

ATTACHMENT 1 - NEW CONSTRUCTION INSPECTION REQUIREMENTS

THE BUILDER OR DEVELOPER SHALL CALL CVFD INSPECTION SCHEDULING AT 909-992-5260 FOR THESE 3 NEW CONSTRUCTION INSPECTIONS:

- PRIOR TO DROPPING OF LUMBER. SCHEDULE A "VEGETATION CLEARANCE" INSPECTION. PRIOR TO DROPPING LUMBER, THE DEVELOPER/BUILDER SHALL PROVIDE A SEPARATION OF COMBUSTIBLE VEGETATION FOR A MINIMUM DISTANCE OF 100 FEET FROM THE LOCATION OF THE STRUCTURES AND LUMBER STOCKPILE. AN INSPECTION SIGN-OFF AND/OR RELEASE LETTER TO THE BUILDING DEPARTMENT IS REQUIRED.
- PRIOR TO OCCUPANCY OF THE BUILDING. SCHEDULE A "FINAL FUEL MODIFICATION" INSPECTION. THE FUEL MODIFICATION ZONES (FMZ), SPECIAL MAINTENANCE AREAS (SMA), AND ROADWAY PROTECTION ZONE (RPZ) ADJACENT TO STRUCTURES MUST BE INSTALLED, IRRIGATED, AND INSPECTED. THIS INCLUDES PHYSICAL INSTALLATION OF FEATURES IDENTIFIED IN THE APPROVED PRECISE FUEL MODIFICATION PLANS (INCLUDING, BUT NOT LIMITED TO, PLANT ESTABLISHMENT, THINNING, IRRIGATION, ZONE MARKERS, ACCESS EASEMENTS, ETC.). AN CVFD INSPECTOR WILL PROVIDE WRITTEN APPROVAL OF COMPLETION AT THE TIME OF THIS FINAL INSPECTION ON THE BUILDING CARD. A WRITTEN DISCLOSURE WILL BE REQUESTED BY THE CVFD INSPECTOR INDICATING THAT THE LANDOWNER IS AWARE OF THE FMZ ON THEIR LAND.
- PRIOR TO HOMEOWNER ASSOCIATION (HOA) OR LANDOWNER MAINTENANCE ACCEPTANCE FROM DEVELOPER OR BUILDER. SCHEDULE A "OWNER TURNOVER" INSPECTION. THIS INSPECTION MEETING MUST HAPPEN WITH CVFD STAFF PRIOR TO ACCEPTING THE MAINTENANCE RESPONSIBILITY FROM THE DEVELOPER OR BUILDER.

A. THE INSPECTION / MEETING MUST INCLUDE THE FOLLOWING REPRESENTATIVES:

- LANDSCAPE ARCHITECT
- PROPERTY MANAGER OR HOMEOWNER
- HOA BOARD MEMBER
- INSTALLING LANDSCAPE COMPANY
- HOA LANDSCAPE COMPANY

B. AT THE TIME OF TURNOVER, THE FUEL MODIFICATION AREAS SHALL BE MAINTAINED BY THE DEVELOPER OR BUILDER AS ORIGINALLY INSTALLED AND APPROVED.

C. THE ACCEPTING LANDOWNER IS RESPONSIBLE FOR ENSURING THE DEVELOPER OR BUILDER SUFFICIENTLY CALCULATED THE AMOUNT OF REVENUE NEEDED TO PERFORM THE ON-GOING MAINTENANCE OF THE FMZS AND ANY SMAS PER THE APPROVED PLANS.

D. A COPY OF THE APPROVED PLANS MUST BE PROVIDED TO THE HOA REPRESENTATIVES OR HOMEOWNER AT THIS TIME.

E. LANDSCAPE ARCHITECT MUST CONVEY ONGOING MAINTENANCE REQUIREMENTS TO HOA REPRESENTATIVES OR HOMEOWNER.

F. AN CVFD WRITTEN DISCLOSURE WILL BE REQUIRED TO BE SIGNED BY THE HOA REPRESENTATIVES OR HOMEOWNER INDICATING THAT THE HOA OR HOMEOWNER IS AWARE OF THE FMZ ON THEIR LAND AND THAT THEY ARE AWARE OF THE IMPORTANCE OF THE RETAINING THE PLANS AND THE ON-GOING MAINTENANCE.

G. THE RESPONSIBILITY AND NECESSARY LANGUAGE FOR MAINTENANCE MUST ALSO BE STATED WITHIN THE CC AND RS (REFER TO ATTACHMENT 5).

