RECEIVED
07-21-15
City of Lake Forest

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. GATES SHALL BE INSTALLED IF REQUIRED 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'-0" LONG GALVANIZED PIPE. EMBED MINIMUM 2'-6" INTO SOLID GROUND. STENCIL TOP 6" WITH A LETTER 'B'. EXPOSE PIPE 2'-0" ABOVE VEGETATION MINIMUM. REFER TO DETAIL ON SHEET FM-5

RADIANT HEAT ZONE :
STRUCTURES ON LOTS 7-26 AS DEPICTED ON THIS PLAN SHALL RECEIVE COMPLY WITH ALL REQUIREMENTS PER THE 2013 CALIFORNIA RESIDENTIAL CODE SECTION R327 AS INDICATED ON THE SCREENING FORM PROVIDED ON THIS PLAN. THESE STRUCTURES SHALL ALSO BR PROTECTED WITH AN NFPA 13-D SYSTEM INCLUDING ATTIC SPACES.

EMBER MITIGATION ZONE:
STRUCTURES ON THE LOTS AS DEPICTED ON THIS PLAN SHALL COMPLY WITH THE 2013 CALIFORNIA RESIDENTIAL CODE SECTION R327 ROOFING, VENTING AND DECKING REQUIREMENTS ONLY AS INDICATED ON THE SCREENING FORMS PROVIDED ON THIS PLAN.

INDICATES SIDE THAT SHALL HAVE LOW PROFILE VENTING:
ALL STRUCTURES ON LOTS AS INDICATED ON THIS PLAN PLAN SHALL HAVE LOW PROFILE ATTIC AND ROOF VENTING ON THE SIDE INDICATED.

INDICATES LOCATION OF RADIANT HEAT WALL:
RADIANT HEAT WALL SHALL COMPLY WITH THE REQUIREMENTS PER THE DETAILS PROVIDED ON THIS PLAN. FINAL DESIGN SHALL BE PROVIDED BY THE PROJECT LANDSCAPE ARCHITECT.

CRC SECTION R327 SCREENING FORM

RADIANT HEAT ZONE

Fire Protection Plan 2013 CRC Section R327 Screening Form
(To be completed by the Project Architect)
*Does your Design and Plans Meet the Full Requirements of the Code Sections?
For all, "NO" responses, provide a separate document explaining what you are proposing

Section R327 Code Section	Yes	No	OCFA has approved the following:
R327.3.2 Testing Qualifications	X		
R327.3.3 Approved Agency	X		
R327.3.4 Labeling	X		
R327.3.5 Weathering and Surface Protection	X		
R327.3.7 Standards of Quality	X		
R327.4.2 Ignition Resistant Material (or) see 704A.3	X		
R327.4.3 Alternative for 704A.2 above ?	X		
R327.5.1 Roofing General	X		
R327.5.2 Roof Coverings	X		
R327.5.3 Roof Valleys	X		
R327.5.4 Roof Gutters	X		Covered w/ min. 1/4" non-corrosice screens
R327.6.1 Vents General	X		
R327.6.2 Vents Requirements	X		
R327.6.3 Vents Eaves and Cornices	X		
R327.7.2 Exterior Covering General	X		
R327.7.3 Exterior Walls	X		
R327.7.3.1 Extent of Exterior Wall Covering	X		
R327.7.4 Open Roof Eaves	X		
R327.7.5 Enclosed roof Eaves and Roof Soffits	X		
R327.7.6 Exterior Porch Ceilings	X		
R327.7.7 Floor Projections	X		
R327.7.8 Underfloor Projection	X		
R327.7.9 Underside of Appendages	X		
R327.8.2.1 Exterior Window and Glazed Doors	X		
R327.8.2.2 Structural Glass Veneer	X		
R327.8.3.1 Exterior Door Glazing	X		
R327.8.3 Exterior Doors	X		
R327.9.3 Decking Surfaces	X		
R327.10.1 Accessory Structures General	X		
R327.10.2 Applicability	X		
R327.10.3 Location of Accessory Structures	X		
R327.10.4 Requirements Construction Type	X		

If separate buildings within the same Tract have different responses above, then you must submit additional Screening Form(s) for each portion of the development that has different designs.

