

PRELIMINARY FIRE PROTECTION PLAN
TTM 31513, Tres Cerritos
Hemet, California



January 29, 2019
(Revised 7/1/2019, 8/3/2022, 11/6/2025)

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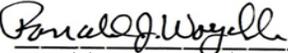
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1.0 General Description

The proposed project is located north of Rose Road in the city of Hemet, California (see Photo #1). The area designated for development is TTM 31513, which is located within a Very High Fire Hazard Severity Zone. The project consists of 121.25 acres of undeveloped land broken out as

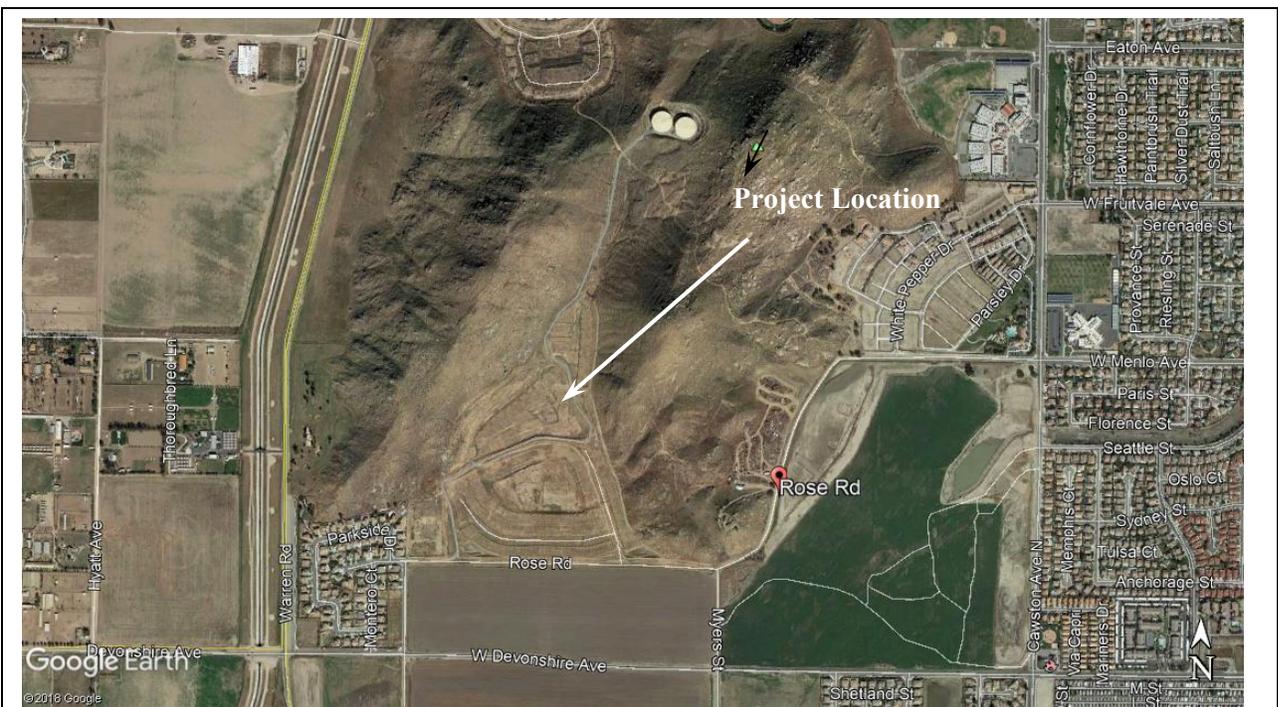


Photo #1: Aerial Photo of the Project. Devonshire is the Main Road South of the Project

follows: 80.2 acres for paseos, detention basins, parks, landscaped areas, access roads, brow ditches and open space preservation with the remaining 41.05 acres for 269 single-family homes on individual lots. The fire protection agency is the Hemet Fire Department (HFD).