ATTACHMENT 2 - INTRODUCTORY MAINTENANCE INFORMATION

THE FMZ, SMA, RPZ SHALL BE MAINTAINED IN PERPETUITY FOR FIRE SAFETY PURPOSES, AND SHALL CAUSE A COVENANT TO BE RECORDED AND REFERENCED IN THE CC AND RS OR ON THE PROPERTY TITLE WHEN THERE IS NO HOA INVOLVEMENT.

EMERGENCY ACCESS COVENANTS SHALL BE IDENTIFIED ON THE TRACT MAP INDICATING THE RESERVATION AND RESTRICTION FOR PERMANENT ENTRY BY THE HOA OR FIRE AUTHORITY.

SELECT EITHER OPTION #1 OR #2 BELOW

OPTION #1 MAINTENANCE METHOD

A. ONGOING MAINTENANCE SHALL OCCUR AS TO PRESERVE THE ORIGINALLY APPROVED DESIGN AS FOUND ON THE APPROVED PLANS. ATTACHMENT 6 SPACING IS REQUIRED AND ONLY APPROVED PLANTING SPECIES AND ARRANGEMENTS ON THE PLANS ARE PERPETUALLY PRESERVED.

B. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL MAINTENANCE OF FMZ, SMA, AND RPZ. THIS INCLUDES A MINIMUM OF TWO MAINTENANCE ACTIVITIES EACH YEAR.

C. PERFORM MAINTENANCE ACTIVITIES WITHIN TIME PERIODS OF MIDDLE TO LATE SPRING AND ONCE AGAIN IN EARLY TO MIDDLE FALL.

D. OTHER ACTIVITIES INCLUDE: GRASSES ARE CUT TO 4 INCHES AFTER ANNUAL SEEDING, ATTACHED DEAD AND DYING ALL VEGETATION LITTER, AND ATTACHED 7 SPECIES REMOVED FROM THE ZONES. MAINTENANCE OF IRRIGATION SYSTEMS, REPLACEMENT OF DEAD OR DYING VEGETATION WITH APPROVED SPECIES, REMOVAL OF TREES AND SHRUBS NOT ON THE APPROVED PLANS.

E. IF MAINTAINED BY AN HOA, THE LANDSCAPE MAINTENANCE COMPANY AND/OR PROPERTY MANAGER SHALL INSPECT THE FMZS THROUGHOUT THE YEAR TO IDENTIFY WHERE SPECIFIC MAINTENANCE ACTIVITIES NEED TO TAKE PLACE.

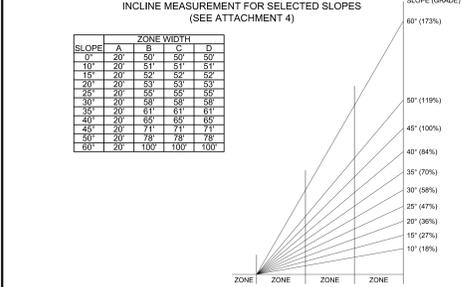
F. THE CVFD MAY CONDUCT INSPECTIONS OF ESTABLISHED FUEL MODIFICATION AREAS. ONGOING MAINTENANCE SHALL BE CONDUCTED A MINIMUM OF TWICE EACH YEAR REGARDLESS OF THE DATES OF THESE INSPECTIONS.

G. THE PROPERTY OWNER SHALL RETAIN ALL APPROVED FUEL MODIFICATION PLANS. THE PLANS SHALL BE USED TO PERFORM THE MAINTENANCE.

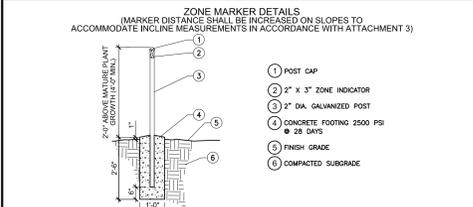
OPTION #2 MAINTENANCE METHOD

ONGOING MAINTENANCE SHALL OCCUR PER THE CURRENT POSTED CVFD VEGETATION MODIFICATION MAINTENANCE GUIDELINES. DISTANCES OF FMZ, SMA, AND RPZ WILL ALWAYS REMAIN REQUIRED AND WILL BE SPECIFIC TO APPROVED FUEL MODIFICATION PLAN.