Name of Community: Encanto

List the final tract and lot numbers on the lines below that this form is associated to:
Tract No. 13343 - Lot 7-26

Print and Sign Project Owner's Name, Contact Phone, and Date
David Oatis, as agent for Encanto, 949-240-5911, 02/18/2015

CRC SECTION R327 SCREENING FORM

EMBER INTRUSION ZONE

Fire Protection Plan 2013 CRC Section R327 Screening Form
(To be completed by the Project Architect)
*Does your Design and Plans Meet the Full Requirements of the Code Sections?
For all, "NO" responses, provide a separate document explaining what you are proposing

Section R327 Code Section	Yes	No	OCFA has approved the following:
R327.3.2 Testing Qualifications	X		
R327.3.3 Approved Agency	X		
R327.3.4 Labeling	X		
R327.3.5 Weathering and Surface Protection	X		
R327.3.7 Standards of Quality	X		
R327.4.2 Ignition Resistant Material (or) see 704A.3	X		
R327.4.3 Alternative for 704A.2 above ?	X		
R327.5.1 Roofing General	X		
R327.5.2 Roof Coverings	X		
R327.5.3 Roof Valleys	X		
R327.5.4 Roof Gutters	X		Covered w/ min. 1/4" non-corrosive screens
R327.6.1 Vents General	X		
R327.6.2 Vents Requirements	X		
R327.6.3 Vents Eaves and Cornices	X		
R327.7.2 Exterior Covering General		X	
R327.7.3 Exterior Walls		X	
R327.7.3.1 Extent of Exterior Wall Covering		X	
R327.7.4 Open Roof Eaves		X	
R327.7.5 Enclosed roof Eaves and Roof Soffits		X	
R327.7.6 Exterior Porch Ceilings		X	
R327.7.7 Floor Projections		X	
R327.7.8 Underfloor Projection		X	
R327.7.9 Underside of Appendages		X	
R327.8.2.1 Exterior Window and Glazed Doors		X	
R327.8.2.2 Structural Glass Veneer		X	
R327.8.3.1 Exterior Door Glazing		X	
R327.8.3 Exterior Doors		X	
R327.9.3 Decking Surfaces	X		
R327.10.1 Accessory Structures General	X		
R327.10.2 Applicability	X		
R327.10.3 Location of Accessory Structures	X		
R327.10.4 Requirements Construction Type	X		

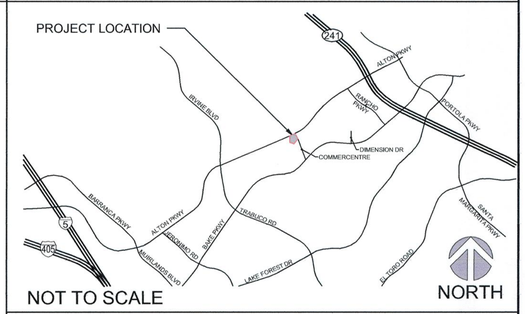
If separate buildings within the same Tract have different responses above, then you must submit additional Screening Form(s) for each portion of the development that has different designs.

Name of Community: Encanto

List the final tract and lot numbers on the lines below that this form is associated to:
Tract No. 13343 - Lots 1-6, 27-52

Print and Sign Project Owner's Name, Contact Phone, and Date
David Oatis, as agent for Encanto, 949-240-5911, 02/18/2015

VICINITY MAP



NOT TO SCALE

FUEL MODIFICATION LEGEND

ZONE A (FLAT) - NON-COMBUSTIBLE CONSTRUCTION
17' SETBACK ZONE FOR NON-COMBUSTIBLE CONSTRUCTION ONLY. MAINTAINED BY THE PRIVATE HOMEOWNER.