1.1 General Information

Owner: DR Horton
2280 Wardlow Circle, Ste 100
Corona, CA 92878

Approving Departments:

Fire Authority:

Hemet Fire Department

Water:

Eastern Municipal Water District

The Project is in a Very High Fire Hazard Severity Zone per the April 2025 fire hazard zones recommended by the State Fire Marshal and adopted by the city of Hemet. Previously, the property was in a Moderate Fire Hazard Severity Zone.

1.2 Relevant Building Codes and Standards

Requirements of this Preliminary Fire Protection Plan (PFPP) are based upon requirements listed in the 2022 California Fire Code (CFC), Chapter 49, Public Resources Code, Sections 4201 through 4204, and Government Code, Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires. Local Amendments as required; Chapter 7A-California Building Code; 2022 California Residential Code Section R337; National Fire Protection Association Standards (NFPA) 13-D, 2022 Edition, Riverside County Health and Safety Code - Declaration of Nuisance 6.15.020, and supporting guidelines, NFPA Standard 1140 – Standard for Wildland Fire Protection 2022 and Hemet Ordinances 2059, 1876, 1921, 1453 and Chapter 14 Article IX, Division 2 Sec 14-421 as amended.

1.3 Hazardous Vegetation Around Buildings - Laws and Regulations

The following laws and regulations guide the requirements for fuel modification. These include the following: Public Resources Code, Section 4291. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Section 1299 (see guidance for implementation “General Guideline to Create Defensible Space”). California Government Code, Section 51182. California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07; Riverside County Fire Department Guidelines OFM-01-A and OFM-01-B and Riverside County Ordinances; 695, 787.10, and 460.154.

1.4 Fire Protection Plans - California

The 2022 California Fire Code requires a Final Fire Protection Plan (FFPP) to be approved prior to construction. As the exact home locations are not known at this time, this is a Preliminary Fire Protection Plan (PFPP). This PFPP assesses the overall on-site and off-site wildland fire hazards and risks that may threaten life and property associated with the proposed Project. In addition, the PFPP establishes both short-term and long-term fuel treatment actions required to minimize any projected wildland fire hazards and assigns annual maintenance responsibilities for each of the required fuel treatments.

The purpose of this PFPP is to provide hazardous fuel treatment and construction direction for developers, architects, builders, the HFD, Riverside County officials, and the individual lot owners to use in making the structures in the proposed project relatively safe from future wildfires. Appendices attached to this PFPP, which provide additional information, shall be considered part of this PFPP.

The FFPP shall include a Landscape Plan for all the common areas that is consistent with this plan. As the final landscape plans are currently under development, this supports a PFPP. The landscape architect, when developing their plan, shall incorporate the plant material, planting

design, and maintenance requirements identified in this PPFPP. When the landscape plan is completed, it will be incorporated into the FFPP as Appendix 'D.' or provided as a separate file.

2.0 Wildland Fire Hazard and Risk Assessment

The following assessment is based upon historical weather data and existing and forecasted vegetation growth.

2.1 Weather Review and Assessment

Weather has a dramatic influence on wildland fire behavior. The most critical weather pattern to the project area is a hot, dry offshore wind, typically called a Santa Ana. Such wind conditions are usually associated with strong (>50 MPH), hot, dry winds with very low (<15%) relative humidity. Santa Ana winds originate over the dry desert land and can occur anytime of the year; however, they generally occur in the late fall (September through November). This is also when non-irrigated vegetation is at its lowest moisture content. Riverside County is one of the areas in southern California that is strongly influenced by powerful Santa Ana winds.

Fire Agencies throughout the western United States rely on a sophisticated system of Remote Automated Weather Stations (RAWS) to monitor weather conditions and aid in the forecasting of fire danger. The closest RAWS to the Tract 31513 project is the Clark RAWS located at Latitude 33 ° 52 ' 36 " N and Longitude 117 ° 18 ' 32" W at an elevation of 1720 feet. Data for all RAWS is archived in the Western Region Climate Center in Reno, Nevada. The typical prevailing summer time wind pattern is out of the west/southwest and normally is of a much lower velocity (5-10 MPH with occasional gusts to 20 MPH) and is associated with relative humidity readings ranging between 20% and occasionally more than 50% due to the sites proximity to onshore winds from the ocean. In addition to Santa Ana winds, there is a historic pattern of wildland fires burning from the southwest to northeast. Every 5-10 years, a "rare event" hot dry, southwest to west wind of 30 MPH will occur. This moderately strong, dry wind condition usually occurs in the late afternoon or early evenings on very hot days, especially during the normal summer time (June through September) months.