ATTACHMENT 3 - INCLINE MEASUREMENT



ATTACHMENT 4 - IDENTIFICATION MARKER DETAIL



CVFD - FUEL MODIFICATION ZONES

A. FUEL MODIFICATION ZONE 'A'

- 20-FOOT MINIMUM WIDTH
- BUILDING FOUNDATION SETBACK (NO DESIGN ALTERNATIVES ALLOWED)
- ZONE 'A' (20 FEET WIDE)
- SETBACK FROM THE SLOPE NEAREST THE FOUNDATION.
- NO COMBUSTIBLE CONSTRUCTION ALLOWED IN SETBACK.
- AUTOMATIC IRRIGATION SYSTEMS TO MAINTAIN HEALTHY VEGETATION WITH HIGH MOISTURE CONTENT AND BE REGULARLY IRRIGATED.
- PLANTS IN THIS ZONE SHALL BE HIGHLY FIRE RESISTANT AND SELECTED FROM THE APPROVED PLANT PALETTE
- IF ALL ZONES A-D ARE TO BE MAINTAINED BY THE STRUCTURE OWNER, THEN ZONE A SHALL BEGIN AT THE WALL OF THE STRUCTURE

B. FUEL MODIFICATION ZONE 'B'

- REQUIRED AT THE NEAREST SLOPE ADJOINING ZONE A.
- IRRIGATED AND PLANTED PER ATTACHMENT 6.
- COULD REPLACE ZONES C-D WHEN GRADING PLANS REQUIRE LARGER REPLANTED AREAS.
- ALL PLANT SPECIES DESIGNED FOR ZONE B SHALL BE SELECTED FROM THE APPROVED PLANT PALETTE. 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 APPROVED PLANT PALETTE.
- NO COMBUSTIBLE CONSTRUCTION IS ALLOWED WITHIN ZONE B.

C. ON-SLOPE ZONE 'C-D' (0-100 FEET WIDE)

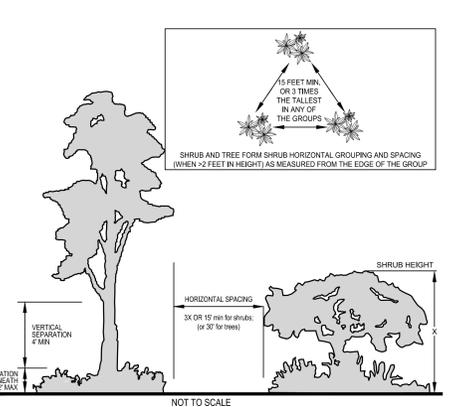
- ONE NATURAL VEGETATION THINNING ZONE (C) OR TWO THINNING ZONES (ZONE C-D).
- PLANTING INSTALLATION PER ATTACHMENT 6, IF INSTALLING PLANTS.
- SEE SECTION 4 ALTERNATIVES.
- PLANTS SPECIES INTRODUCED INTO ZONE C AND D SHALL BE SELECTED FROM APPROVED PLANT PALETTE. MAINTENANCE SHALL BE IN ACCORDANCE WITH ATTACHMENTS 6 AND 7. (SEE SECTION 3)
- NO COMBUSTIBLE CONSTRUCTION IS ALLOWED WITHIN ZONE C AND D.

CVFD GUIDELINE C-05 - SECTION 1.5

- THE DEVELOPER WILL OBTAIN PLANTING PLAN FROM CVFD PRIOR TO RECEIVING FINAL APPROVAL FROM ALL OTHER PERTINENT AGENCIES WITHIN FMZ, FIZ, INTERIOR SLOPES / COMMON AREA LANDSCAPING SMA, AND RPZ.
- FMZ, SMA AND RPZ LAND AREAS WERE PURCHASED AND DEDICATED FOR THE PURPOSES OF WILDFIRE MAINTENANCE ACTIVITIES, BEAUTIFICATION, AND EROSION CONTROL. PROTECTED PLANTS AND HABITAT IDENTIFIED AFTER FUEL MODIFICATION PLAN APPROVAL THROUGH SURVEYS OR OTHER BIOLOGICAL PROGRAMS CANNOT BE RETROFITTED BACK WITHIN THE LIMITS OF THESE AREAS.
- THE DEVELOPER IS RESPONSIBLE TO ENSURE THE CALCULATED REVENUE FROM HOMEOWNERS DUES IS SUFFICIENT TO COVER THE COST OF FUTURE MAINTENANCE, BASED ON THE ORIGINALLY APPROVED DESIGN. CHANGES TO THE FUEL MODIFICATION AREAS OR INTERRUPTED MAINTENANCE ACTIVITIES BY THE FINAL OWNER, AFTER THE FINAL LANDOWNER HAS ACCEPTED THE LONG-TERM MAINTENANCE RESPONSIBILITY, BECOME THE RESPONSIBILITY OF THE FINAL LANDOWNER.
- WHEN A REQUIRED MAINTENANCE AREA IS LOCATED ON COMMONLY OWNED LAND, WHILE THE REQUIRED ZONE 'A' IS LOCATED ON HOMEOWNERS LAND, A WRITTEN DISCLOSURE REGARDING THE ZONE 'A' AND VEGETATION REQUIREMENT IS REQUIRED TO BE SIGNED BY THE HOMEOWNER AND THE LOT NUMBER REFERRED IN THE CC AND RS.
- THE FMZ, SMA AND RPZ SHALL BE MAINTAINED IN PERPETUITY FOR FIRE SAFETY PURPOSES, IN ACCORDANCE WITH RECORDED COVENANTS AND CC AND RS, AND PROPERTY TITLE RESTRICTIONS.
- PRIOR TO DROPPING OF LUMBER, CALL FOR A VEGETATION CLEARANCE INSPECTION. PRIOR TO DROPPING LUMBER, THE DEVELOPER/BUILDER SHALL PROVIDE A SEPARATION OF COMBUSTIBLE VEGETATION FOR A MINIMUM DISTANCE OF 100 FEET FROM THE LOCATION OF THE STRUCTURES AND LUMBER STOCK-PILE. AN INSPECTION SIGN-OFF AND/OR RELEASE LETTER TO THE BUILDING DEPARTMENT IS REQUIRED.