ZONE B - WET ZONE (100% REMOVAL NATIVE SHRUBS)
FIRST 80' FROM ZONE A. ZONE B SHALL BE PERMANENTLY IRRIGATED, FULLY LANDSCAPED WITH APPROVED DROUGHT TOLERANT, DEEP ROOTED, MOISTURE RETENTIVE MATERIAL. THIS ZONE SHALL BE PLANTED WITH CONTAINER SHRUB MATERIAL AND HYDROSEEDED PER OCFA APPROVED PLANT LIST. HANDSEEDING OF BARE AREAS MAY NEED TO BE PERFORMED SIX MONTHS AFTER HYDROSEEDING ESTABLISHMENT PERIOD. ZONE B AREA SHALL BE MAINTAINED BY HOMEOWNER ASSOCIATION.

HOA LANDSCAPED AREAS WITHIN THE INTERIOR OF THE COMMUNITY
HOA LANDSCAPED AREAS AS INDICATED ON THIS PLAN WITHIN THE INTERIOR OF THE COMMUNITY SHALL COMPLY WITH THE SPECIAL MAINTENANCE AREAS REQUIREMENTS PROVIDED BELOW, AND SHALL BE DEVOID OF ALL PALM TREES, PINE TREES AND EUCALYPTUS TREES.

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 A 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:

- 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 RETAIN HEALTHY FUEL 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.

OCFA APPROVAL

ORANGE COUNTY FIRE AUTHORITY
Reviewed by Planning & Development
Service Request Expires After 6 Months of Inactivity
Approval subject to field inspection and required test, notations hereon, conditions in correspondence and conformance with applicable regulations. The stamping of these plans shall not be held to permit or approve the violation of any law.
OCFA SR #: 202713
Fee Codes: PR120 PR9109822 Rev.
Plan Type: CONCEPTUAL FUEL MOD.
By: Shawn Stanley
Emp #: _____ **Date:** 7 / 16 / 2015
ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY
Call at least 48 hours in advance to schedule inspections: (714) 573-6150
Notes: _____

ADDITIONAL NOTES

- 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.
- PLANTING PLANS SHALL BE REVIEWED BY OCFA BEFORE THE CITY OF LAKE FOREST REVIEWS AND APPROVES AND INSTALLATION OCCURS.
- A 20' WIDE, 13'-6" VERTICAL CLEARANCE SHALL BE MAINTAINED AT ALL TIMES ON FIRE ACCESS ROADS. REFER TO THE APPROVED FIRE MASTER PLAN.
- THE CC AND R'S SHALL BE REVIEWED BY THE ORANGE COUNTY FIRE AUTHORITY PRIOR TO RECORDING.

NORTH
SCALE: 1"=40'
0 40' 80'

PREPARED FOR:
Meritage Homes
1250 CORONA POINTE COURT
SUITE 210
CORONA, CA 92879
(951) 547-8320

ENGINEER:
RBF CONSULTING
PLANNING ■ DESIGN ■ CONSTRUCTION
14725 ALTON PARKWAY
IRVINE, CALIFORNIA 92618-2027
949.472.3505 ▪ FAX 949.472.8122 ▪ www.RBF.com

PREPARED BY:
firesafe :: PLANNING SOLUTIONS
302 N. EL CAMINO REAL, SUITE 202
SAN CLEMENTE, CA 92672
(949) 240-5911 (949) 240-8291 FAX
WWW.FIRESAFEPLANNING.COM

CONCEPTUAL FUEL MODIFICATION PLAN

ENCANTO

TRACT 13343
OCFA REVISION S.R. 202713
PREVIOUSLY APPROVED S.R. 197665

ORANGE COUNTY FIRE AUTHORITY

SHEET
FM-1
OF 3

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction, publication, or re-use by any method, in whole or in part without the express consent of FIRESAFE PLANNING is prohibited.

