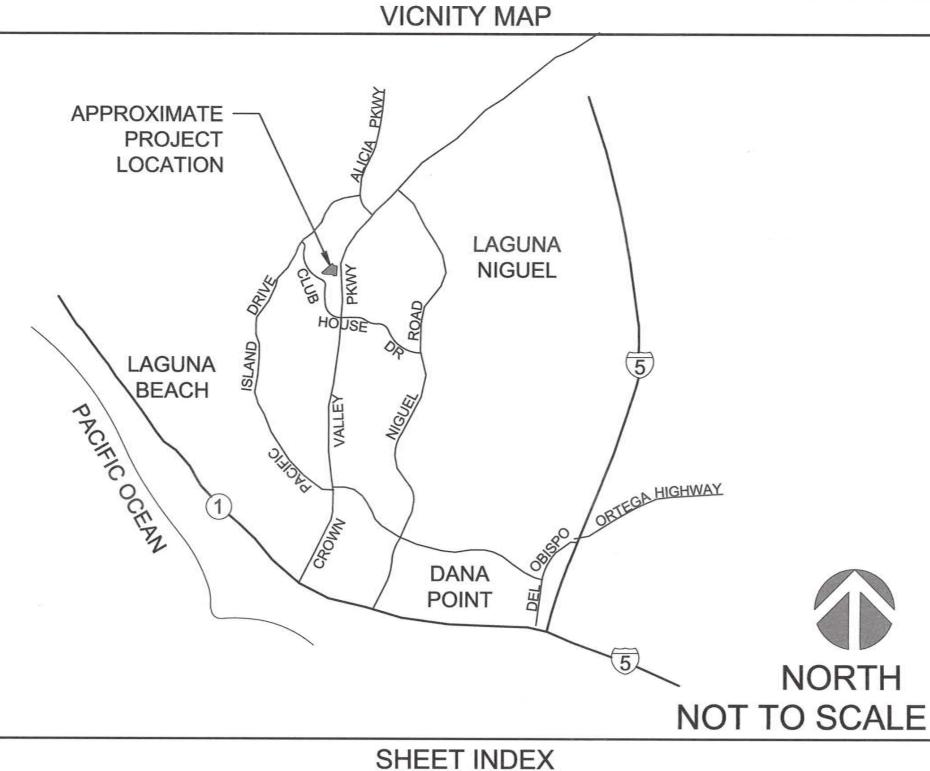
# THE COVE AT EL NIGUEL CONCEPTUAL FUEL MODIFICATION PLAN

CITY OF LAGUNA NIGUEL TENTATIVE TRACT NO. 17721

O.C.F.A. REVISION SERVICE REQUEST #: 296338 PREVIOUSLY APPROVED SR220972 & 287968





### CROWNE COVE - CONCEPTUAL FUEL MODIFICATION PLAN

SHEET TITLE

FUEL MODIFICATION DETAILS AND NOTES

**FUEL MODIFICATION LAYOUT** 

#### **ADDITIONAL NOTES**

- THERE IS NO RESTRICTION REGARDING THE DATES OF PLANT DENSITY THINNING THROUGHOUT THE
- 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, 13'-6" VERTICAL CLEARANCE SHALL BE MAINTAINED AT ALL TIMES ON FIRE ACCESS ROADS. REFER TO THE APPROVED FIRE MASTER PLAN.
- THE CC & R'S SHALL BE SUBMITTED AND APPROVED BY OCFA PRIOR TO RECORDING THEM AND IT IS THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER TO INFORM THE DEVELOPER OF THIS. THE CC & R'S SHALL HAVE A STATEMENT THAT THE VEGETATION MANAGEMENT PROGRAM SHALL BE MAINTAINED PER THE LATEST APPROVED PRECISE FUEL MODIFICATION PLANS. ATTACHMENT 5 AND ADDENDUM "1" LANGUAGE PROVIDED ON THIS PLAN SHALL BE INCLUDED WITHIN THE CC & R'S. THE CC & R'S SHALL ALSO DEMONSTRATE THAT THE SPECIAL MAINTENANCE AREAS ARE REQUIRED TO BE MAINTAINED PER THE APPROVED FUEL MODIFICATION PLANS, AND THE REQUIRED CONSTRUCTION FEATURES PER THE FIRE PROTECTION PLAN.
- WITHIN THE FUEL MODIFICATION ZONES, THE PLANT SPECIES FOR THE PRECISE FUEL MODIFICATION PLAN SHALL BE SELECTED FROM THE OCFA APPROVED PLANT PALETTE ATTACHMENT 8.
- ALL LANDSCAPED PORTIONS OF THE PROJECT SITE, INCLUDING PRIVATE HOMEOWNER UNITS AND HOMEOWNER ASSOCIATION COMMON AREAS SHALL BE DEVOID OF PLANT MATERIAL FROM THE OCFA UNDESIRABLE PLANT LIST. ATTACHMENT 7 OF GUIDELINE C-05.
- THIS PROJECT IS LOCATED WITHIN AN ADOPTED VERY HIGH FIRE HAZARD SEVERITY ZONE AND IS REQUIRED TO COMPLY WITH CHAPTER 7A OF THE CALIFORNIA BUILDING CODE OR SECTION R337 OF THE 2019 CALIFORNIA RESIDENTIAL CODE