ATTACHMENT 6 - PLANT SPACING REQUIREMENTS

REQUIREMENTS FOR PLANTING INSTALLATION IN FUEL MODIFICATION ZONES (FOR ON-GOING REQUIREMENTS, SEE ATTACHMENT 2, AND THE CVFD VEGETATION MODIFICATION MAINTENANCE GUIDELINES)



HORIZONTAL SPACING

- NO HORIZONTAL SPACING OR VERTICAL SEPARATION IS REQUIRED IN ALL ZONES. GROUND COVER IN ZONE B SHOULD COVER THE ENTIRE GROUND BETWEEN GROUPS OF SHRUBS. TREES OR GRASSES, GROUND COVER SHALL NOT EXCEED 2 FEET IN HEIGHT.
- SHRUBS AND TREES 2 FEET IN HEIGHT OR GREATER
- SHRUB AND TREE GROUP SIZE
 - ALL SHRUBS AND TREES CAN BE IN GROUPS OF 3 SPECIMENS OR LESS. NO HORIZONTAL SPACING IS REQUIRED INSIDE THE GROUP.
 - SHRUB / TREE-FORM SHRUB GROUP SPACING
 - GROUPS OF SHRUBS SHALL BE SPACED BY THE GREATER OF THE FOLLOWING TWO MEASUREMENTS: A DISTANCE OF 15 FEET MINIMUM (OR) 3 TIMES THE HEIGHT OF THE TALLEST SPECIMEN IN ANY OF THE GROUPS.
 - NO VEGETATION OVER 2 FEET IN HEIGHT IS ALLOWED WITHIN 15 FEET FROM THE EDGE OF TREE CANOPIES.
 - 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. (NOT REQUIRED IN SHRUBS ARE FURTHER THAN 30 FEET FROM THE STRUCTURE).
- SHRUBS AND TREES 10 FEET 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.

ATTACHMENT 7 - UNDESIRABLE & INVASIVE PLANT SPECIES

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

PLANTS WITH THESE CHARACTERISTICS SHALL NOT BE PLANTED IN ANY FUEL MODIFICATION ZONES OR ANYWHERE WITH ALTERNATE METHODS & MATERIALS AGREEMENTS (SEE SECTION 4). SHOULD THESE SPECIES ALREADY EXIST WITHIN THESE AREAS, THEY SHALL BE REMOVED BECAUSE OF THEIR INVASIVENESS OR POTENTIAL THREAT THEY POSE TO ANY STRUCTURES.

PLANT SPECIES (MANDATORY REMOVAL)