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 17-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 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:
A. Automatic irrigation systems to maintain healthy vegetation with high moisture content and be regularly irrigated.
B. 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.
C. 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.
D. 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).
E. Tree species within Zone A are not allowed within 10 feet of combustible structures (measured from the edge of a full growth crown).
F. Maintenance includes thinning and removal of over-growth, replacement of dead/dying fire resistant plantings, and maintenance of the operation of the irrigation system.
G. Devices that burn solid fuels are not permitted in any fuel modification zone.
H. 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 46 to a maximum of 110 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:
A. Groundcover shall be installed and maintained at a height not to exceed 2 feet.
B. 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.
C. Apply irrigation rates to maintain healthy vegetation with high moisture content based on plant species specific needs.
D. All plant species designed for Zone B 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 6, 7, and 8 of the OCFA Guideline C-05.
E. 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.
F. Removal of dead and dying vegetation and undesirable plant species from Attachment 7 of the OCFA Guideline C-05.
G. Devices that burn solid fuels are not permitted in any fuel modification zone.
H. Combustible construction is not allowed within Zone B.

Fuel Modification Implementation & Required Inspections

A. **Prior to Rough Grading Permit Issuance** : The developer/builder shall have approved/stamped Conceptual or Precise Fuel Modification Plan.

B. **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 5 of the OCFA Guideline C-05).

C. **Prior to Building Permit Issuance:** Prior to dropping 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 stock-pile. 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.

D. **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 on their land and 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).

E. **Prior to Home Owner Association (HOA) Maintenance Acceptance from Developer:**
This inspection/meeting must include the Fire Inspector and the following representatives:
- Landscape design professional
- Installing landscape contractor
- HOA management representative
- HOA landscape maintenance contractor

The fuel modification areas shall be maintained as originally installed and approved. 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. The CC&R language for maintenance must also be provided and approved by the OCFA (Refer to Attachment 5).

F. **Annual Inspection and Maintenance:** The property owner is responsible for all maintenance of the fuel modification. All areas must be maintained indefinitely 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 time 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 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 should 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.

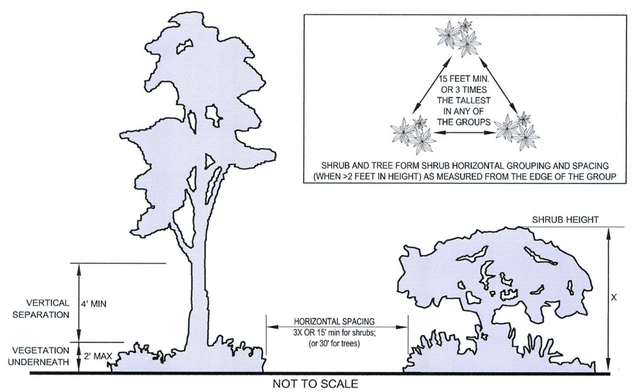
1. The OCFA will be designated as a third party beneficiary of a homeowner association's duty to perform "Fire Prevention Maintenance" (as defined below) for all portions of the Association Property (or Common Area) that constitute fuel modification zones and designated interior/manufactured slopes to be 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:
   (i) 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.
   (ii) 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 Areas) 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 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 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



Horizontal Spacing

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

Shrub 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.

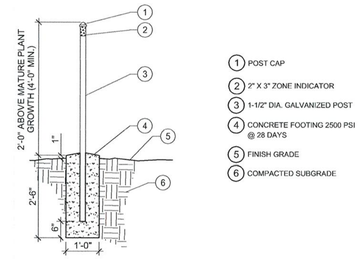
Vertical Separation

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.

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.

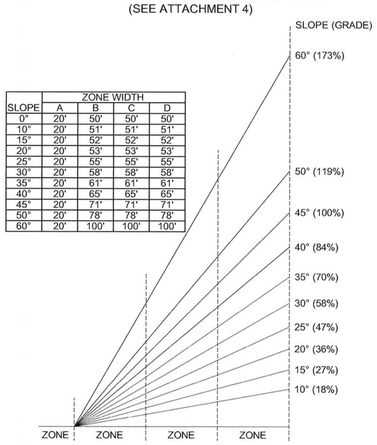
IDENTIFICATION MARKER DETAIL

ATTACHMENT 4
ZONE MARKER DETAILS
(MARKER DISTANCE SHALL BE INCREASED ON SLOPES TO ACCOMMODATE INCLINE MEASUREMENTS IN ACCORDANCE WITH ATTACHMENT 3)