### OCFA APPROVAL

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

ORANGE COUNTY FIRE AUTHORITY

violation of any law. OCFA SR #: 29633 8

Fee Codes: 120 Plan Type: CONCEPTUAL FUEL MODIFICATION By: Juan Hugers

Emp #: 6380 Date: 12 / 3 / 20 21 ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY

Call at least 48 hours in advance to schedule inspections: (714) 573-6150

Notes: LEVISION TO SR 287968

NO. DATE REVISIONS S CONCEPTUAL FUEL MODIFICATION PLAN HAS BEEN REVISED TO REFLECT THE CURRENT SITE PLAN 08/21/2020 REDUCING THE TOTAL AMOUNT OF RESIDENTIAL UNITS FROM 23 TO 22. THE PREVIOUSLY APPROVED FUEL MODIFICATION DISTANCES AND AM&M HAVE BEEN UTILIZED THIS CONCEPTUAL FUEL MODIFICATION PLAN HAS BEEN REVISED TO REFLECT THE CURRENT SITE PLAN AND PROVIDE NO COMBUSTIBLE ALONG THE SOUTHERN EDGE OF THE PROJECT ALONG UNITS 9 THROUGH 11. NO COMBUSTIBLE MATERIAL HAS ALSO BEEN PROVIDED ALONG UNIT 14 FOR A REDUCTION 11/18/2021 IN THE RADIANT HEAT WALL LENGTH DUE TO AN EASEMENT CONFLICT. THE NO COMBUSTIBLE MATERIAL WILL BE PLACED OVER THE LANDSCAPED AREA BETWEEN THE ACCESS DRIVE AND THE WALKWAY SO NO LANDSCAPING WILL BE PROVIDED ADJOINING UNIT 14 WHERE THE RADIANT HEAT WALL IS BEING REDUCED. A NOTE HAS BEEN ADDED ALONG THE SOUTHERN PROPERTY LINE FOR THE COVE OWNERSHIP TO COORDINATE WITH THE ADJOINING PROPERTY OWNER TO REPLANT ANY DAMAGED VEGETATION OR IRRIGATION BY IMPROVEMENTS FOR THE COVE PROJECT, LASTLY, BULLET POINT 9 OF

AN ADOPTED VERY HIGH FIRE HAZARD SEVERITY ZONE, RATHER THAN RECOMMENDED.

THE ADDITIONAL NOTES ON SHEET FM-1 HAS BEE REVISED TO INDICATE THAT THE PROJECT IS WITHIN

SCALE: 1" =60'-0" THE COVE AT EL NIGUEL - C. F. M PLAN SET:

PLAN CONTROL

11/18/2021

DATE:

PREPARED FOR: LAGUNA NIGUEL PROPERTIES INC

27422 PORTOLA PARKWAY, SCTE 300

FOOTHILL RANCH, CA 92610

UNSAKER & ASSOCIATES RVINE, INC PLANNING | ENGINEERING | SURVEYING

CIVIL ENGINEER:

3 HUGHES .

IRVINE, CA USA 92618

Bassenian | Lagoni ARCHITECTURE - PLANNING - INTERIORS 2031 ORCHARD DRIVE, SUITE 100

NEWPORT BEACH, CA USA 92660

302 N. EL CAMINO REAL, SUITE 208

PREPARED BY:

## THE COVE AT EL NIGUEL CONCEPTUAL FUEL MODIFICATION PLAN

SHEET

SAN CLEMENTE, CA 92672 (949) 240-5911 The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication, or re-use by any method, in whole or in part without the express consent of FIRESAFE PLANNING is prohibited. Alternative Materials and Methods Request Response

In accordance with Section 104.9 of the 2016 California Fire Code (CFC), you are requesting an

Alternative Materials and Methods (AM & M) for the subject project detailed below. We have reviewed

your AM & M request and are granting approval upon the conditions described in your request letter and

The Crowne Cove Project includes 23 multifamily homes and is proposed within the City of Laguna

Niguel. The project is located within the "recommended" Very High Fire Severity Zone. This future

community adjoins on the west side of Crown Valley Parkway. The project structures are situated at low

slope adjacent to Crown Valley Parkway. An existing single family residential neighborhood lies on the

north side of the project with developed ornamental vegetation. A multifamily community is located to

the south. Further west up the engineered slope is more single family homes. Exterior home construction

materials to mitigate potential home ignition from wildfire exposure are only required by code when

locally adopted. This community proposes a performance based design of those construction materials

The developer is working with a historical slope remediation area with engineered slopes. They are

requesting to maximize the number of units while maintaining approved protection from possible wildfires

Serving the Cities of: Aliso Viejo • Buena Park • Cypress • Dana Point • Irvine • Laguna Hills • Laguna Niguel • Laguna Woods • Lake Forest • La Palma

Los Alamitos • Mission Viejo • Placentia • Rancho Santa Margarita • San Clemente • San Juan Capistrano • Santa Ana • Seal Beach • Stanton • Tustin • Villa Park

Westminster • Yorba Linda • and Unincorporated Areas of Orange County

RESIDENTIAL SPRINKLERS AND SMOKE ALARMS SAVE LIVES

a. Because of the reduced width of the fuel modification zones all structures are proposed to be

constructed with all code sections from Chapter 7A of the California Building Code (CBC)/California