All other (northwest, southeast and south) wind directions may be occasionally strong and gusty; however, they are generally associated with cooler moist air and have higher relative humidity (>40%). They are considered a serious wildland fire weather condition when wind speeds reach >20-MPH.

2.2 Off-Site Fire Hazard and Risk Assessment

The majority of the Tract 31513 project is located on lightly vegetated nearly level terrain. Steep terrain containing designated open space is located to the north; east; and west of the project (see Photos #3 - 5).

Northern, Eastern and Western Boundary Fuels – Except for a portion of the southwest boundary, the northern, eastern and western boundaries abut designated open space as shown in Photos #2 - 4. The open space is lightly vegetated, with slopes ranging from 30 - 40 percent and the terrain contains many rocky outcrops. Species include native and exotic grass and weeds with some buckwheat. The typical fuel model is a gs1 – Low Load Dry Climate Grass Shrub with 1 hour fuels of .2 tons/acre. A fire in these open space areas will burn downhill towards the homes in a Santa Ana wind condition and therefore is a lesser concern than areas where slopes would be uphill into the development.



Photo #2 - Looking North from the Project Along the Northern Boundary. Protected Open Space is the Steep Terrain.



Photo #3 – Looking Northwest from Project Area Along the Northern Boundary.



Photo #4 – Looking Southeast along the East Boundary. Protected Open Space is to the Left of the Brow Ditch



Photo #5 - Looking North Along the Western Boundary from the Southwest Corner. The Proposed Project is to the Left. Protected Open Space is the Steep Terrain in the Distance.

Southern Boundary Fuels – The southern boundary abuts agricultural land as shown in Photo #5 and poses no significant wildland fire issues.

2.3 On-Site Fire Hazard and Risk Assessment

The majority of the native and exotic vegetation within the project has been cleared in the past and is lightly vegetated with grass and weeds at this time. It will be re-graded during construction and replanted with irrigated landscaping.

The greatest fire concern for the proposed project is embers from a fire burning outside the tract or a structure fire within it that could land on homes or vegetation within the tract especially during high winds and periods of low humidity.

3.0 Predicting Wildland Fire Behavior

The BEHAVE Plus 5.0.5 Fire Behavior Prediction and Fuel Modeling System developed by USDA–Forest Service research scientists Patricia L. Andrews and Collin D. Bevens at the Intermountain Forest Fire Laboratory, Missoula, Montana, is one of the best systematic methods for predicting wildland fire behavior. The BEHAVE Plus fire behavior computer modeling system is utilized by wildland fire experts nationwide.

Wildland fire managers use the BEHAVE Plus modeling system to project expected fire intensity, rate-of-spread and flame lengths with a reasonable degree of certainty for use in Fire Protection

Planning purposes. ***FIREWISE 2000, Inc.*** used the BEHAVE Plus 5.0.5 Fire Behavior Prediction Model to make the fire behavior assessments for the Tract 31513 project discussed below.

Firewise2000, LLC recognizes that certain extreme fire behavior, such as that produced by prolific crowning/spotting, presence of fire whirls, and strong convection columns, are not addressed in this PFPP. When heavy fuels and steep topography are present, generally in vegetation that is taller than 20 feet, fire behavior can become erratic and lead to a “blow up” or “fire storm.” When high concentrations of firebrands fall on receptive fuels, several ignitions may occur simultaneously resulting in what has been termed “area ignition.” Predictability is difficult because such fires often create their own fire environment and therefore behave erratically. These fuel types and conditions are not present within or adjacent to this Project. The BehavePlus Fire Behavior Computer Modeling Program fire behavior calculations are therefore a reliable means of determining appropriate wildfire mitigation measures.

