TREE LEGEND AND SIZES

SYMBOL	BOTANICAL NAME	COMMON NAME	REMARKS
	EXISTING TREE TO REMAIN PROTECT IN PLACE	EXISTING TREE	VERIFY FIELD LOCATION
	EXISTING TREE REMOVED	REMOVED TREE	VERIFY FIELD LOCATION
	OLEA EUROPAEA PLATANUS RACEMOSA QUERCUS AGRIFOLIA SAMBUCUS MEXICANA	OLIVE TREE CALIFORNIA SYCAMORE COAST LIVE OAK MEXICAN ELDERBERRY	ACCENT MULTI OR LOW BRANCHING

ATTACHMENT 7
UNDESIRABLE PLANT SPECIES (TARGET SPECIES)

CERTAIN PLANTS ARE CONSIDERED TO BE UNDESIRABLE IN THE LANDSCAPE DUE TO CHARACTERISTICS THAT MAKE THEM HIGHLY FLAMMABLE. THESE CHARACTERISTICS CAN BE EITHER PHYSICAL OR CHEMICAL. PHYSICAL PROPERTIES THAT WOULD CONTRIBUTE TO HIGH FLAMMABILITY INCLUDE LARGE AMOUNTS OF DEAD MATERIAL RETAINED WITHIN THE PLANT, ROUGH OR PEELING BARK, AND THE PRODUCTION OF COPIOUS AMOUNTS OF LITTER. CHEMICAL PROPERTIES INCLUDE THE PRESENCE OF VOLATILE SUBSTANCES SUCH AS OILS, RESINS, WAX, AND PITCH. CERTAIN NATIVE PLANTS ARE NOTORIOUS FOR CONTAINING THESE VOLATILE SUBSTANCES.

PLANTS WITH THESE CHARACTERISTICS SHALL NOT BE PLANTED IN ANY OF THE 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 ARE (BUT NOT LIMITED TO):

FIRE PRONE PLANT SPECIES (MANDATORY REMOVAL)

BOTANICAL NAME	COMMON NAME
ADENOSTOMA FASCICULATUM	ARTICHOKE THISTLE
ADENOSTOMA SPARSIFOLIUM	RED SHANKS
ANTHEMIX COTULA	MAYWEED
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH
BRASSICA NIGRA	BLACK MUSTARD
BRASSICA RAPA	WILD TURNIP, YELLOW MUSTARD, FIELD MUSTARD
CARDARIA DRABA	HOARY CRESS, PERENNIAL PEPPERGRASS
CENTAUREA SOLSTITIALIS	YELLOW STAR-THISTLE
CIRSIUM VULGARE	WILD ARTICHOKE
CONYZA CANADENSIS	HORSEWEED
CORTADERIA SELLOANA	PAMPAS GRASS
CYNARA CARDUNCULUS	ARTICHOKE THISTLE
DATURA WRIGHTII	JIMSONWEED
ERIOGONUM FASCICULATUM	COMMON BUCKWHEAT
FOENICULUM VULGARE	FENNEL
HETEROTHACA GRANDIFLORA	TELEGRAPH PLANT
LACTUCA SERRIOLA	PRICKLY LETTUCE
MALOSMA LAURINA	LAUREL SUMAC
NICOTIANA BIGELEVIL	INDIAN TOBACCO
NICOTIANA GLAUCA	TREE TOBACCO
SALVIA MELLIFERA	BLACK SAGE
SACSOLA AUSTRALIS	RUSSIAN THISTLE/TUMBLEWOOD
SILYBUM MARIANUM	MILK THISTLE
RICINUS COMMUNIS	CASTOR BEAN PLANT
URTICA URENS	BURNING NEEDLE
ORNAMENTALS	
CORRADERS	PAMPAS GRASS
CUPRESSUS SP.	CYPRESS
EUCALYPTUS SP.	EUCALYPTUS
JUNIPERUS SP.	JUNIPER
PINUS SP.	PINE