Residential Code 337 (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 on the community perimeter will be constructed with other

features from these codes as shown on the Fire Protection plan, which include requirements for

roofing, venting, decking, and accessory structures. These additional measures are recorded on Fire

and weather at the vegetative area immediately adjoining the fuel modification zone. The wildfire

behavior was projected and the results are in the technical report. The technical report results indicate

that the mitigation measures will reasonably protect the structures from direct flame impingement and

excessive heat currents equivalently, in relation to the actual required distances of the fuel modification

Bulletin 06-01. Any Balconies or covered patio area will also have fire sprinkler protection. The attic

space Lots are 1-23. Exterior bells will also be required. 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 suppressing fires and when fire sprinkler heads are

flowing, an audible bell rings on the exterior of the home which can notify neighbors or emergency

responders. This will be another layer of protection if embers do find their way into the attic space.

d. Radiant heat walls will be located adjacent to units 9-14. Solid or solid/glass wall(s) to deflect heat

e. Planting restrictions are placed across all of the private homeowner controlled areas and common areas

Concurrence;

Nick Pivaroff

Assistant Fire Marshal

This is documented within Fire Protection Plan Service Request # 221771.

Your request has been approved as allowed by Section 104.9 of the 2016 CFC.

c. Sprinkler system coverage is extended into the attic spaces of all homes in accordance with OCFA

b. Computer program fire modeling was performed that analyzed the fuels, topography, wind direction,

Fuel Modification Zones shall be 170 feet in width, with a 20-foot wide level Zone A.

Conceptual Fuel Modification Plan

Crowne Cove Tract 17721 Units 1-23

Service Request #220972

City of Laguna Niguel

due to a site specific fuel modification design.

Lori Smith, Fire Marshal

June 13th, 2018

Dear Applicant,

in the area.

Justification and Conditions:

Protection Plan Service Request # 221771

and interrupt the natural pattern of fire.

**OCFA Response:** 

Respectfully:

) horn

Senior Fire Prevention Specialis

Shawn Fraley

See the AM & M request letter for further justifications.

this OCFA response letter.

Firesafe Planning Solutions

San Clemente, 92672

302 N El Camino Real #202

ORANGE COUNTY FIRE AUTHORITY

(714) 573-6000

(REFER TO ATTACHMENT 8 AND SECTION 3). F. IF ALL ZONES A-D ARE TO BE MAINTAINED BY THE STRUCTURE OWNER, THEN ZONE A SHALL BEGIN AT THE WALL OF THE STRUCTURE

OCFA GUIDELINE C-05 - SECTION 1.S

THE DEVELOPER WILL OBTAIN PLANTING PLAN APPROVAL FROM OCFA PRIOR TO RECEIVING FINAL

FMZ, SMA AND RPZ LAND AREAS WERE PURCHASED AND DEDICATED FOR THE PURPOSES OF WILDFIRE

IDENTIFIED AFTER FUEL MODIFICATION PLAN APPROVAL THROUGH SURVEYS OR OTHER BIOLOGICAL

SUFFICIENT TO COVER THE COST OF FUTURE MAINTENANCE, BASED ON THE ORIGINALLY APPROVED

FINAL LANDOWNER, AFTER THE FINAL LANDOWNER HAS ACCEPTED THE LONG-TERM MAINTENANCE

PROGRAMS CANNOT BE RETROFITTED BACK WITHIN THE LIMITS OF THESE AREAS.

RESPONSIBILITY. BECOME THE RESPONSIBILITY OF THE FINAL LANDOWNER.

MAINTENANCE ACTIVITIES, BEAUTIFICATION, AND EROSION CONTROL, PROTECTED PLANTS AND HABITAT

THE DEVELOPER IS RESPONSIBLE TO ENSURE THE CALCULATED REVENUE FROM HOMEOWNERS DUES. I

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

ACCORDANCE WITH RECORDED COVENANTS AND CC AND R'S, 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

ATTACHMENT 1 - NEW CONSTRUCTION INSEPCTION REQUIREMENTS

THE BUILDER OR DEVELOPER SHALL CALL OCFA INSPECTION SCHEDULING AT 714-573-6150 FOR THESE 3

PRIOR TO DROPPING LUMBER, THE DEVELOPER/BUILDER SHALL PROVIDE A SEPARATION OF COMBUSTIBLE

FMZ, SMA, AND RPZ ADJACENT TO STRUCTURES MUST BE INSTALLED, IRRIGATED, AND INSPECTED. THIS

PLANS (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 ON THE BUILDING CARD, A WRITTEN DISCLOSURE WILL BE REQUESTED

PRIOR TO HOMEOWNER ASSOCIATION (HOA) OR LANDOWNER MAINTENANCE ACCEPTANCE FROM

DEVELOPER OR BUILDER: SCHEDULE A "OWNER TURNOVER" INSPECTION: THIS INSPECTION / MEETING MUST HAPPEN WITH OCFA STAFF PRIOR TO ACCEPTING THE MAINTENANCE RESPONSIBILITY FROM THE DEVELOPER

VEGETATION FOR A MINIMUM DISTANCE OF 100 FEET FROM THE LOCATION OF THE STRUCTURES AND LUMBER

INCLUDES PHYSICAL INSTALLATION OF FEATURES IDENTIFIED IN THE APPROVED PRECISE FUEL MODIFICATION

PRIOR TO OCCUPANCY OF THE BUILDING: SCHEDULE A, "FINAL FUEL MODIFICATION" INSPECTION: THE

THE FMZ, SMA AND RPZ SHALL BE MAINTAINED IN PERPETUITY FOR FIRE SAFETY PURPOSES, IN

INSPECTION SIGN-OFF AND/OR RELEASE LETTER TO THE BUILDING DEPARTMENT IS REQUIRED.

