

ATION BUILDINGS

Planning and Development Services Section South Shores Church Alternate Means and Methods for Fuel Management 32712 Crown Valley Parkway, Dana Point, CA 92629 OCFA SR# 160396 On behalf of South Shores Church, we hereby submit a request for use of Alternate Means and Methods (AM&M), per the 2007 California Fire Code. Our request relates to fuel modification widths in portions of a prior approved Fuel Modification Plan. The following information is being provided to assist in your evaluation of this proposed AMM.

FUEL MANAGEMENT MAINTENANCE NOTES

Zone 1 - Specific Requirements A. Automatic irrigation systems to maintain healthy vegetation with high moisture B. Irrigation maintained outside the drip line of native oak trees. C. Pruning of foliage to reduce fuel load, vertical continuity, and removal of plant litter

Special consideration should be given for rare and endangered species, geologic

H. Maintenance including ongoing removal and/or thinning of undesirable combustible

vegetation, replacement of dead/dying fire resistant planting, maintenance of the

operations integrity and programming of the irrigation system, regular trimming to

B. In order to maintain proper coyerage, native grasses, shall be allowed to go to seed

Native grasses shall be cut after annual seeding. Cut height shall not exceed 8

2. Irrigation shall be designed to supplement native vegetation, and establish and

Any plants selected for planting in this zone shall be selected from the approved.

6. Trees and tree-form shrub pruning and spacing will be in conformance. Tree form

I. Tree-form shrubs under 4' in height and other shrubs shall be spaced such that

they do not create an excessive fuel mass and can be maintained in accordance

Special consideration should be given for rare and endangered species, geological

E. Planting will be in accordance with planting guidelines and spacing standards

F. In Zones 2 sensitive and/or protected species shall be identified on the fuel

shrubs are defined as shrubs that do naturally exceed 4 feet in height.

hazards, tree submitted for project approval, upon further review.

Prior to Building Permit Issuance: The developer shall complete that portion of the

approved fuel management plan determined to be necessary by the OCFA prior to the

introduction of any combustible materials into the area. This generally involves removal

Prior to Issuance of Certificate of Occupancy: The fuel management must be installed,

completed, and inspected. This includes physical installation of features identified in the

thinning, irrigation, zone markers, access easements, etc.). An OCFA Fire Inspector will

The fuel management shall be maintained as originally installed and approved. A copy of

Annual Inspection and Maintenance: The fuel management shall be maintained as originally

installed and approved. The property owner is responsible for all maintenance of the fuel

management. All areas must be maintained in accordance with approved fuel modification

plans. This generally includes a minimum of two growth reduction maintenance activities

materials, removal of dead plant material, and removal of undesirable species. Ongoing

maintenance shall be conducted regardless of the date of these inspections.

MAINTAINED BY THE PROPERTY OWNER.

throughout the fuel management areas each year (spring and fall). Other activities include

maintenance of irrigation systems, replacement of dead and dying vegetation with approved

MANAGEMENT REQUIREMENTS AND MAINTENANCE NOTES.

FUEL MANAGEMENT LEGEND

-0" TO 97'-0" - BEGINNING OF FUEL MANAGEMENT. MAINTAINED BY THE PROPERTY

ZONE 2 - WET ZONE
7'-0" TO 80'-0" MIN. ZONE 2 SHALL BE AN IRRIGATED LANDSCAPED AREA. ALL PLANT

RETAINED AS DIRECTED BY THE OWNER'S REPRESENTATIVE, ZONE 2 AREA SHALL BE

MATERIAL SHALL BE ON APPROVED PLANT PALETTE. SPECIMEN AND TREES SHALL BE

OWNER. FUEL MANAGEMENT CONSISTS OF IRRIGATED LANDSCAPE (TO BE CONSISTENT

WITH THE APPROVED PLANT PALETTE AND RECOMMENDED DENSITIES). REFER TO FUEL

the approved plans must be provided to the Property Owner. Landscape pro-

fessionals must convey ongoing maintenance requirements to the Property Owner.

approved precise fuel management plan (including, but not limited to, plant establishment,

modification plans and tagged in the field for further disposition.

D. Complete removal of fire prone plant species, minimal allowance for retention of selected native vegetation. E. Plants in this zone shall be highly fire resistant and selected from the Fuel Modification Zone Plant List for the setback zone and given geological area. Tree species are not allowed within 10 feet of combustible structures (measured from the edge of a full growth crown).

hazards, tree ordinances, or other conflicting restrictions.

plant list for irrigated zones for a given geographical area.