SHRUB PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	NATIVE SHRUB SPECIES FOR MODJESKA CANYON	
	HETEROMELES ARBUTIFOLIA ENCELIA CALIFORNICA ISOCOMA MENZIESII ISOMERIS ARBOREA LEYMUS CONDENSATUS MIMULUS AURANTIACUS MUHLENBERGIA RIGENS OPUNTIA LITTORALIS RHAMNUS CALIFORNICA TRICHOSTEMA LANATUM	TOYON CALIFORNIA ENCELIA COASTAL GOLDENBRUSH BLADDERPOD GIANT WILD RYE STICKY MONKEYFLOWER DEERGRASS PRICKLY PEAR CACTUS CALIFORNIA COFFEEBERRY WOOLY BLUE CURLS
	NATIVE/ORNAMENTAL LANDSCAPING AROUND RESIDENCE	
	ALOE VERA ARCTOSTAPHYLOS 'PACIFIC MIST' CISTUS HYBRIDUS CISTUS SALVIFOLIUS CISTUS X PURPUREUS CITRUS SPECIES CEANOTHUS GRISEUS VAR. HORIZONTALIS 'YANKEE POINT' COPROSMA KIRKII ENCELIA CALIFORNICA GALVEZIA SPECIOSA GREWIA OCCIDENTALIS KNIPHOFIA UVARIA LANTANA CAMARA CULTIVARS LAVANDULA DENTATA LEUCOPHYLLUM FRUTESCENS MYOPORUM 'PACIFICUM' PELARGONIUM PELTATUM PLUMBAGO AURICULATA POTENTILLA GLANDULOSA RIBES AUREUM RIBES SPECIOSUM RIBES VIBURNIFOLIUM SANTOLINA CHAMAECYPARISSUS SANTOLINA VIRENS SCIRPUS CALIFORNICUS SOLANUM DOUGLASII STRELITZIA REGINAE XYLOSMA CONGESTUM	MEDICINAL ALOE PACIFIC MIST MANZANITA WHITE ROCKROSE SAGELEAF ROCKROSE ORCHID ROCKROSE CITRUS YANKEE POINT CEANOTHUS CREEPING COPROSMA CALIFORNIA ENCELIA BUSH SNAPDRAGON STARFLOWER RED HOT POKER YELLOW SAGE FRENCH LAVENDER TEXAS RANGER MYOPORUM IVY GERANIUM CAPE PLUMBAGO STICKY CINQUEFOIL GOLDEN CURRANT FUSCHIA FLOWERING GOOSEBERRY EVERGREEN CURRANT LAVENDER COTTON GREEN LAVENDER COTTON CALIFORNIA BULRUSH DOUGLAS NIGHTSHADE BIRD OF PARADISE SHINY XYLOSMA

NOTE: ALL PLANT MATERIAL INSTALLED SHALL BE A 1 GALLON SIZE OR LARGER.

SUMMARY OF INTERFACE FUEL TYPES

BOTANICAL NAME	COMMON NAME
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH
BRASSICA RAPA	YELLOW MUSTARD
CYNARA CARDUNCULUS	ARTICHOKE THISTLE
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA
ERIOGONUM FASCICULATUM	COMMON BUCKWHEAT
HETEROMELES ARBUTIFOLIA	TOYON
MALOSMA LAURINA	SUMAC
MIMULUS AURANTIACUS	STICKY MONKEYFLOWER
MUHLENBERGIA RIGENS	DEERGRASS
OLEA EUROPAEA	OLIVE
QUERCUS AGRIFOLIA	COAST LIVE OAK
RHUS INTEGRIFOLIA	LEMONADE BERRY
RICINUS COMMUNIS	CASTOR BEAN PLANT
ROSMARINUS SPECIES	ROSEMARY SPECIES
SACSOLA AUSTRALIS	RUSSIAN THISTLE
SALVIA MELLIFERA	BLACK SAGE
SAMBUCUS MEXICANA	MEXICAN ELDERBERRY
SILYBUM MARIANUM	MILK THISTLE
NICOTIANA BIGELEVIL	INDIAN TOBACCO

FUEL MODIFICATION LEGEND

ZONE A- SETBACK IRRIGATED ZONE
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 20-FOOT MINIMUM. THE ENTIRE ZONE IS TO BE LOCATED ON A LEVEL, GRADED AREA AT THE TOP OR BASE OF SLOPE. ZONE A AREA SHALL BE MAINTAINED BY HOMEOWNER.