PRIOR TO DROPPING OF LUMBER: SCHEDULE A, "VEGETATION CLEARANCE" INSPECTION:

STOCK-PILE. AN INSPECTION SIGN-OFF AND/OR RELEASE LETTER TO THE BUILDING DEPARTMENT IS

BY THE OCFA INSPECTOR INDICATING THAT THE LANDOWNER IS AWARE OF THE FMZ ON THEIR LAND

B. AT THE TIME OF TURNOVER, THE FUEL MODIFICATION AREAS SHALL BE MAINTAINED BY THE

D. A COPY OF THE APPROVED PLANS MUST BE PROVIDED TO THE HOA REPRESENTATIVES OR

E. LANDSCAPE ARCHITECT MUST CONVEY ONGOING MAINTENANCE REQUIREMENTS TO HOA

C. THE ACCEPTING LANDOWNER IS RESPONSIBLE FOR ENSURING THE DEVELOPER OR BUILDER

SUFFICIENTLY CALCULATED THE AMOUNT OF REVENUE NEEDED TO PERFORM THE ON-GOING

F. AN OCFA WRITTEN DISCLOSURE WILL BE REQUIRED TO BE SIGNED BY THE HOA REPRESENTATIVES OR

G. THE RESPONSIBILITY AND NECESSARY LANGUAGE FOR MAINTENANCE MUST ALSO BE STATED WITHIN

H. AN OCFA WRITTEN DISCLOSURE WILL BE REQUIRED TO BE SIGNED BY THE HOA REPRESENTATIVES OR

THE RESPONSIBILITY AND NECESSARY LANGUAGE FOR MAINTENANCE MUST ALSO BE STATED WITHIN

THAT THEY ARE AWARE OF THE IMPORTANCE OF THE RETAINING THE PLANS AND THE ON-GOING

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 R'S 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.

OPTION #1 MAINTENANCE METHOD

A. ON-GOING MAINTENANCE SHALL OCCUR AS TO PRESERVE THE ORIGINALLY APPROVED DESIGN AS

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.

FOUND ON THE APPROVED PLANS. ATTACHMENT 6 SPACING IS REQUIRED AND ONLY APPROVED

D. PERFORM MAINTENANCE SOMETIME WITHIN TIME PERIODS OF MIDDLE TO LATE SPRING AND ONCE

E. OTHER ACTIVITIES INCLUDE: GRASSES ARE CUT TO 4 INCHES AFTER ANNUAL SEEDING. ATTACHED

WITH APPROVED SPECIES. REMOVAL OF TREES AND SHRUBS NOT ON THE APPROVED PLANS. F. IF MAINTAINED BY AN HOA, THE LANDSCAPE MAINTENANCE COMPANY AND/OR PROPERTY MANAGER

G. THE OCFA MAY CONDUCT INSPECTIONS OF ESTABLISHED FUEL MODIFICATION AREAS, ONGOING

H. THE PROPERTY OWNER SHALL RETAIN ALL APPROVED FUEL MODIFICATION PLANS. THE PLANS

ON-GOING MAINTENANCE SHALL OCCUR PER THE CURRENT POSTED OCFA VEGETATION MODIFICATION

MAINTENANCE SHALL BE CONDUCTED A MINIMUM OF TWICE EACH YEAR REGARDLESS OF THE

SHALL INSPECT THE FMZS THROUGHOUT THE YEAR TO IDENTIFY WHERE SPECIFIC MAINTENANCE

DEAD AND DYING, ALL VEGETATION LITTER, AND ATTACHMENT 7 SPECIES REMOVED FROM THE ZONES. MAINTENANCE OF IRRIGATION SYSTEMS. REPLACEMENT OF DEAD OR DYING VEGETATION

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

HOMEOWNER INDICATING THAT THE HOA OR HOMEOWNER IS AWARE OF THE FMZ ON THEIR LAND AND

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

DEVELOPER OR BUILDER AS ORIGINALLY INSTALLED AND APPROVED.

MAINTENANCE OF THE FMZS AND ANY SMAS PER THE APPROVED PLANS.

B. FUEL MODIFICATION ZONE 'B'
. REQUIRED AT THE NEAREST SLOPE ADJOINING ZONE A. 2. IRRIGATED AND PLANTED PER ATTACHMENT 6.

LANDSCAPING SMA, AND RPZ.

REFERENCED IN THE CC AND R'S.

**NEW CONSTRUCTION INSPECTIONS:** 

LANDSCAPE ARCHITEC

HOA LANDSCAPE COMPANY

REPRESENTATIVES OR HOMEOWNER.

THE CC AND R'S (REFER TO ATTACHMENT 5).

THE CC AND R'S (REFER TO ATTACHMENT 5).

SELECT EITHER OPTION #1 OR #2 BELOW

AGAIN IN EARLY TO MIDDLE FALL.

ACTIVITIES NEED TO TAKE PLACE.