INCLINE MEASUREMENT

ATTACHMENT 3
INCLINE MEASUREMENT FOR SELECTED SLOPES
(SEE ATTACHMENT 4)



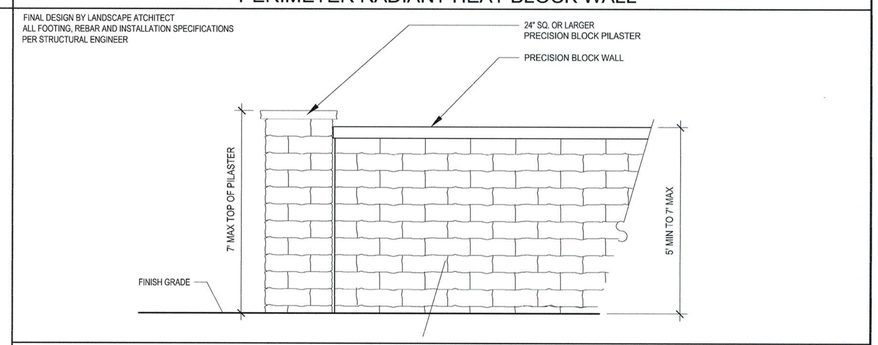
SLOPE	ZONE WIDTH A	B	C	D
0°	20'	50'	50'	50'
10°	20'	51'	51'	51'
15°	20'	52'	52'	52'
20°	20'	53'	53'	53'
25°	20'	55'	55'	55'
30°	20'	58'	58'	58'
35°	20'	61'	61'	61'
40°	20'	65'	65'	65'
45°	20'	71'	71'	71'
50°	20'	78'	78'	78'
60°	20'	100'	100'	100'

PLANT REMOVAL LIST

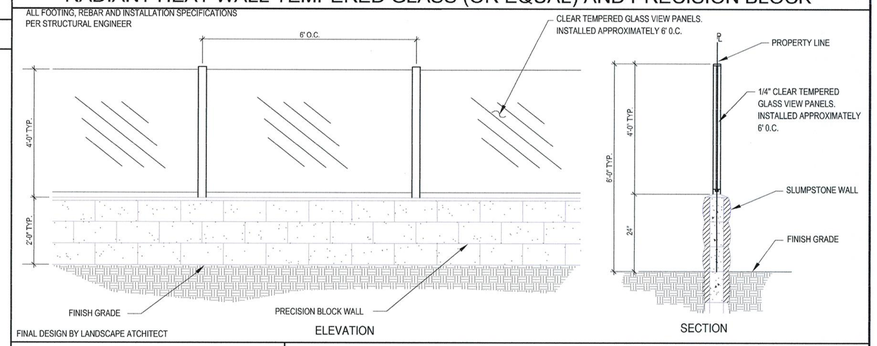
ATTACHMENT 7
UNDESIRABLE PLANT SPECIES (TARGET SPECIES)
FIRE PRONE PLANT SPECIES (MANDATORY REMOVAL) FROM FUEL MODIFICATION ZONES.

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
Sacsola Austails	Russian Thistle/Tumblewood
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 California	California Sagebrush
Eriogonum Fasciculatum	Common Buckwheat
Salvia Mellifera	Black Sage
Ornamental:	
Cortaderia	Pampas Grass
Cupressus sp	Cypress
Eucalyptus sp	Eucalyptus - Except as approved on
this plan	
Juniperus sp	Juniper
Pinus sp	Pine
Arecaceae (all palm sp)	Palms

PERIMETER RADIANT HEAT BLOCK WALL



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



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

LEGEND

ZONE "A"
-SET BACK ZONE
NON-COMBUSTIBLE PROPERTY OWNER MAINTAINED PER OCFA MAINTENANCE GUIDELINES. AREA PLANTED WITH APPROVED PLANT MATERIAL.

ZONE "B"
- FULLY IRRIGATED WET ZONE
(100% REMOVAL OF UNDESIRABLE PLANT SPECIES)
HOMEOWNERS ASSOCIATION MAINTAINED PER OCFA MAINTENANCE GUIDELINES, AREA PLANTED WITH APPROVED PLANT PALETTE ONLY.