3.1 Wildland Fire Behavior Calculations for the Off-site and On-site Hazardous Vegetative Fuels

Wildland fire behavior calculations have been projected for the hazardous vegetative fuels located adjacent to and bordering the proposed Tract 31513 project. These projections were based on “worst case” Riverside County fire weather assumptions in the vicinity of the project area and from project site observations and fuel moisture levels typically observed during the local fire season. Weather data was obtained from the RAWS (Remote Automatic Weather Station) network stations closest to the project area.

Four (2) scenarios are depicted below in Tables 3.1.1 and 3.1.2, for four (4) separate BEHAVE PLUS Fire Modeling System computer calculations of the wildland and treated fuels. All tables display the expected Rate of Fire Spread (expressed in feet/minute), Flame Length (expressed in feet), and Fireline Intensity (expressed in British Thermal Units/foot/second and include the calculation inputs used in the BEHAVE Plus program. The tables also show the change in Rate of Fire Spread, Flame Length, and Fireline Intensity following the completion of the required fuel treatments.

Table 3.1.1 <u>Fire Scenario #1 North and East Boundaries</u> <u>Fire Approaching from the Northeast and East</u> <u>(Late Fire Season With 60 MPH North, Northeast and East Wind Conditions)</u>	
Fire Behavior Calculation Input Data <ul style="list-style-type: none"> • 40 percent slope • 60 mph 20-foot wind speed • 225° aspect from north • 45° wind direction from north 	Anticipated Fuel Moistures <ul style="list-style-type: none"> * 1-Hour Fine Fuel Moisture of.....2% * 10-Hour Fuel Moisture of.....3% * 100-Hour Fuel Moisture of.....5% * Live Herbaceous Fuel Moisture of.....30% * Live Woody Fuel Moisture of.....50%
Expected Fire Behavior Fuel Model gs1 – Low Load Dry Climate Grass Shrub	
Rate of Spread - 227.8 ft/min	
Fireline Intensity - 1,431 BTU/ft/s	
Flame Length - 12.7 feet	
Expected Fire Behavior in Treated Fuels Fuel Model gr1 – Short Sparse Dry Climate Grass	
Rate of Spread - 41.4 ft/min	
Fireline Intensity - 67 BTU/ft/s	
Flame Length - 3.1 feet	

Table 3.1.4 <u>Fire Scenario #4 (West Boundary)</u> <u>Fire Approaching from the West</u> <u>(Late Fire Season With 30 MPH Southwest and West Wind Conditions)</u>	
Fire Behavior Calculation Input Data <ul style="list-style-type: none"> • 40 percent slope • 30 mph 20-foot wind speed • 0° aspect from north • 225° wind direction from north 	Anticipated Fuel Moistures <ul style="list-style-type: none"> * 1-Hour Fine Fuel Moisture of.....2% * 10-Hour Fuel Moisture of.....3% * 100-Hour Fuel Moisture of.....5% * Live Herbaceous Fuel Moisture of.....30% * Live Woody Fuel Moisture of.....60%
Expected Fire Behavior Fuel Model gs1 – Low Load Dry Climate Grass Shrub	
Rate of Spread - 77.8 ft/min	
Fireline Intensity - 477 BTU/ft/s	
Flame Length - 7.7 feet	
Expected Fire Behavior in Treated Fuels Fuel Model gr1 – Short Sparse Dry Climate Grass	
Rate of Spread - 41.4 ft/min	
Fireline Intensity - 67 BTU/ft/s	
Flame Length - 3.1 feet	

4.0 Assessing Structure Ignitions in the Wildland/Urban Interface

Structure ignitions from wildland wildfires come from three sources of heat: convective firebrands (flying embers), direct flame impingement, and radiant heat. The Behave Plus Fire Behavior Computer Modeling Program does not address wind blown embers or firebrands from a structure ignition perspective. However, even though ignition resistant exterior building materials will be used in the construction of the Tract 31513 development (see APPENDIX 'D' for the description of ignition resistive construction), wind driven embers and radiant heat issues are addressed in this PFPP.

