed |
| Nicotiana glauca | Indian Tobacco |
| Lycium ferocissimum | Tree Tobacco |
| Conyza canadensis | Presley Lettuce |
| Heterotheca grandiflora | Telegraph Plant |
| Anthemum colida | Mayweed |
| Urtica urens | Burning Nettle |
| Cardaria draba | Noisy Cress, Perennial Peppergrass |
| Breasilia nigra | Wild Turnip, Yellow Mustard, Field Mustard |
| Adenostoma fasciculatum | Chamise |
| Adenostoma sparsifolium | Red Shanks |
| Cortaderia selowiana | Pampas Grass |
| Artemisia californica | California Sagebrush |
| Eriogonum fasciculatum | Common Buckwheat |
| Salvia mellifera | Black Sage |

Ornamentals:

| Botanical Name | Common Name |
|------------------------------|--------------|
| Cordia | Pampas Grass |
| Eucalyptus sp | Cypress |
| Eucalyptus sp | Eucalyptus |
| Juniperus sp | Juniper |
| Pinus sp | Pine |
| Arctostaphylos (all palm sp) | Palm |

ADDITIONAL NOTE FOR CIELO VISTA

All new landscaping plans proposed within the Cielo Vista Community (development areas and fuel modification zones) shall be devoid of eucalyptus, juniper, cedar, cypress, washingtonia robusta (washington fan palm), acacia (except for acacia desert carpet) 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 documents, and applies to all interior areas, including Private Homeowner Lots.

302 N. El Camino Real, Suite 202 - San Clemente, CA 92629 - (949)240-5911

CIELO VISTA - CONCEPTUAL FUEL MOD PLAN SET: "F"

PLAN CONTROL DATE: 08/04/2017

CONCEPTUAL FUEL MODIFICATION CIELO VISTA

VTTM NO. 17341 - LOTS 1-80
UNINCORPORATED ORANGE COUNTY, CA
OCFA REVISION SR# 207382 - PREVIOUSLY APPROVED 184100 & 188168
ORANGE COUNTY FIRE AUTHORITY

SHEET CFM-2 OF 2