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

revent ladder fuels.

Zone 2 - Specific Requirements

maintain planted natives and ornamentals.

with specifiedspacing as indicated on the plan.

and thinning of plant materials indicated on the approved plan.

Prior to Homeowner Acceptance: This activity must include

the OCFA Fire Inspector and the following representatives.:

Landscape design professional

Installing landscape contractor

Property Owner Representative

provide written approval of completion at the time of this final inspection.

J. Removal of undesirable plant species.

Our hardship is: No offsite easements for Fuel Management has forced us to maintain all Fuel

 All structures will be protected with NFPA 13 Fire Sprinkler Requirements including all attic areas and small spaces (per OCFA bulletin 01-06 and California Fire Code Section 1003.2.2 Fire Extinguishing Systems.

than 40 feet and no greater than 115 feet. There is a minimum 10-97 foot "A" zone. Th 7-69 foot fully irrigated "B" Zone is the best alternative to allow a manageable and maintainable Fuel Management Area for the site.

 The groundcover material will be low in height not to exceed 18" to 24". All new structures adjoining the Fuel Management (as shown on the plans) will have

"exposed side" construction features on all four sides of the structure (Not required by City of Dana Point Code enforcements). No venting will be placed on the side of the structure facing the fuel modification zone.

Firesafe Planning Solutions for: South Shores Church

OCFA ALTERNATE MEANS OF METHOD ACCEPTANCE LETTER

ORANGE COUNTY FIRE AUTHORIT 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

Subject: Alternate Materials and Methods Request Response Service Request # 160396 South Shores Church 32712 Crown Valley

In accordance with Section 104.9 of the 2007 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.

To propose equivalency for items not in accordance with the OCFA Guidelines for fuel modification dated January 1, 2008. The fuel modification zone distance is not a minimum of 170 and the level zone "A" is not always 20 feet minimum.

2007 California Fire Code (CFC) Section 317 and local amendments. The land owners could not obtain off-site casements due to the off-site area is dedicated for

There are compensating factors listed (AM & M) request letter and the OCFA response letter, to propose equivalency to codes initially required. The following a summary of those conditions:

a. The area of combustible vegetation is not a large wildland area. The area is a localized island within the city and is completely developed on all sides. The intensity and products of fire will not be as great compared to an approaching fire in a large b. The new buildings are constructed in accordance with CBC Chapter 7A. The features

are designed to deflect radiant heat and embers. c. The side of the building facing the combustible vegetation will not have any attic venting. There is a less likely chance of embers entering the structure. d. The applicant is extending the permanently regularly irrigated zone to the property line. This provides a wider buffer of fire resistive plants compared to a thirming zone

with native non-irrigated plants. e. The shrub and tree spacing required by Attachment 6 of the fuel modification guideline will be doubled. Shrub groups will be spaced at 30 feet and groups of trees will be spaced at 60 feet minimum, measured from canopy to canopy in order to reduce the density of the plants allowed within Zone B.

Your request has been approved as allowed by Section 104.9 of the 2007 CFC.

Fire Protection Engineer

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, or re-use by any method, in whole or in part without the express consent of FIRESAFE PLANNING is prohibited.

DRANGE COUNTY FIRE AUTHORITY REVIEWED by Planning & Development 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. CCFA Service Request # 100 26 Fee Codes: 174 Plan Type: Dodaice Plan Carlotte (Employee # _____) ONLY STAMPED SHEETS REVIEWED BY CRANGE COUNTY FIRE AUTHORITY Call 48 hrs. in advance to schedule inspections: 714-573-6150

CIVIL ENGINEER: CIVIL ENGINEERS, INC. 15 CORPORATE PARK IRVINE, CA 92606 PH: (949) 474-2330 FAX: (949) 474-0251 PH: (949) 240-5911 FAX: (949) 240-8291 CONTACT: RANDAL STREETER, PRINCIPAL FUEL MANAGEMENT PLAN OCFA SR# 160396 - APN 670-181-02 PREPARED FOR: SOUTH SHORES CHURCH 32712 CROWN VALLEY PARKWAY DANA POINT, CA 92629 PH: (949) 496-9331 FAX: (949) 496-3020 CONTACT: G.G. KOHLHÄGEN

ORANGE COUNTY

FIRE AUTHORITY