4.1 Firebrands/Embers

Firebrands or embers are pieces of burning materials that detach from a burning fuel due to the strong convection drafts in the flaming zone. Embers can be carried a long distance (one mile or more) by fire drafts and strong winds. Severe wildland/urban interface fires can produce heavy showers of embers. The chance of these embers igniting a structure will depend on the number and size of the firebrand, how long it burns after contact, and the type of building materials, building design, and construction features of the structure. Embers landing on combustible roofing and decks are common sources for structure ignition. They can also enter a structure through unscreened vents, decks and chimneys, unprotected skylights, open windows, and overhangs.

Even with non-combustible roofing, embers landing on leaves, needles, and other combustibles located on a roof (due to lack of maintenance) can cause structure ignition. Any open windows, doors or other types of unscreened openings are sources for embers to enter a structure during a wildland fire. If these maintenance issues are addressed on a regular basis through homeowners' regular inspections, embers should not be a concern for the Tract 31513 residences, as the buildings will be constructed with Chapter 7A building materials.

4.2 Radiant Heat/Direct Flame Impingement

Radiation and convection involve the transfer of heat directly from the flame. Unlike radiation heat transfer, convection requires that the flames or heat column contact the structure. An ignition from radiation (given an exposed flammable surface) heat transfer depends on two aspects of the flame: 1) the radiant heat flux to a combustible surface, and 2) the duration (length of time) of the radiant flux. The radiant heat flux depends on the flame zone size, flame-structure distance, and how much the combustible material of the structure is exposed to the flame. While the flame from a wildfire may approach 1,800 degrees Fahrenheit, it is the duration of heat that is more critical. For an example, a blow torch flame typically approaches 2,100 degrees Fahrenheit yet a person can easily pass their hand through the flame. Heat duration only becomes critical to a home with a wood exterior surface if the heat is allowed to remain for 30-90 seconds.

Research scientist Jack Cohen of the United States Forest Service has found that a home's characteristics--its exterior materials and design--in relation to the immediate area around a home within 100 feet principally determine the home ignition potential. He calls the home and its immediate surroundings the home ignition zone. In a study of ignition of wood wallboard, tests by a USDA Forest Service research team described in the Proceedings of the 1st International Fire and Materials Conference showed that flame impingement for sufficient length of time (approximately 1 min.) ignites a typical hardboard siding material. Since the code requirement in this PFPP is for a non-combustible wall or 1-hour rated fire resistive construction for the exterior portion of a structure

the likelihood of the homes' exteriors reaching ignition temperature is very unlikely due to either radiant or convective heat.

Fire agencies consider fuel treatment as a principal approach to wildland fire hazard reduction. Whenever the flame length, 1-2 minutes in duration or more, is equal to or more than the separation of combustible vegetation from a combustible structure, there is a high probability of structure ignition. Contact with a fire's convection heat column also may cause ignition but the temperature of the column's gases is generally not hot enough or long enough in duration to sustain the ignition of the structure.

Comparing the expected wildland fire behavior projections in each of the scenarios in Section 3.1 against the required fuel modification zones outlined in Section 6.0, demonstrate substantial reductions in the expected flame length and fireline intensity.

By requiring the structures exposed to the threat of wildfire to incorporate the following guidelines, those structures will be provided with the most effective treatment for minimizing losses from flame impingement and associated radiant heat intensities.

- Each structure is constructed of ignition resistant building materials as required by Chapter 7A.
- The area surrounding each structure contains an irrigated Zone (defensible space) and a Thinning Zone (low fuel volume buffer strip) between the irrigated zone and the untreated fuels.

The homeowners shall be required to maintain their properties to the fuel treatment standards outlined in Section 6.0 and shall keep the roof and any rain gutters free of leaves, needles and other combustible debris. All firewood and other combustible materials must be properly stored away from the structure so that burning embers falling on or near the structure have no suitable host. Tract 31513 homeowners are responsible for maintaining their homes and for keeping all doors and windows tightly closed whenever a wildland fire is reported in the vicinity. Under its authority in the CC&R's the HOA shall conduct regular inspections to insure that these requirements are met (see Section 10). In addition, a copy of this FFP shall be included as part of the escrow whenever a property is sold to insure continued compliance with all Fuel Modification maintenance and construction requirements (see Section 9 for further details).