ZONE B - IRRIGATED ZONE
THIS PORTION OF FUEL MODIFICATION CONSISTS OF IRRIGATED LANDSCAPING. THESE IRRIGATED ZONES ARE A MINIMUM 50' IN WIDTH AND MAY BE INCREASED AS CONDITIONS WARRANT. THE PLANS MUST DELINEATE THAT PORTION OF THE FUEL MODIFICATION AREA THAT WILL BE PERMANENTLY IRRIGATED AND REGULARLY IRRIGATED. THE LANDSCAPE ARCHITECT SHALL SELECT PLANT SPECIES, DESIGN AN IRRIGATION SYSTEM, AND DESIGN A MAINTENANCE PROGRAM WHICH SENSITIVELY ADDRESSED WATER CONSERVATION PRACTICES AND INCLUDE 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 AREA SHALL BE MAINTAINED BY HOMEOWNER.

ZONE C AND D - THINNING ZONE AND NON-IRRIGATED AREA
ZONE C IS 50'-0" MIN. IN WIDTH AND REQUIRES HORIZONTAL AND VERTICAL SPACING OF PLANT GROUPS AND REMOVAL OF ALL DEAD AND DYING VEGETATION AND UNDESIRABLE SPECIES FROM ATTACHMENT 7. MINIMUM THINNING PERCENTAGE OF PLANT REMOVAL IS 50%. ZONE C SHALL BE MAINTAINED BY HOMEOWNER.

ZONE D IS 50'-0" MIN. IN WIDTH AND REQUIRES HORIZONTAL AND VERTICAL SPACING OF PLANT GROUPS AND REMOVAL OF ALL DEAD AND DYING VEGETATION AND UNDESIRABLE SPECIES FROM ATTACHMENT 7. MINIMUM THINNING PERCENTAGE OF PLANT REMOVAL IS 30%. ZONE D SHALL BE MAINTAINED BY HOMEOWNER.

EXISTING OAK CANOPY UNDERSTORY
EXISTING OAK CANOPY UNDERSTORY SHALL MEET ALL ZONE B, C, AND D REQUIREMENTS DESCRIBED ON THESE PLANS TO MEET OCFA FUEL MODIFICATION GUIDELINES. THIS AREA REQUIRES HORIZONTAL AND VERTICAL SPACING OF PLANT GROUPS AND REMOVAL OF ALL DEAD AND DYING VEGETATION AND UNDESIRABLE SPECIES FROM ATTACHMENT 7. ALL IRRIGATION SHALL BE KEPT A MINIMUM OF 20 FEET FROM THE DRIP LINE OF ANY EXISTING NATIVE QUERCUS (OAK) SPECIES. THIS AREA SHALL BE MAINTAINED BY HOMEOWNER.

FIRE ACCESS DRIVEWAYS
FIRE ACCESS ROADWAYS SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF OCFA FIRE APPARATUS WITH A TOTAL WEIGHT OF 68,000 POUNDS. THE SURFACE SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. ROAD BASE WITHOUT AN APPROPRIATE TOPPING OR BINDING MATERIAL DOES NOT SATISFY THE ALL-WEATHER REQUIREMENT. A LETTER OR STATEMENT, WET-STAMPED AND SIGNED BY A REGISTERED ENGINEER, SHALL BE PROVIDED ON THE PLANS CERTIFYING THAT ANY NEW ROADWAY MEETS THIS 68,000 POUND, ALL-WEATHER DESIGN REQUIREMENT.

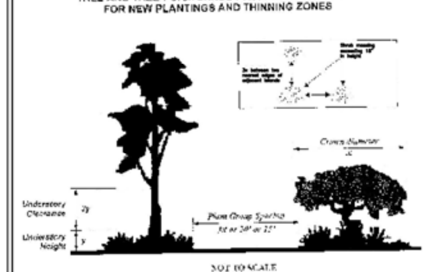
BUILDING AND CONSTRUCTION FEATURES ON ALL STRUCTURES

ALL PROPOSED STRUCTURES SHALL COMPLY WITH THE LATEST UNIFORM BUILDING CODE STANDARDS AND CHAPTER 7A REQUIREMENTS.