**OPTION #2 MAINTENANCE METHOD** 

SHALL BE USED TO PERFORM THE MAINTENANCE.

3. HOA BOARD MEMBER

HOMEOWNER AT THIS TIME

2. PROPERTY MANAGER OR HOMEOWNER

4. INSTALLING LANDSCAPE COMPANY

3. COULD REPLACE ZONES C/D WHEN GRADING PLANS REQUIRE LARGER REPLANTED AREAS. . 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. . NO COMBUSTIBLE CONSTRUCTION IS ALLOWED WITHIN ZONE B.

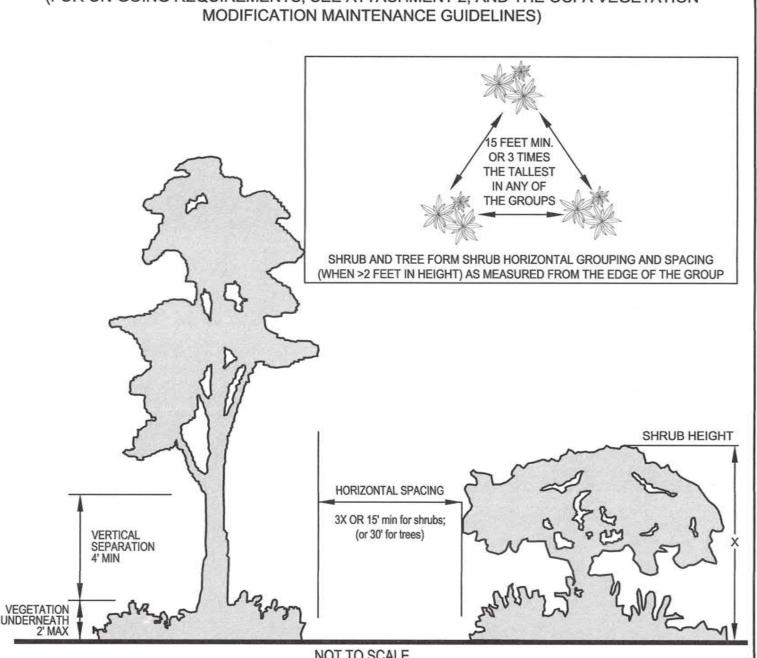
IT IS RECOMMENDED THAT THE FOLLOWING LANGUAGE BE INCLUDED IN THE CC&RS RECORDED FOR A COMMON INTEREST DEVELOPMENT:

TO PERFORM "FIRE PREVENTION MAINTENANCE" (AS DEFINED BELOW) FOR ALL PORTIONS OF THE ASSOCIATION PROPERTY OR COMMON AREA THAT CONSTITUTE FMZS AND DESIGNATED INTERIOR/MANUFACTURED SLOPES TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION, AND OF ANY OWNER'S DUTY TO COMPLY WITH ANY FMZ 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 FMZ 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").

AS USED HEREIN, "FIRE PREVENTION MAINTENANCE" SHALL MEAN THE FOLLOWING: A. ALL PORTIONS OF THE ASSOCIATION PROPERTY OR COMMON AREA THAT CONSTITUTE FMZS OR DESIGNATED INTERIOR/MANUFACTURED SLOPES SHALL BE REGULARLY MAINTAINED BY THE HOMEOWNERS ASSOCIATION ON A YEAR-ROUND BASIS IN ACCORDANCE WITH THE FUEL

SHALL NOT BE TURNED OFF EXCEPT FOR NECESSARY REPAIRS AND MAINTENANCE.

(FOR ON-GOING REQUIREMENTS, SEE ATTACHMENT 2, AND THE OCFA VEGETATION MODIFICATION MAINTENANCE GUIDELINES)



HORIZONTAL SPACING

VEGETATION LESS THAN 2 FEET IN HEIGHT

 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.

REQUIRED INSIDE THE GROUP.

A DISTANCE OF 15 FEET MINIMUM (OR) 3 TIMES THE HEIGHT OF THE TALLEST SPECIMEN IN ANY OF THE NO VEGETATION OVER 2 FEET IN HEIGHT IS ALLOWED WITHIN 15 FEET FROM THE EDGE OF TREE

VERTICAL SEPARATION SHRUBS AND TREES LESS THAN 10 FEET IN HEIGHT:

 A VERTICAL SEPARATION OF 4 FEET MINIMUM IS REQUIRED TO BE MAINTAINED FROM THE VEGETATION BELOW.

> CONCEPTUAL FUEL MODIFICATION PLAN **NOTES & GUIDELINES**

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 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

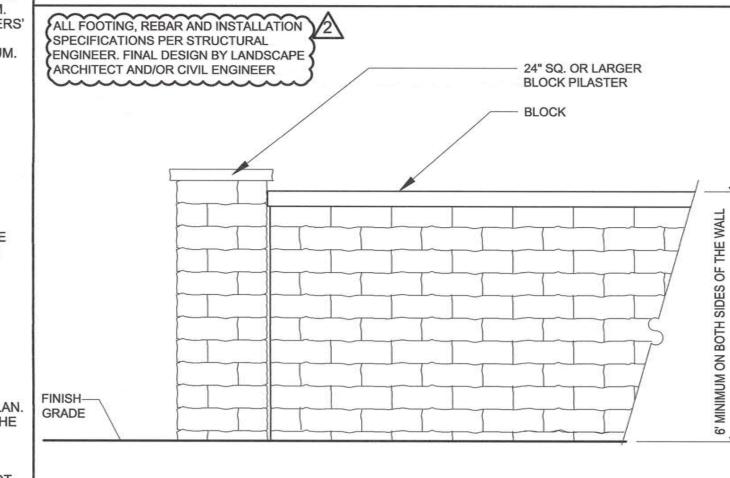
ATTACHMENT 7 - UNDESIRABLE & INVASIVE PLANT SPECIES

