

Project:

Vista Canyon Ranch

Tentative Tract Map 69164

County of Los Angeles, California

Prepared by:

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Submitted to

**County of Los Angeles
Fire Department**

Fuel Modification Unit

23757 Valencia Blvd.
Valencia, CA 91355
(661) 286-8821

Applicant:

Vista Canyon Ranch, LLC

27451 Tournay Road, Suite 100
Valencia, CA 91355

Contact:
Mr. Glen Adamick
(661) 255-3275

Revisions

No.	Date	Revision
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Date: 04/01/2010

Job No. 6115-01

Assoc. Submittal:

Bldg. Dept. Submittal

Bid Issue:

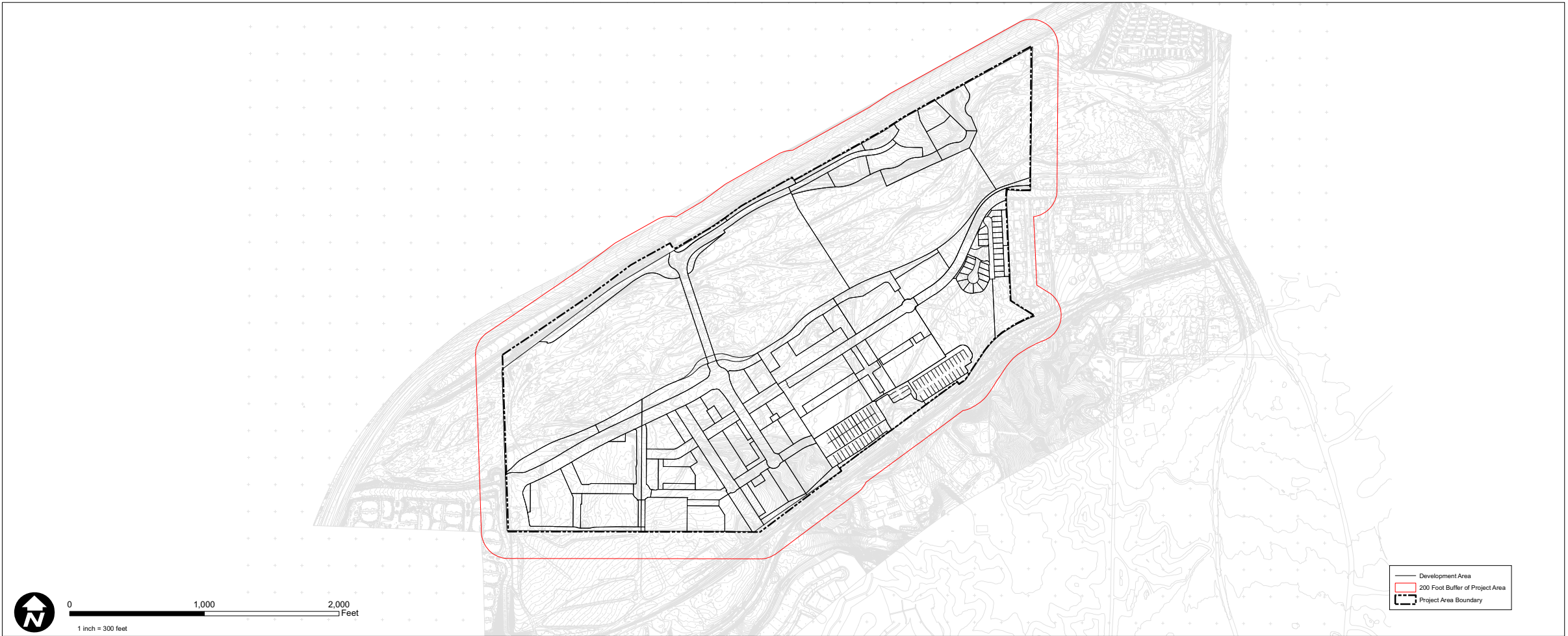
Construction Issue:

Sheet Title:

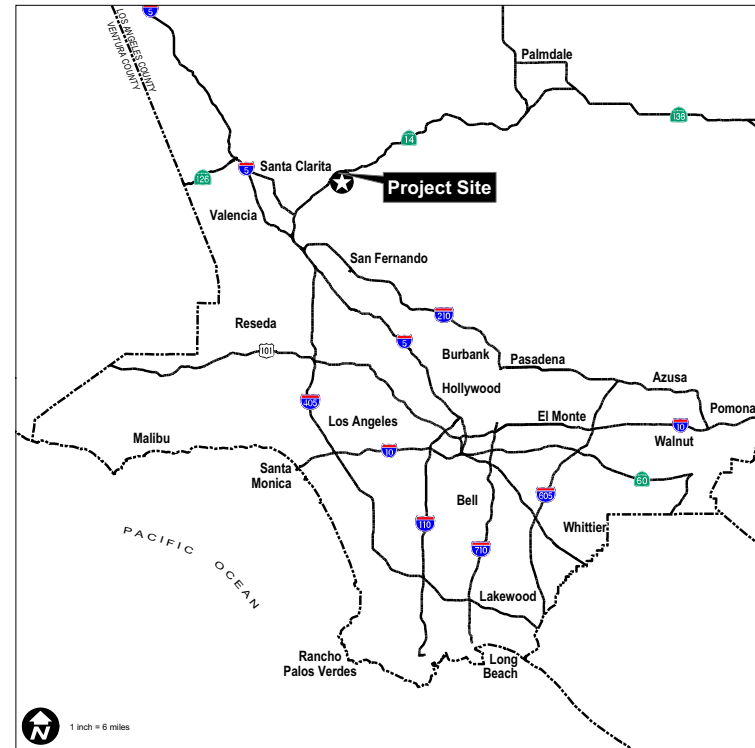
Preliminary Fuel Modification Plan

Sheet No.:

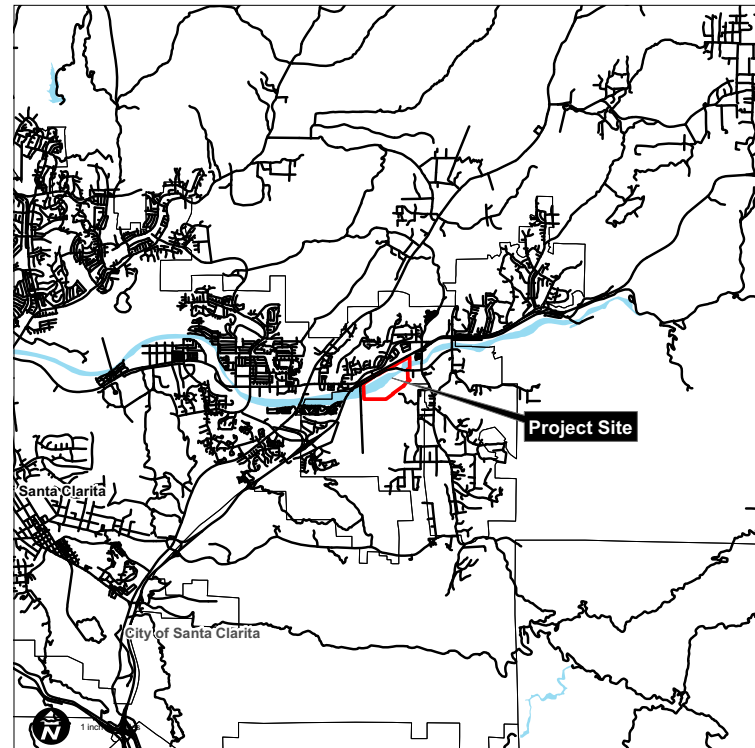
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Regional Map



Vicinity Map



Fuel Modification Zone Distance Calculation Table

Structure Construction		Score
Good/Current Fire Zone 4 or VHF/HSZ Requirements	1	
Moderate	5	
Poor	10	
Fuels		
Primarily Grassland	5	
Coastal Sage Scrub/Oak Woodland	10	
Chaparral	15	
Slope*		
Down-Slope	Up-Slope	
	0-20 Degrees	1
	20-40 Degrees	2
	40-60 Degrees	4
	60 < Degrees	8
	60 < Degrees	15
* Location of required fuel modification		
Aspect		
North	1	
East	2	
West	4	
South	8	
Fire Topography		
- Distance from Slope, Chimneys, Saddles, Canyons		
250 - 300	1	
200 - 250	2	
150 - 200	3	
100 - 150	4	
50 - 100	5	
30 - 50	10	
< 30	15	
Fire History/Potential		
- Historical Fire Patterns/Intensity		
Low	5	
Moderate	10	
High	15	
Total		
Estimated Fuel Modification Distance**		150 Ft.