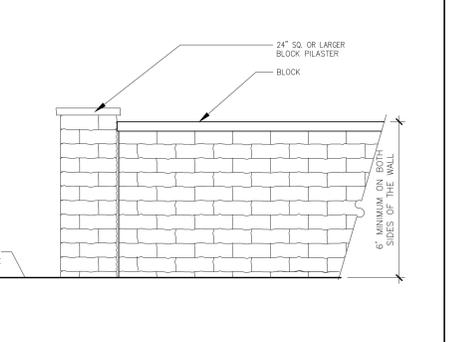
BOTANICAL NAME	COMMON NAME
CYNARA CARDUNCULUS	ARTICHOKE THISTLE
RICINUS COMMUNIS	CASTOR OIL PLANT
CIRSILUM VULGARE	WILD ARTICHOKE
BRASSICA INFERA	BLACK MUSTARD
SILYBUM MARIANUM	MILK THISTLE
SASSIPARILLA AUSTRIACA	RUSSIAN THISTLE/TUMBLEWEED
NICOTIANA BIGELEVIL	INDIAN TOBACCO
NICOTIANA GLAUCA	TREE TOBACCO
LACTUCA SERRIOLA	PRICKLY LETTUCE
CORYZA CANADENSIS	HORSENEWOD
HETEROTHACA GRANDIFLORA	TELEGRAPH PLANT
ANTHEMIS COTYLEA	YANKEE DODDER
URTICA URENS	BURNING NETTLE
NOCTUA GRASSA	NOYAL GRASS; PERENNIAL PEPPERGRASS
BRASSICA RAPA	WILD TURNIP; YELLOW MUSTARD; FIELD MUSTARD
ADENOSTOMA FASCICULATUM	CHAMISE
ADENOSTOMA SPARGOLIUM	RED SHAKES
CORTADERIA SELLOANA	PAMPAS GRASS
ARTEMISIA CALIFORNICA	ARTEMISIA SAGEBRUSH
ERIOGONUM FASCICULATUM	COMMON BUCKWHEAT
Salvia mellifera	BLACK SAGE
NASSELLA / STIPA TENUISSIMA	MEXICAN FEATHERGRASS

ORNAMENTAL:

- PAMPAS GRASS
- CYPRESS
- EUCALYPTUS
- JUNIPER
- JUNIPERUS SP
- FINES
- ARECACEAE (ALL PALM SP)

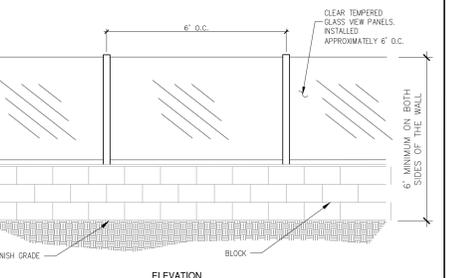
SOLID FENCING - BLOCK WALL

ALL FOOTING, REBAR AND INSTALLATION SPECIFICATIONS PER STRUCTURAL ENGINEER. FINAL DESIGN AND LOCATION BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER.

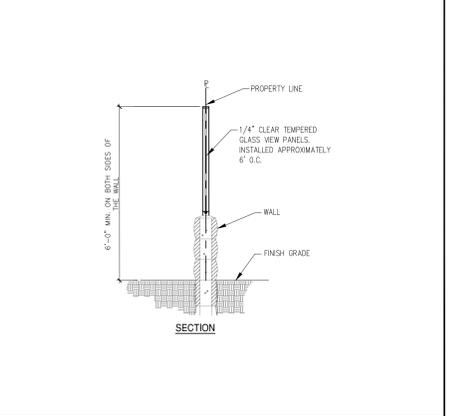


SOLID FENCING - TEMPERED GLASS (OR EQUAL) AND BLOCK

ALL FOOTING, REBAR AND INSTALLATION SPECIFICATIONS PER STRUCTURAL ENGINEER. FINAL DESIGN AND LOCATION BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER.



SAMPLE LOTS WITH A PRIVATE HOMOWNER SETBACK AREA (PHSA) TYPICAL DISCLOSURE EXHIBIT



NO.	DATE	REVISIONS
1		
2		
3		

TRUMARK SHADY VIEW - FUEL MOD PLAN CONTROL

PLAN SET: "C"

DATE: 05/18/2022

450 NEWPORT CENTER DRIVE, SUITE 300
Newport Beach, CA 92660
(949) 999-9800

PREPARED FOR: TRUMARK HOMES

PREPARED BY: HUNSAKER & ASSOCIATES

firesafe PLANNING SOLUTIONS

28486 AIRSO STREET
RANCHO MISSION VIEJO, CA 92694

THREE HUGHES
IRVINE, CA 92618

SHADY VIEW CONCEPTUAL FUEL MODIFICATION PLAN FUEL MODIFICATION DETAILS & NOTES

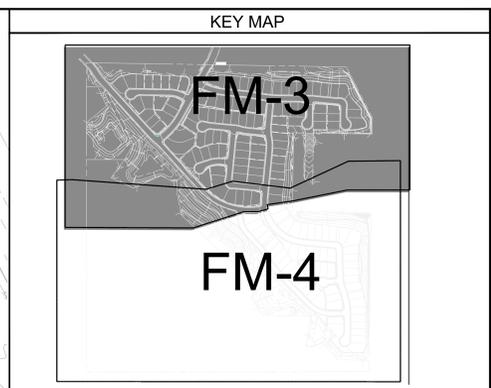
SHEET FM-2 OF 4

CVFD APPLICATION NO: 2019-0002432
PROJECT FILE NO: 19CUP06; TTM 20317; DR 474

CHINO VALLEY INDEPENDENT FIRE DISTRICT

CHINO VALLEY INDEPENDENT FIRE DISTRICT

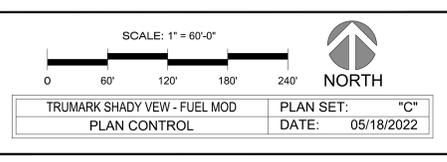
TRUMARK SHADY VIEW - CONCEPTUAL FUEL MODIFICATION PLAN