ALL PROPOSED STRUCTURES SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA STD. 13D INCLUDING ALL ENCLOSED SPACES, SMALL ATTIC AREAS, AND CLOSETS.

Attachment 6

TREE AND TREE-FORM SHRUB PRUNING AND SPACING FOR NEW PLANTINGS AND THINNING ZONES



VERTICAL CLEARANCE
1. Understory Clearance. New and existing trees and tree-form shrubs (naturally reaching 4' and taller), which are being retained with the approval of the agency having jurisdiction, shall be pruned to provide clearance of three times the height of the understory plant material or 10 feet, whichever is greater (see figure above). New trees and tree-form shrubs may comply with the lesser if sufficient height is not available to achieve 10 feet.

HORIZONTAL SEPARATION
2. Plant Group Canopy Spacing.
a. Trees and tree-form shrubs over 4 feet in height shall be single specimens or in a maximum grouping of 3 plants. Groupings shall be separated by a distance of three times the diameter of the largest individual mature crown or 15 feet, whichever is greater (see figure above). Other grouping arrangements and spacing may be acceptable if approved by the OCFA.

b. Trees shall be single specimens or in a maximum grouping of 3. Groupings shall be separated by a distance of 3 times the diameter of the largest individual mature crown or 30 feet, whichever is greater (see figure above). Other grouping arrangements and spacing may be acceptable if approved by the OCFA.

c. Plant specimens listed in the OCFA "Approved Plant Palette - Qualification Statements for Select Plant Species" shall comply with plant groupings and spacing requirements specified in those restrictions (see page 36).

d. Tree-form shrubs should be spaced away from trees using the tree-form shrub spacing.

e. Recommended canopy spacing for single trees is 30 feet and 15 feet for tree-form shrubs.

FUEL MODIFICATION MAINTENANCE NOTES

4. ZONE A - Setback Irrigated Zone (See Attachments 2 and 3)

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 20-foot minimum. The entire zone is to be located on a level, graded area at the top or base of slope.**

If Zone A is located within the lot containing the protected structure and another entity is maintaining the B_D zones, it shall be located at the most distal 20 feet prior to 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 more than 100 feet from the protected structure and is recommended to begin as close as possible to the structure. Zone A may incorporate trails, roadways, and other level, noncombustible areas that create defensible space for fire crews between the protected structure and the fire.

Zone A - Specific 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, vertical continuity, and removal of plant litter and dead wood in Accordance with Attachment 6.

C. Complete removal of fire prone plant species (see Attachment 7). 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).

E. Tree species are not allowed within 10 feet combustible structures (measured from the edge of a full growth crown).

F. Maintenanace 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 area.

H. No combustible construction shall be allowed within Zone A.

5. Zone B - Irrigated Zone

This portion of fuel modification consists of irrigated landscaping. These irrigated zones are a minimum of 50 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 irrigated 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 Requirements

A. Groundcover shall be maintained at a height not to exceed 18 inches.

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 not exceed 8 inches.

C. Irrigation shall be designed to supplement native vegetation, and establish and maintain planted natives and ornamentals.

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 7 and 8.

E. Groups of trees and tree-form shrubs shall be vertically pruned, and horizontally spaced in accordance with Attachment 6. Tree-form shrubs are defined as any shrubs that naturally exceed 4 feet in height.

F. Shrubs ranging from 18 inches to 4 feet in height shall be designed and maintained to not create an excessive fuel mass larger than 50% of Zone B. Design continuity massing shall include areas with species of lower heights to reduce the intensity of fire within Zone B.

G. Removal of dead and dying vegetation and undesirable plant species from Attachment 7.

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

I. Combustible construction is not allowed within Zone B.

6. Zones C and D - Thinning Zones - Non-Irrigated

Zone C is 50 feet in width and requires horizontal and vertical spacing of plant groups and removal of all dead and dying vegetation and undesirable species from Attachment 7. Minimum thinning percentage of plant removal is 50%.

Zone D is 50 feet in width and requires horizontal and vertical spacing of plant groups and removal of all dead and dying vegetation and undesirable species from Attachment 7. Minimum thinning percentage of plant removal is 30%.