Notes

1. The project is located within the Sections 22 and 23, Township 4 North, Range 15 West SBB&M.
2. The project is located within a Very High Fire Hazard Severity Zone (VHFH) as shown on the County of Los Angeles GIS data.
3. The proposed fuel modification zone distance included in this plan was calculated using the County of Los Angeles Fire Department Fuel Modification Plan Guidelines.
4. Per Fuel Modification Zone Plan Guidelines issued by the County of Los Angeles Department, "plan review and approval is required for issuance of a building permit(s). Implementation of the fuel modification plan (other than that which will be assigned to the home buyer) is required prior to the issuance of Certificate of Occupancy or building final."
5. Per Fuel Modification Zone Plan Guidelines issued by the County of Los Angeles Fire Department, "the building developer is responsible for providing new property owners with recorded CCBAR's or disclosure statements identifying the responsibilities for maintaining the fuel modification zone(s) within their property as defined in the approved Fuel Modification Plan. Additionally, the building developer will be required annually as a part of the brush clearance inspection process, by local fire station personnel, brush clearance office personnel, fire prevention or forestry personnel."
6. The proposed fuel modification zones shall not include plant species listed by the County of Los Angeles Fire Department as "Unacceptable." Should any of these species (listed below) be already present on site, they shall be removed.

Chamise – *Adenostoma fasciculatum*
Red shank – *Adenostoma sparsifolium*
California sagebrush – *Artemisia californica*
Common buckwheat – *Eriogonum fasciculatum*
Pampas grass – *Cortaderia* spp.
Cypress – *Cupressus* spp.
Eucalyptus – *Eucalyptus* spp.
Juniper – *Juniperus* spp.
Pine – *Pinus* spp.

PRELIMINARY FUEL MODIFICATION PLAN
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**Preliminary Fuel
Modification Plan**

Sheet No.:

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Photo 1



Photo 8



Photo 2



Photo 9



Photo 3



Photo 10



Photo 4



Photo 11



Photo 5



Photo 12



Photo 6



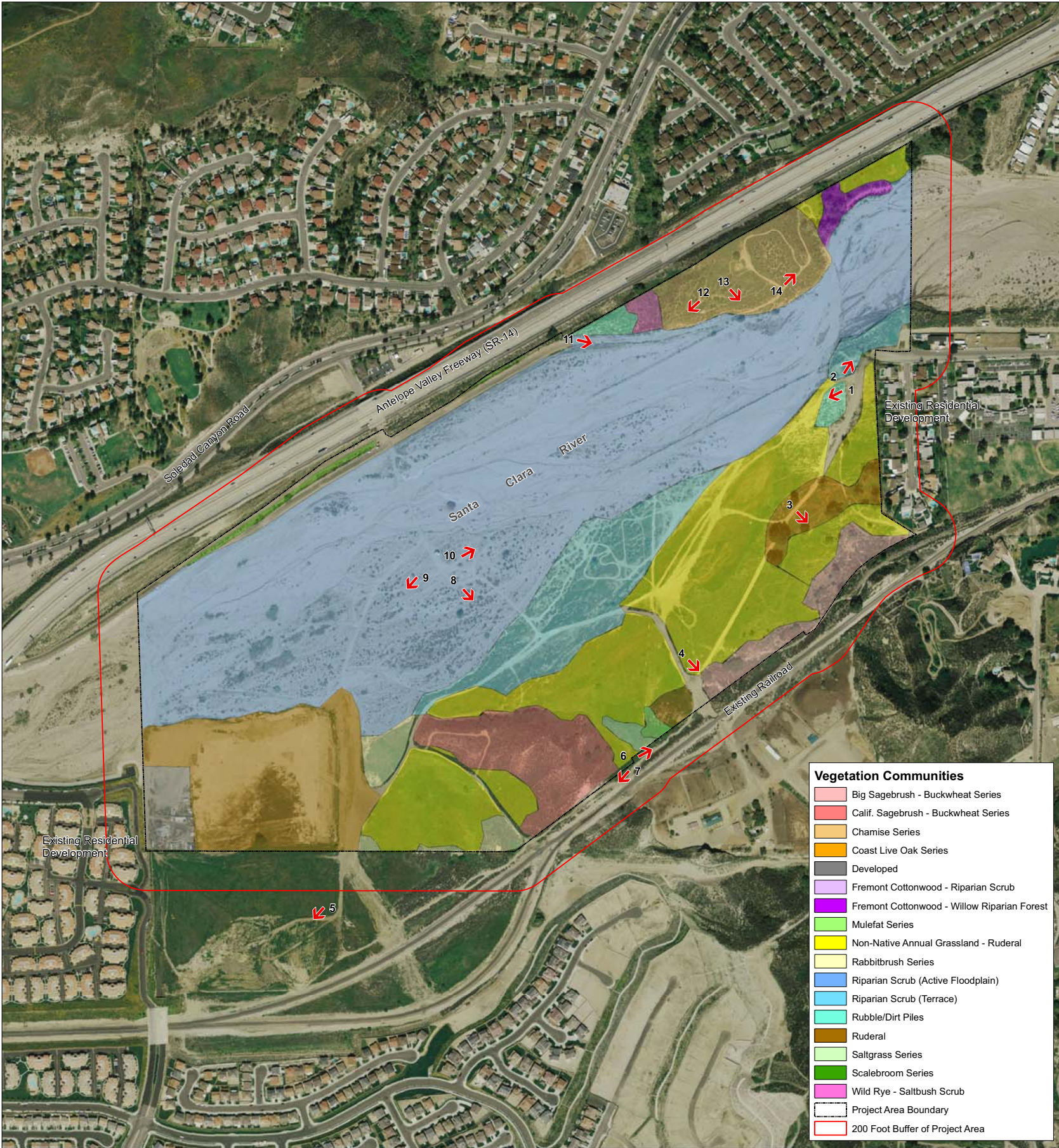
Photo 13



Photo 7



Photo 14



Vegetation Communities

- Big Sagebrush - Buckwheat Series
- Calif. Sagebrush - Buckwheat Series
- Chamise Series
- Coast Live Oak Series
- Developed
- Fremont Cottonwood - Riparian Scrub
- Fremont Cottonwood - Willow Riparian Forest
- Mulefat Series
- Non-Native Annual Grassland - Ruderal
- Rabbitbrush Series
- Riparian Scrub (Active Floodplain)
- Riparian Scrub (Terrace)
- Rubble/Dirt Piles
- Ruderal
- Saltgrass Series
- Scalebroom Series
- Wild Rye - Saltbush Scrub
- Project Area Boundary
- 200 Foot Buffer of Project Area



1 inch = 200 feet

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FUEL MODIFICATION ZONE DESCRIPTIONS



Zone A: Setback Zone
Setback zone located immediately adjacent to proposed structures. This zone shall include irrigated plant material selected from the LACFD approved planting list. Any ground cover, shrubs, or trees proposed for planting in this zone shall be in accordance with planting guidelines, spacing, and maintenance standards established in the LACFD Fuel Modification Plan Guidelines. All undesirable plant species shall be removed and the area shall be maintained free of dead and dying plant material. Maintenance shall include ongoing removal and/or thinning of undesirable combustible vegetation, replacement of dead/dying fire resistant plantings, maintenance of the operations integrity and programming of the irrigation system, and regular trimming to prevent ladder fuels.



Zone B: Irrigation Zone
This zone shall include irrigated plant material selected from the LACFD approved planting list. Any ground cover, shrubs, or trees proposed for planting in this zone shall be in accordance with planting guidelines, spacing, and maintenance standards established in the LACFD Fuel Modification Plan Guidelines. All undesirable plant species shall be removed and the area shall be maintained free of dead and dying plant material. Surface fuels shall be maintained at a height not to exceed 18 inches. Maintenance shall include ongoing removal and/or thinning of undesirable combustible vegetation, replacement of dead/dying fire resistant plantings, maintenance of the operations integrity and programming of the irrigation system, and regular trimming to prevent ladder fuels.



Zone C: Thinning Zone
No additional landscaping is anticipated for this zone. Treatment of this zone shall include removal of all dead and dying vegetation. All fine fuels shall be reduced to a maximum of 3 inches in height. Trees and large tree-form shrubs which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or 10 feet, whichever is higher. Dead and excessively twiggy growth shall also be removed.



Offsite Thinning Zone:
This zone lies offsite adjacent to existing railroad tracks. No additional landscaping is anticipated for this zone. Treatment of this zone shall include removal of all dead and dying vegetation. All fine fuels shall be reduced to a maximum of 3 inches in height. Vegetation shall be thinned to reduce fuel loading and maintained annually. Written permission from the property owner to maintain fuels shall be required prior to plan approval.

Note: Conceptual site plan only, building locations subject to change.