SUCH AS OILS, RESINS, WAX, AND PITCH. CERTAIN NATIVE PLANTS ARE NOTORIOUS FOR CONTAINING THESE VOLATILE SUBSTANCES. 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)

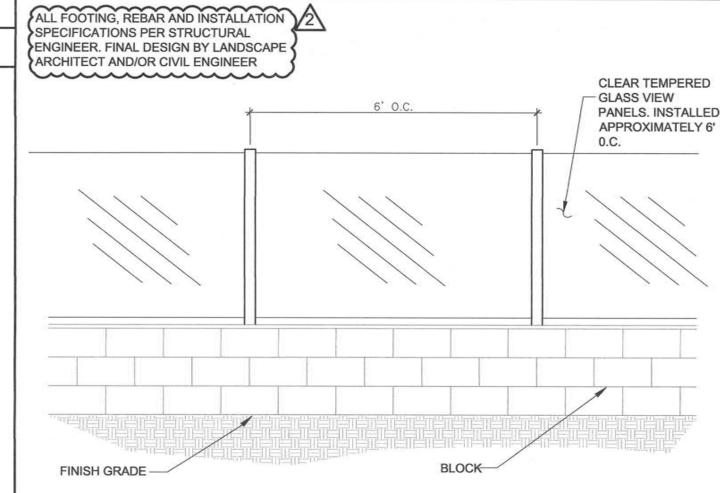
BOTANICAL NAME
CYNARA CARDUNCULU RICINUS COMMUNIS CASTOR BEAN PLAN CIRSIUM VULGARE WILD ARTICHOKE **BRASSICA NIGRA** BLACK MUSTARD SILYBUM MARIANUM MILK THISTLE SACSOLA AUSTAILS RUSSIAN THISTLE/TUMBLEWOOD NICOTIANA BIGELEVIL INDIAN TOBACCO NICOTIANA GLAUCA TREE TOBACCO LACTUCA SERRIOLA PRICKLY LETTUCE 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 ADENOSTOMA SPARSIFOLIUM **RED SHANKS** CORTADERIA SELLOANA PAMPAS GRASS ARTEMISIA CALIFORNICA CALIFORNIA SAGEBRUSH **ERIOGONUM FASCICULATUM** COMMON BUCKWHEAT SALVIA MELLIFERA **BLACK SAGE** NASSELLA / STIPA TENUISSIMA MEXICAN FEATHERGRASS

CORTADERIA PAMPAS GRASS **CUPRESSUS SP EUCALYPTUS SF EUCALYPTUS** JUNIPERUS SP PINUS SP JUNIPER ARECACEAE (ALL PALM SP) PALMS

SOLID FENCING - BLOCK WALL



### SOLID FENCING - TEMPERED GLASS (OR EQUAL) AND BLOCK



ELEVATION

PROPERTY LINE - 1/4" CLEAR TEMPERED GLASS VIEW PANELS. **INSTALLED APPROXIMATELY** FINISH GRADE

296338

THE COVE AT EL NIGUEL

SHEET

June 12, 2018

Planning and Development Services Section Orange County Fire Authority 1 Fire Authority Road Irvine, CA 92856-0086

OCFA SR# 227968

subject: Corwne Cove Tract 17721 Alternate Means and Methods for Fuel Modification Laguna Niguel, California

On behalf of the Northstar Pacific Partners, Inc., we hereby submit a request for use of Alternate Means and Methods (AM&M), per the 2019 California Fire Code. Our request relates to reduced Fuel Modification Zones.

The following information is being provided to assist in your evaluation of this proposed AM&M.

#### A. Project Information:

- Project Name: Crown Cove Contact Person: David Oatis, Firesafe Planning Solutions, (949) 240-5911
- 302 N. El Camino Real. Suite 202, San Clemente, CA 92672
- Current Landowner/Developer: Northstar Pacific Partners, Inc. Development Type: Muli-family Residences
- B. Code Sections for which the modification is requested
- 2019 California Fire Code (CFC) Section 104.9 Alternate Materials and Methods.

#### C. General Description:

The Crowne Cove project is located in the City of Laguna Niguel. The project site is located west of Crown Valley Parkway, at the Paseo Del Niguel intersection, just north of the Clubhouse Drive and Crown Valley intersection. The project is adjoined by an existing single family community to the north, a multi family residential community to the south, and an existing manufactured slope leading up to Via Estoril and an existing single family residnetial community to the west. The project site is located within a Recommended Very High Fire Hazard Severity Zone.