Thinning zones reduce the fuel load of a wildland area adjacent to the irrigated zones and urban developments, reducing heat and ember production from wildland fires. Thinning zones are located adjacent to the irrigated zone 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, and vegetation type and density. Sometimes a greater thinning percentage than the minimum may be needed to meet spacing requirements and the removal of dead and undesirable species.

Zone C and D - Specific Requirements

A. Removal of all dead and dying vegetation and undesirable plant species from Attachment 7.

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 height shall not exceed 8 inches.

C. Groups of trees and tree-form shrubs shall be vertically pruned, and horizontally spaced in accordance with Attachment 6. Tree-form shrubs are defined as any shrubs that naturally exceed 4 feet in height.

D. Plants species introduced into Zone C and D 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.

E. 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.

7. Interior/Manufactured Slopes and Areas with Non-Irrigated Vegetation

Except in unique situations, the interior/manufactured slope and non-irrigated native vegetation portions of a tract are not standard fuel modification zones, but may be subject to planting restrictions, irrigation, and maintenance requirements to ensure structures are reasonably protected from flying embers that may be produced by a wildland fire. The fuel
modification plans shall set forth the maintenance requirements for designated interior tract areas. Preliminary/conceptual master landscape plans, indicating the general plant palette and density, must be submitted with the fuel modification plans for the standard Zones A through D described above. The preliminary/conceptual master landscape plans will be evaluated to determine if the areas have the potential to increase the hazard to structures or if they will lessen the hazard. The assessment process is as follows:

A. Applicant shall submit the preliminary/conceptual master landscape plans for all planted and native areas within the tract. It shall be combined with the perimeter fuel modification plan (conceptual or precise) in Zones A through D.

B. The areas will be evaluated, based on location, topography, size, and plant palette as to whether the proposed planting scheme and/or improper maintenance could create a hazard to adjacent homes. Specific criteria used in the assessment include:

1) The tract is in a designated Fire Hazard Severity Zone (FHSZ) or Very High Fire Hazard Severity Zone (VHFHSZ) or Wildland-Urban Interface Area (WUI).

2) Homes adjacent to the areas are not proposed to have "special construction features."

3) There are no proposed restrictions on combustible construction on lots (patio covers, gazebos, etc.).

4) There are no proposed planting restrictions on lots.

5) The proximity between structures and landscape slopes is such that fire travel is probable.

6) The area/slope is not proposed to be irrigated.

7) The plant palette for the area/slope contains plant species from the OCFA undesirable plant list.

8) The plant spacing is less than the minimum spacing requirements outlined in this guideline.

9) The proposed plant arrangement creates a "fuel ladder."

10) The slope/area is contiguous with exterior fuel modification zones and/or the prevailing wind and proximity are such that fire travel is probable.

C. If the potential for a hazard exists the OCFA shall notify the applicant of specific concerns that may require planting restrictions and review alternate proposals by the applicant to gain acceptance of these areas without restriction. Considerations include:

1) Use of materials from the OCFA approved plant palette within 30 feet of structures.

2) Use of "special construction features" on all structures throughout the tract.

3) Irrigation.

4) Limited use of trees and/or large shrubs that are not on the Fuel Modification Zone Plant List and/or that are not planted in accordance with spacing requirements of this guideline.

NOTE: Irrigated, maintained streetscapes which are tract or community edges and not part of the perimeter fuel modification will not be regulated unless a distinct hazard is created. Streetscapes are maintained by the HOA, irrigated, and are not more than 38 feet in width. If the OCFA determines the proposed planting of these areas creates a distinct hazard, the land developer will be contacted to assist with a solution. ar

D. If the hazards are not otherwise mitigated, the area(s) shall be regulated as part of the fuel modification plan and subject to the specific requirements below, as well as approved/recorded maintenance provisions.

E. If hazards do not exist or have been mitigated to an acceptable level, the information may be used to support requested conditional and/or total exclusions from the designated (FHSZ), (VHFHSZ), or (WUI) maps.

Specific Requirements

A. The irrigation, pruning, thinning, and debris-removal requirements of perimeter fuel modification zones applies to these areas.

B. The area is completely irrigated or the area is adequately separated from structures.

C. There is a noncombustible setback zone of 15 feet from all structures (see Zone A requirements).

D. Only trees and shrubs from the Fuel Modification Zone Plant List, and planted in accordance with spacing requirements, can be used within the first 30 feet from any structure.