FUEL MODIFICATION LEGEND	
	ZONE "A" NON - COMBUSTIBLE CONSTRUCTION: Zone "A" shall be maintained by the Private Homeowner or Homeowner's Association, description provided on sheet FM-2.
	ZONE B - WET ZONE (100% REMOVAL UNDESIRABLE SHRUBS): The Mowed Dry Zone B shall be cleared annually and completed by May 1st. Remaining vegetation shall be less than 4-inches in height. Supplemental irrigation at a minimum is permitted with regular irrigation as needed. Slope erosion issues may not allow for clearing in some areas, and is not intended for areas with a slope greater than 2:1. Use of specialty grasses which are native and/or drought tolerant is permitted.
	DRY ZONE B - MOWED: The Mowed Dry Zone B shall be cleared annually and completed by May 1st. Remaining vegetation shall be less than 4-inches in height. Supplemental irrigation at a minimum is permitted with regular irrigation as needed. Slope erosion issues may not allow for clearing in some areas, and is not intended for areas with a slope greater than 2:1. Use of specialty grasses which are native and/or drought tolerant is permitted.
	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 HCA by the developer and remain on record indefinitely with the HCA. Copies of plans shall be provided to the contracted maintenance company. It is the responsibility of the HCA to forward a copy of the approved Landscape Plans to any new property management company. The HCA shall inspect the special maintenance areas twice a year to ensure the special maintenance requirements are being met. The following are further Special Maintenance Area (SMA) requirements: <ul style="list-style-type: none"> • Directly underneath trees and tree canopies, ground cover that naturally grows no taller than 2 feet in height shall be installed. • 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 HCA indefinitely and the slopes shall always remain as they were designed. • All plants migrate or new plants selected, those shall be removed to retain the original design. • Future changes to slope designs shall be approved by CVFD. • 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 CVFD.

SYMBOL LEGEND	
	ACCESS POINT * Location of emergency and maintenance access easements within every 500 linear feet of the fuel modification area. Access easements shall have a minimum 7-foot clear width and a dedicated path. Any gates installed into the fuel modification area and shall be a minimum of 36 inches wide. Covenants for Fuel Modification Zones and Special Maintenance Area access and maintenance areas are to be recorded concurrently with all planning maps and reference in CC and R's.
	IDENTIFICATION MARKER* Permanent identification markers shall be constructed to identify the limits of applicable Fuel Modification zones. marker design shall be 2" dia. x 6" long galvanized pipe embed 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. Expose pipe 2'-0" above vegetation minimum.
	SOLID BLOCK AND/OR GLASS FENCING (RADIANT HEAT WALL) Final location and design by the project Landscape Architect and Civil Engineer. Refer to sheet FM-2 for minimum requirements.
	PROPOSED RESIDENTIAL STRUCTURE CONSTRUCTION REQUIREMENTS: Indicates structures within the Shady View constructed per the 2019 California Residential Code Section R337 and shall be protected with NFPA 13-D Automatic Sprinklers, including attic areas protection as mitigation for deficiency to the city fire code. All structures within the community shall be separated by a minimum of 20-feet, additionally all homes shall be provided with attic areas protection as mitigation for deficiency of the minimum separation for the two (2) required points for ingress and egress to the community, the existing street setbacks for the proposed community are approximately 1,000-feet apart, where a minimum of 1,500-feet is required.
	DEFICIENT HOSE PULL REQUIREMENTS: Indicates structures on Lots 115 & 135 within the Shady View project that shall be constructed per the 2019 California Residential Code Section R337 and shall be protected with NFPA 13-D Automatic Fire Sprinklers, including Attic Areas & Small Spaces protection (due to 150' hose pull deficiency per the Fire Master Plan).