#### D. Fuel Modification Zones

Along the eastern portions of the project site that adjoins the existing manufactured slope leading up to Via Estoril and the existing single family residential community Fuel Modification shall be provided, along this edge a minimum 5' to 25' Private Homeowner Setback Area shall be prpovided within the Private Homeowner Unit, a 15' to 23' zone 'A' on Common Area Lots, followed by a minimum 80' to 85' Irrigated Zone 'B' along the southern edge, a Private Homeowner Setback Area shall be provided within Units 9 through 14, followed by a Special Maintenance Area to the Project Boundary adjoining the multi-family residnetial community. Throughout the entire community, including along the eastern edge of the project between the proposed units and Crown Valley Parkway, all Common Area Landscaped Area shall be designate as a Special Maintenance Area as indicated on this plan. All portions of the Fuel Modification Zones, Special Maintenance Areas and Private Homeowner Property shall be devoide of undesirable plant species from the OCFA Undesirable Plant List, Attachment 7 of Guideline C-05.

#### E. Hardship:

#### Our hardship is:

The project site adjoins a historical slope remediation area with engineerd slopes, along the western edge of the project site and the proximity the adjoining existing communities the standard 170' of fuel modification cannot be acheived. Additionally, the minimum 20' flat Setback Area adjoining the units cannot be provided in all cases. A Fire Behavior Analysis and Report dated 06/01/2018 has been prepared for the Crowne Cove project for justification of the fuel modification distances provided.

### Proposed Alternative Fire Protection Measures:

- All structures within the project community shall comply with all portions of the California
- Residential Code section R337 Automatic Fire Sprinklers shall be provided into the attic and small spaces, as well as for covered balcony/patio areas for all uniuts 1 through 23. Additionally, exterior bells shall be provided for the Fire Sprinkler Systems.
- Low Profile Venting shall be proived for units adjoing the Fuel Modification as indicated on the Fuel Modification Plan. (Units 1 through 14)
- A Radiant Heat Wall shall be provided along the southern portion of the project site, for units 9
- All landscaped portions of the project site, including Private Homeowner Units and Homeowner Association Common Areas shall be devoid of plant material from the OCFA Undesirable Plant List, Attachment 7 of Guideline C-05.

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

### Sincerely,

NO. DATE

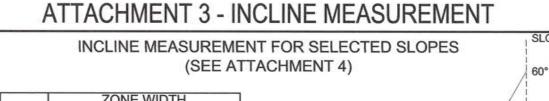
Firesafe Planning Solutions for: Northstar Pacific Partners

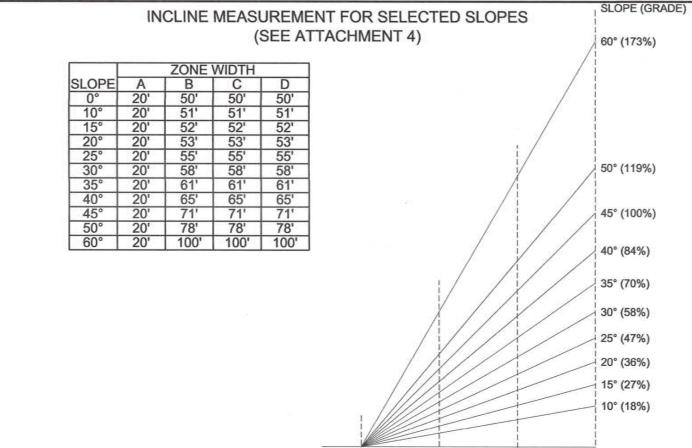
#### Serving the Cities of: Aliso Viejo • Buena Park • Cypress • Dana Point • Irvine • Laguna Hills • Laguna Niguel • Laguna Woods • Lake Forest • La Palma Los Alamitos • Mission Viejo • Placentia • Rancho Santa Margarita • San Clemente • San Juan Capistrano • Santa Ana • Seal Beach • Stanton • Tustin • Villa Park

RESIDENTIAL SPRINKLERS AND SMOKE ALARMS SAVE LIVES

### Westminster • Yorba Linda • and Unincorporated Areas of Orange County

#### MAINTENANCE GUIDELINES AT OCFA.ORG". DISTANCES OF FMZ, SMA, AND RPZ WILL ALWAYS REMAIN REQUIRED AND WILL BE SPECIFIC TO APPROVED FUEL MODIFICATION PLAN





PREPARED FOR:

LAGUNA NIGUEL PROPERTIES INC

UNSAKER & ASSOCIATES

27422 PORTOLA PARKWAY, SCTE 300 FOOTHILL RANCH, CA 92610

3 HUGHES .

2031 ORCHARD DRIVE, SUITE 100 NEWPORT BEACH, CA USA 92660

ZONE

ARCHITECTS:

CIVIL ENGINEER:

#### PLAN CONTROL DATE: 11/18/2021

PLAN SET:

IRVINE, CA USA 92618

Bassenian | Lagoni RVINE, INC LANNING | ENGINEERING | SURVEYING ARCHITECTURE - PLANNING - INTERIORS

ZONE ZONE

302 N. EL CAMINO REAL, SUITE 208 SAN CLEMENTE, CA 92672

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

THE COVE AT EL NIGUEL - C. F. M

PREVIOUSLY APPROVED SR 220972 & 287968

ZONE MARKER DETAILS

(MARKER DISTANCE SHALL BE INCREASED ON SLOPES TO ACCOMMODATE INCLINE MEASUREMENTS IN ACCORDANCE WITH ATTACHMENT 3) 1 POST CAP

2 2" X 3" ZONE INDICATOR 3) 2" DIA. GALVANIZED POST 4) CONCRETE FOOTING 2500 PSI 5 FINISH GRADE

# (6) COMPACTED SUBGRADE

## ATTACHMENT 5 - SAMPLE CC&R MAINTENANCE LANGUAGE

ATTACHMENT 4 - IDENTIFICATION MARKER DETAIL

APPROVAL FROM ALL OTHER PERMITTING AGENCIES: WITHIN FMZS FMZ, INTERIOR SLOPES / COMMON ARE.