E. Selected Pinus and Eucalyptus species must be a minimum of 30 feet from all structures (measured from mature canopy growth to the structure) and planted in clusters of no more than 5 to 7 trees per cluster with 30 feet between clusters. The areas between the clusters may be planted with allowable plants.

F. Vegetative under-story must not create a fuel ladder or create the potential for ground fires. Trees shall be limbed up to two-and-one-half times the height of the under-story vegetation height.

G. Any plants proposed from the OCFA Attachment 7 undesirable list shall be reviewed through a Alternate Means of Protection process to determine the plants suitability, including spacing requirements, within the project boundary area.

NOTE: The identification of structures required to have special construction features from Chapter 7A of the California Building Code (CBC) relative to development/construction in a FHSZ/VHFHSZ, shall be done independently from the assessment of the proposed fuel modification plan. The construction features from CBC Chapter 7A shall be in accordance with the OCFA guideline C-04 for FHSZ/VHFHSZ development/construction. These construction features are proposed and reviewed on the OCFA reviewed Fire Master Plan. (Refer to the OCFA Guideline B-09).

8. Off-Site Fuel Modification Requirements

Due to the variable and sometimes considerable amount of land necessary for fuel modification, development proposals often include a request to have the required fuel modification zones extend onto adjacent properties. However, off site fuel modification is not recommended due to problems inherent with enforcement of regulations on adjacent property and the potential for confusion regarding responsibility for fuel modification on areas outside of legal ownership. Proper

on-site fuel modification design should determine where development can safely be located and should be an integral part
of the development proposal. Should off-site fuel modification be deemed a necessity, appropriate legally recorded instruments must be established that clearly state the responsibilities and rights of the parties involved relative to the establishment and maintenance of the fuel modification area. Appropriate recorded documents must include a recorded agreement between all parties and a grant of easement for the establishment and maintenance of the fuel modification area. It should be understood that the allowance of off-site fuel modification by an adjacent property owner may affect the rights and/or use of the off-site property. All agreements for any off-site fuel modification shall be integrated into fuel modification plans with a recorded document from adjoining property owner, giving rights to maintain fuels off-site.

OFF-SITE FUEL MODIFICATION ADJACENT TO NORTH PROPERTY LINE

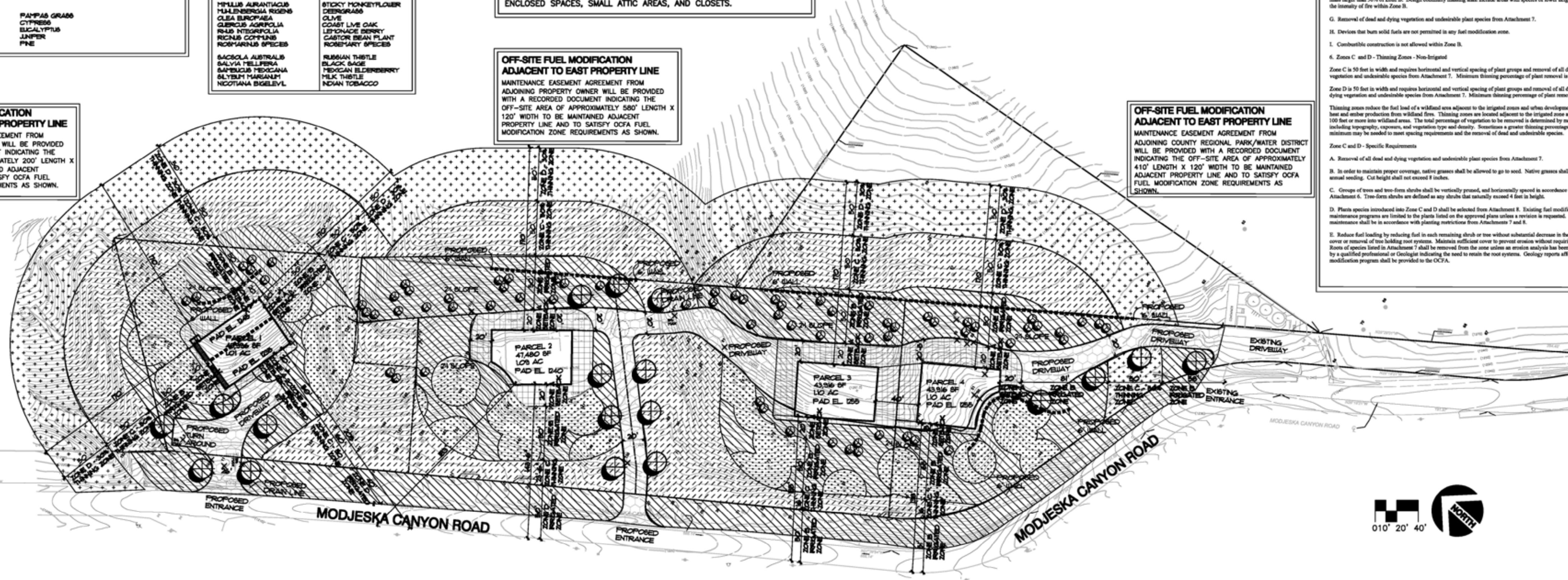
MAINTENANCE EASEMENT AGREEMENT FROM ADJOINING PROPERTY OWNER WILL BE PROVIDED WITH A RECORDED DOCUMENT INDICATING THE OFF-SITE AREA OF APPROXIMATELY 200' LENGTH X 120' WIDTH TO BE MAINTAINED ADJACENT PROPERTY LINE AND TO SATISFY OCFA FUEL MODIFICATION ZONE REQUIREMENTS AS SHOWN.