NO.	DATE	REVISIONS
1		
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3		



PREPARED FOR:
TRUMARK HOMES
450 NEWPORT CENTER DRIVE, SUITE 300
Newport Beach, CA 92660
(949) 999-9800

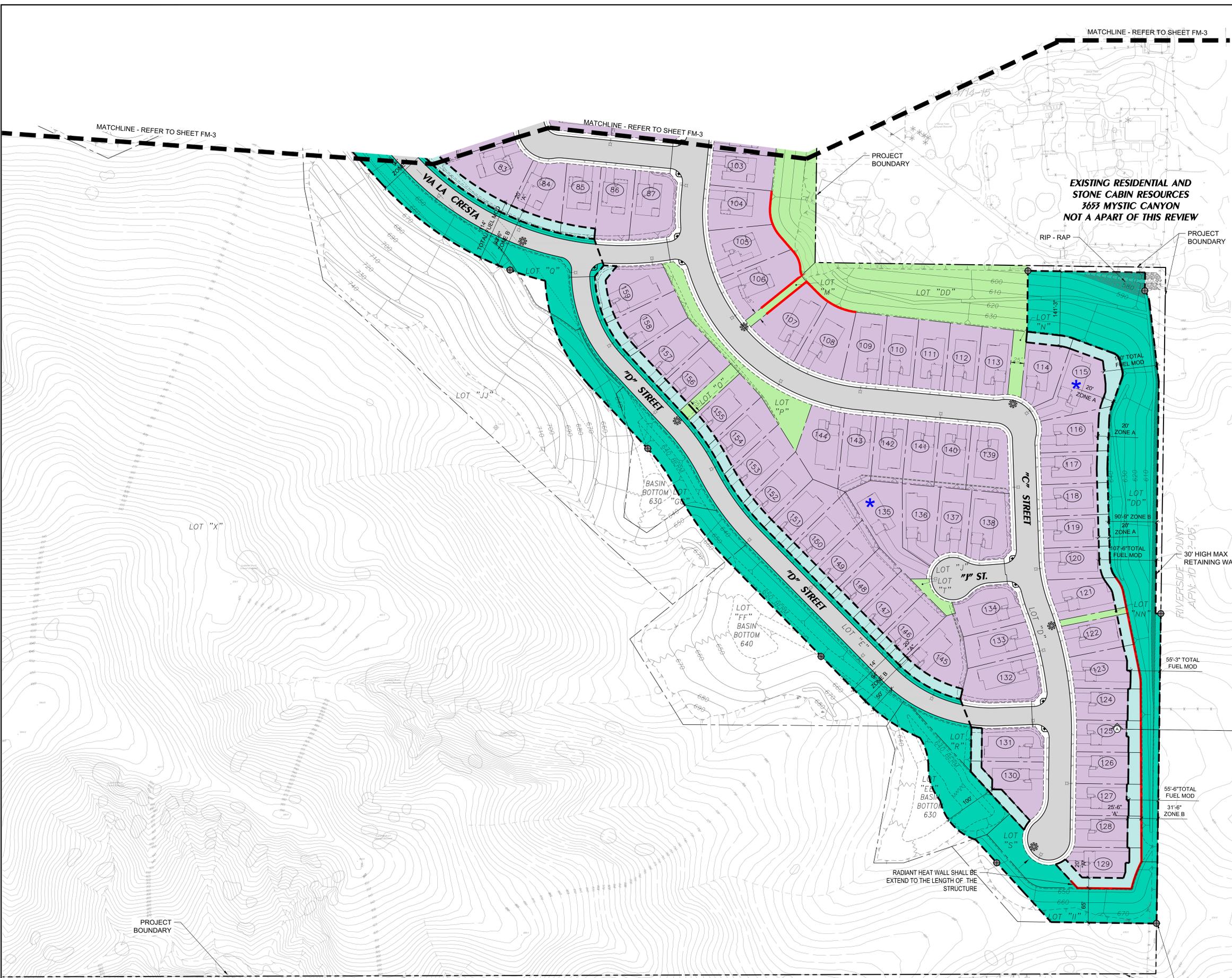
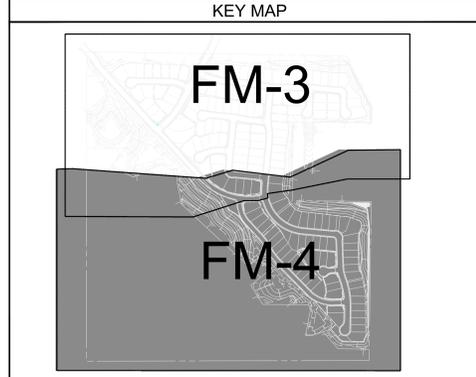
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IRVINE, CA 92618

PREPARED BY:
firesafe
PLANNING SOLUTIONS
28486 AIROSO STREET
RANCHO MISSION VIEJO, CA 92694

SHADY VIEW
CONCEPTUAL FUEL MODIFICATION PLAN
FUEL MODIFICATION LAYOUT
CHINO VALLEY INDEPENDENT FIRE DISTRICT
CVFP APPLICATION NO: 2019-00002432
PROJECT FILE NO: 19CUP06; TTM 20317; DR 474