"THE DUTY OF THE HOMEOWNERS' ASSOCIATION TO PERFORM "FIRE PREVENTION MAINTENANCE" (AS DEFINED BELOW) FOR ALL FMZS 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 FMZ RESTRICTIONS (E.G., NON-COMBUSTIBLE STRUCTURE SETBACK, ETC.) SHALL BE OBLIGATED TO COMPLY WITH SUCH RESTRICTIONS." DESIGN. CHANGES TO THE FUEL MODIFICATION AREAS OR INTERRUPTED MAINTENANCE ACTIVITIES BY THE

THE OCFA WILL BE DESIGNATED AS A THIRD PARTY BENEFICIARY OF A HOMEOWNER ASSOCIATION'S DUTY

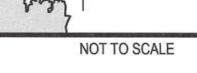
MODIFICATION PLAN ON FILE WITH THE PROPERTY MANAGER FOR THE DEVELOPMENT. B. THE IRRIGATION SYSTEM FOR FMZS OR DESIGNATED INTERIOR/MANUFACTURED SLOPES SHALL BE KEPT IN GOOD CONDITION AND PROPER WORKING ORDER AT ALL TIMES. THE IRRIGATION SYSTEM

### 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 FMZS OR DESIGNATED INTERIOR/MANUFACTURED SLOPES IN ACCORDANCE WITH THE FUEL MODIFICATION PLAN, AND OF EACH OWNER'S DUTY TO COMPLY WITH ANY FMZ OR DESIGNATED INTERIOR/MANUFACTURED SLOPES RESTRICTIONS APPLICABLE TO THEIR LOT OR CONDOMINIUM AS SET FORTH IN THE FUEL MODIFICATION PLAN. GRADE IN FURTHERANCE THEREOF, THE OCFA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE 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 FMZ OR DESIGNATED INTERIOR/MANUFACTURED SLOPES RESTRICTIONS APPLICABLE TO THEIR 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 - PLANT SPACING REQUIREMENTS

REQUIREMENTS FOR PLANTING INSTALLATION IN FUEL MODIFICATION ZONES



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

SHRUB / TREE-FORM SHRUB GROUP SPACING:

• GROUPS OF SHRUBS SHALL BE SPACED BY THE GREATER OF THE FOLLOWING TWO MEASUREMENTS:

GROUPS OF TREES SHALL BE SPACED BY A DISTANCE OF 30 FEET MINIMUM REGARDLESS OF 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 IS SHRUBS ARE FURTHER THAN 30 FEET FROM THE STRUCTURE). SHRUBS AND TREES 10 FEET IN HEIGHT OR GREATER:

TREES ONLY: ALL VEGETATION LOCATED UNDERNEATH TREES, SHALL BE A MAXIMUM OF 2 FEET IN

TENTATIVE TRACT NO. 17721 OCFA REVISION SERVICE REQUEST 296338

#### THIS CONCEPTUAL FUEL MODIFICATION PLAN HAS BEEN REVISED TO REFLECT THE CURRENT SITE PLAN AND PROVIDE NO COMBUSTIBLE ALONG THE SOUTHERN EDGE OF THE PROJECT ALONG UNITS 9 THROUGH 11. NO COMBUSTIBLE MATERIAL HAS ALSO BEEN PROVIDED ALONG UNIT 14 FOR A REDUCTION 11/18/2021 IN THE RADIANT HEAT WALL LENGTH DUE TO AN EASEMENT CONFLICT. THE NO COMBUSTIBLE MATERIAL WILL BE PLACED OVER THE LANDSCAPED AREA BETWEEN THE ACCESS DRIVE AND THE WALKWAY SO NO LANDSCAPING WILL BE PROVIDED ADJOINING UNIT 14 WHERE THE RADIANT HEAT WALL IS BEING REDUCED. A NOTE HAS BEEN ADDED ALONG THE SOUTHERN PROPERTY LINE FOR THE COVE OWNERSHIP TO COORDINATE WITH THE ADJOINING PROPERTY OWNER TO REPLANT ANY DAMAGED. VEGETATION OR IRRIGATION BY IMPROVEMENTS FOR THE COVE PROJECT. LASTLY, BUILLET POINT 9 OF THE ADDITIONAL NOTES ON SHEET FM-1 HAS BEE REVISED TO INDICATE THAT THE PROJECT IS WITHIN AN ADOPTED VERY HIGH FIRE HAZARD SEVERITY ZONE, RATHER THAN RECOMMENDED.

FUEL MODIFICATION DISTANCES AND AM&M HAVE BEEN UTILIZE

REVISIONS

08/21/2020 REDUCING THE TOTAL AMOUNT OF RESIDENTIAL UNITS FROM 23 TO 22. THE PREVIOUSLY APPROVED

HIS CONCEPTUAL FUEL MODIFICATION PLAN HAS BEEN REVISED TO REFLECT THE CURRENT SITE PLAN