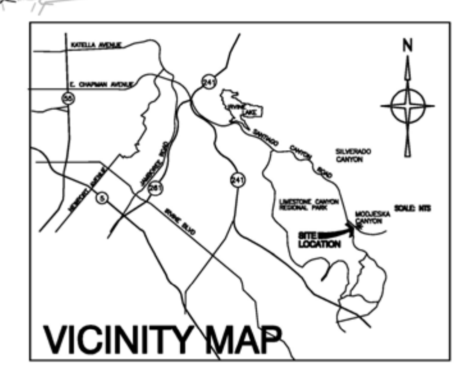
OFF-SITE FUEL MODIFICATION ADJACENT TO EAST PROPERTY LINE

MAINTENANCE EASEMENT AGREEMENT FROM ADJOINING PROPERTY OWNER WILL BE PROVIDED WITH A RECORDED DOCUMENT INDICATING THE OFF-SITE AREA OF APPROXIMATELY 580' LENGTH X 120' WIDTH TO BE MAINTAINED ADJACENT PROPERTY LINE AND TO SATISFY OCFA FUEL MODIFICATION ZONE REQUIREMENTS AS SHOWN.

OFF-SITE FUEL MODIFICATION ADJACENT TO EAST PROPERTY LINE

MAINTENANCE EASEMENT AGREEMENT FROM ADJOINING COUNTY REGIONAL PARK/WATER DISTRICT WILL BE PROVIDED WITH A RECORDED DOCUMENT INDICATING THE OFF-SITE AREA OF APPROXIMATELY 410' LENGTH X 120' WIDTH TO BE MAINTAINED ADJACENT PROPERTY LINE AND TO SATISFY OCFA FUEL MODIFICATION ZONE REQUIREMENTS AS SHOWN.





PREPARED BY:		REVISIONS	BY	DATE	REVISIONS	BY	DATE
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PREPARED FOR:	SHEET TITLE		
OWNER: CROCKER PROPERTY AREA PLAN ADDRESS: 16956 MODJESKA CANYON ORANGE COUNTY, CALIFORNIA	CONCEPTUAL FUEL MODIFICATION PLAN	REGISTERED LANDSCAPE ARCHITECT ALLAN I. GALERA 4864 Signature 9-11-2009 Date STATE OF CALIFORNIA	DRAWN: ALLAN GALERA CHECKED: ALLAN GALERA DATE: SEPTEMBER 11, 2009 SCALE: 1" = 40'-0" JOB NO. 08-002 SHEET 1.0 OF 1 SHEETS

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Exhibit 2
Conceptual Fuel Modification Plan