ENHANCED CONSTRUCTION ZONE
All structures on lots adjoining the fuel modification shall comply with all portions of the 2013 California Residential Code Section R327.

INDICATES SIDE THAT SHALL HAVE NO VENTING:
All structures adjoining the Fuel Modification shall have low profile venting on side facing the Fuel Modification as show on plan. All other vents throughout the entire project shall comply with the the requirements per the 2013 California Residential Code Section R327

NOTES:

1. HOMEOWNER / PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN "A" ZONE SETBACK IF IN PRIVATE BACKYARD PER APPROVED FUEL MODIFICATION PLAN GUIDELINES.

I UNDERSTAND AND AGREE TO COMPLY WITH ALL FUEL MODIFICATION AND EXPOSED SIDES CONSTRUCTION REQUIREMENTS FROM THE APPROVED FUEL MODIFICATION PLAN WHICH APPLY TO THIS PROPERTY:

BUYER SIGNATURE _____ BUYER SIGNATURE _____

DATE _____ DATE _____

PREPARED FOR:
MeritageHomes
1250 CORONA POINTE COURT
SUITE 210
CORONA, CA 92879
(951) 547-8320

ENGINEER:
RBF CONSULTING
PLANNING ■ DESIGN ■ CONSTRUCTION
14725 ALTON PARKWAY
IRVINE, CALIFORNIA 92618-2027
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PREPARED BY:
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WWW.FIRESAFEPLANNING.COM

CONCEPTUAL FUEL MODIFICATION PLAN
ENCANTO
TRACT 13343
OCFA REVISION S.R. 202713
PREVIOUSLY APPROVED S.R. 197665
ORANGE COUNTY FIRE AUTHORITY

FIRE CHIEF ORANGE COUNTY FIRE AUTHORITY REVIEWED

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ALTERNATE MEANS & METHODS REQUEST LETTER

July 10, 2015

Bret Anderson
Senior Fire Prevention Specialist
Planning and Development Services Section
Orange County Fire Authority
1 Fire Authority Road
Irvine, CA 92856-0086

SUBJECT: Encanto Residential Development- Tract 13343
Alternate Means and Methods for Fuel Modification
Lake Forest
OCFA Revision SR#: 202713
Previously Approved SR#: 197665

On behalf of the Encanto development and Meritage Homes., 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 widths of 100 feet rather than the traditional 170 feet.

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

A. Project information:

- Project name: Encanto Residential Development
- Contact person: David Oatis, Firesafe Planning Solutions, (949) 240-5911
- 302 N. El Camino Real Suite 202, San Clemente, CA 92672
- Current landowner: Meritage Homes
- Development type: Single Family Residential

B. Code Sections for which the modification is requested:

- 2013 California Fire Code (CFC) Section 317 and local amendments.

C. General Description:

The Encanto project is a in-fill tract project in the City of Lake Forest, California. The Encanto project is at the intersection of Alton Parkway and Commercentre Drive in Lake Forest.The east portion is bordered by Commercentre Drive with the existing Baker Ranch residential development beyond, Commercial and Industrial Areas at the south side, Alton Parkway to the north and to the west is open space with existing utility roads, and water tank.

D. Fuel Modification Zones

The total distance of the fuel modification zones will be no less than 97 feet. There is a minimum 17 foot "A" zone throughout. The 80 foot fully irrigated "B" Zone is the best alternative to allow a manageable and maintainable decreased Fuel Modification program.

E. Hardship:

Our hardship is: A request to maintain as much open space as possible has led us to reduce the distance of the fuel modification as to minimize the impact on the open space.