SHEET
FM-3
OF 4

TRUMARK SHADY VIEW - CONCEPTUAL FUEL MODIFICATION PLAN

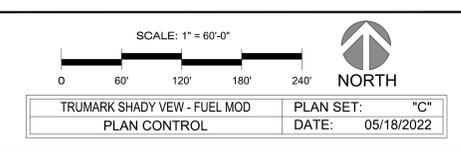


**EXISTING RESIDENTIAL AND STONE CABIN RESOURCES
3657 MYSTIC CANYON
NOT A PART OF THIS REVIEW**

FUEL MODIFICATION LEGEND	
	ZONE "A" NON - COMBUSTIBLE CONSTRUCTION: 10'-0" TO 20'-0" Set Back zone for Non-Combustible construction only. Zone "A" shall be maintained by the Private Homeowner or Homeowner's Association, description provided on sheet FM-2.
	ZONE B - WET ZONE (100% REMOVAL UNDESIRABLE SHRUBS): Minimum 10' from Zone A or the Private Homeowner's Setback Area. Zone B shall be permanently irrigated, fully landscaped with approved drought tolerant, deep rooted, moisture retentive material. If any new plant material is added into zone shall be planted with container shrub material. Zone B areas shall be maintained by the Homeowner's Association.
	DRY ZONE B - MOWED: The Mowed Dry Zone B shall be cleared annually and completed by May 1st. Remaining vegetation shall be less than 4-inches in height. Supplemental irrigation at a minimum is permitted with regular irrigation as needed. Slope erosion issues may not allow for clearing in some areas, and is not intended for areas with a slope greater than 2:1. Use of specialty grasses which are native and/or drought tolerant is permitted.
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SYMBOL LEGEND	
	ACCESS POINT * Location of emergency and maintenance access easements within every 500 linear feet of the fuel modification area. Access easements shall have a minimum 7-foot clear width and a dedicated path. Any gates installed into the fuel modification area shall be a minimum of 36 inches wide. Covenants for Fuel Modification Zones and Special Maintenance Area access and maintenance are to be recorded concurrently with all planning maps and reference in CC and R's.
	IDENTIFICATION MARKER Permanent identification markers shall be constructed to identify the limits of applicable Fuel Modification zones. marker design shall be 2" dia. x 6" long galvanized pipe embed 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. Expose pipe 2'-0" above vegetation minimum.
	SOLID BLOCK AND/OR GLASS FENCING (RADIANT HEAT WALL) Final location and design by the project Landscape Architect and Civil Engineer. Refer to sheet FM-2 for minimum requirements.
	PROPOSED RESIDENTIAL STRUCTURE CONSTRUCTION REQUIREMENTS: Indicates structures within the Shady View project that shall be constructed per the 2019 California Residential Code Section R337 and shall be protected with NFPA 13-D Automatic Fire Sprinklers including attic areas protection as mitigation for deficiency to the city of chino hills resolution 2018-07. All structures within the community do not meet the minimum 30-foot separation from structure to structure. All structures within the community shall be separated by a minimum of 20-feet, additionally, all homes shall be designed and also maintained as to not provide direct flame or an excessive amount of radiant heat on structures, the existing street setbacks for the proposed community are approximately 1,000-feet apart, where a minimum of 1,500-feet is required.
	DEFICIENT HOSE PULL REQUIREMENTS: Indicates structures on Lots 115 & 135 within the Shady View project that shall be constructed per the 2019 California Residential Code Section R337 and shall be protected with NFPA 13-D Automatic Fire Sprinklers, including Attic Areas & Small Spaces protection (due to 150' hose pull deficiency per the Fire Master Plan).

NO.	DATE	REVISIONS
1		
2		
3		



PREPARED FOR:
TRUMARK HOMES
450 NEWPORT CENTER DRIVE, SUITE 300
Newport Beach, CA 92660
(949) 999-9800

CIVIL ENGINEER
HUNSAKER & ASSOCIATES
THREE HUGHES
IRVINE, CA 92618

PREPARED BY:
firesafe
PLANNING SOLUTIONS
28486 AIROSO STREET
RANCHO MISSION VIEJO, CA 92694

**SHADY VIEW
CONCEPTUAL FUEL MODIFICATION PLAN
FUEL MODIFICATION LAYOUT**

CVFP APPLICATION NO: 2019-00002432
PROJECT FILE NO: 19CUP06; TTM 20317; DR 474

**SHEET
FM-4
OF 4**

CHINO VALLEY INDEPENDENT FIRE DISTRICT