F. Proposed alternative fire protection measures:

- The entire permanent Fuel Modification will be composed of wet zones.
- This project is not located in a VHFHSZ as adopted by the City of Lake Forest, however, all structures on lots 7-26 shall comply with all portions of the 2013 California Residential Code Section R327 and shall be protected with an NFPA 13-D System including Attic Spaces.
- The balance of the community will comply with portions of the 2013 CRC Section R327 pertaining to Ember Intrusion which includes Roofing, Venting, Decking Surfaces and Accessory Structures per the screening forms provided on this plan.
- A Radiant Heat wall will be provided at the rear property line between the A Zone and B Zone along the entire length of the fuel modification, pre the requirements provided on details provided on the fuel modification plan. Final design of the radiant heat wall will be provided by the Landscape Architect.
- The majority of the shrub material within the Zone B will be comprised of ground cover that shall naturally grow to no more than 2-feet in height
- All other Landscape Areas shall be designated as a Special Maintenance Area.
- All HOA Landscaped Areas within the interior of the community as indicated on the Fuel Modification Plan shall be designated as a Special Maintenance Area and shall be devoid of all Palm Trees, Pine Trees and Eucalyptus Trees.

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
Firesafe Planning Solutions for:
Encanto Development

ALTERNATE MEANS & METHODS APPROVAL LETTER

ORANGE COUNTY FIRE AUTHORITY
Fire Prevention Department
P. O. Box 57115, Irvine, CA 92619-7115 • 1 Fire Authority Road, Irvine, CA 92602
Planning and Development Services • www.ocfa.org • (714) 573-6100 / Fax (714) 368-8843

July 10th, 2015

Firesafe Planning Solutions
302 N El Camino Real #202
San Clemente, 92672

Subject: ***Alternative Materials & Methods Request Response***
CONCEPTUAL FUEL MODIFICATION PLAN
Service Request # 202713
Encanto Residences
Baker Ranch Tract 13343
Lake Forest

Dear Applicant,

In accordance with Section 104.9 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 Encanto Community of 52 homes is proposed within the City of Lake Forest in the southern area of Baker Ranch at the City boundary of Lake Forest and the Marine Air Corps El Toro Air Station open space. This future community adjoins a very high fire hazard severity zone located on the Marine Corps land. At this time, no future communities will be constructed further west and south of Encanto, so the community could permanently interface with the open space.

Hardship:

The developer is requesting to preserve as much open space within their land as possible, to maximize the number of units while maintaining approved protection from wildfires in the area.

Justification and Conditions:

a. Solid block and/or glass backyard property line fencing is strategically located. This will help reduce the spread of fire and to reduce the direct impacts of flame, heat, and embers on the structures and to assist emergency responders. The fences will assist in changing the intensity, direction, and speed of a vegetation fire. Products of the fire within the lower ground-level moving winds would contact the fence 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.
b. Selected community perimeter structures are proposed to be constructed with all code sections from Chapter 7A of the California Building Code (CBC)/California Residential Code 327 (CRC). These code design construction requirements are in place to prevent the intrusion of flame and embers and to prevent exterior and attic space ignition of homes and backyard accessory structures. All other homes not located on the community perimeter will be constructed with other features of these codes as shown on the Fire Protection plan, which include requirements for roofing, venting, decking, and accessory structures.
c. Sprinkler system coverage is extended into the attic spaces of the home in accordance with OCFA Bulletin 06-01. The attic space of Lots 7-26 will be provided with automatic sprinklers. This will help if embers do enter the attic space and a fire starts in the attic. (Sprinklers are not required normally within an attic space). Sprinkler systems have been proven to be effective in controlling fires and when the fire sprinkler system activates, an audible bell rings on the exterior of the home which can notify neighbors or emergency responders of an attic fire. This will be another layer of protection if embers penetrate into the attic space.
d. Interior HOA Special Maintenance Area that will follow SMA prescriptive measures stated in the legend and absent of Palm, Pines or Eucalyptus Trees.

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 Pivaroff
Assistant Fire Marshal

Cc; Vahid Toossi, OCFA Fire Protection Engineer

PREPARED FOR:
MeritageHomes
1250 CORONA POINTE COURT
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CONCEPTUAL FUEL MODIFICATION PLAN
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PREVIOUSLY APPROVED S.R. 197665
ORANGE COUNTY FIRE AUTHORITY

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