4.3 Fire Resistant Plant Palette

Wildland fire research has shown that some types of plants, including many natives, are more fire resistant than others. These low fuel volume, non-oily, non-resinous plants are commonly referred to as "fire resistant". This term comes with the proviso that each year these plants are pruned, all dead wood is removed and all grasses or other plant material are removed from beneath the circumference of their canopies. Some native species are not considered "undesirable" from a wildfire risk management perspective provided they are properly maintained year round. Refer to APPENDIX 'A' for a list of prohibited plant species.

5.0 Fire Department Response Times

The proposed project is within the Hemet Fire Department's response area. HFD Station #3 located at 4110 Devonshire Avenue is approximately 1 miles and three (3) minutes driving time to the furthest point in the development. HFD Station #4, located at 1035 S. Cawston Avenue is 3.8 miles and eight (8) minutes driving time to the furthest point in the development. Fire Station #3 would typically be the first engine to respond to the proposed development (3-4 minutes depending on traffic and get away time). Additional agencies such as nearby cities would also respond equipment under mutual aid agreements but would likely arrive after HFD engines were on-scene. It should also be noted that the CALFIRE Air Attack Base is located in Hemet and could respond with fire retardant tankers or helicopters if available.

Although HFD Fire Station #3 and #4 engines may be 3 - 8 minutes away, there is no assurance that either engine company will be in their station on the day a wildfire threatens the Tract 31513 development. Engines may respond from other stations located further away or from other incidents. On days with extreme fire danger, there may be multiple fire starts and engine companies deployed on other incidents. This is why **FIREWISE 2000, Inc.** planned projects use "*defensible space*", ignition resistant building features, and key fuel treatment strategies that enable residents to substantially increase their ability to survive a wildfire on their own and without the loss of their structure. The goal of this PFPP, therefore, is to make the Tract 31513 project and its occupants as safe as possible and able to survive on their own until firefighting equipment arrives and/or residents are safely evacuated.

6.0 LANDSCAPE PLANS

Landscape architects, designers, and lot owners should consult with the HFD for recommendations involving appropriate plants for Zone 1 if there is a concern about its fire resistance. Avoid the use of all plants found in Appendix "A." Landscape Plans need to follow the California requirements and use fire-resistant plants such as those shown in Photo 6.

6.1 Plant Species Selection

The trees, plants, shrubs, vines, and ground covers, including native vegetation, proposed for use as landscaping in the Project are required to be in accordance with the following:

- i. Appropriate for Climate Zones 18 and 19 as determined by *Western Garden* published by Sunset Books.
- ii. Appropriate for California Irrigation Management Information System (CIMIS) Evapotranspiration Zone 9.
- iii. Have a Region 4 Water Use Classification of Landscape Species (WUCOLS) classification of Low or Very Low based on WUCOLS IV, 2014. See <https://ccuh.ucdavis.edu/wucols> for additional information.
- iv. Not determined by any standard or classification to be invasive.

Applying the above requirements lessens the chance that a plant will die due to either freezing or heat stress and not spread beyond the landscape where it is planted.



Photo 6 – Succulents. Succulents are a group of plants known for their high moisture content and therefore are more likely to be cooked than burn when exposed to wildfire.

6.2 California Landscape Plan Requirements

Per the CFC, Section 4903.2.1, the landscape plan developed for the common areas located in a high fire hazard zone shall include the following for each species proposed:

1. The plant life-form
2. The scientific and common name
3. The expected height and width for mature growth

The landscape plan shall include the species, irrigation, and maintenance requirements for each vegetation management zone located adjacent to structures and roadways that will provide significant fire hazard reduction benefits for public and firefighting safety. Per Section 4906.3.1 of the Fire Code, the landscape plans shall contain the following information:

1. Delineation of the fuel management zones from all structures.
2. Identification of existing vegetation to remain and proposed new vegetation.
3. Identification of irrigated areas.
4. A plant legend with both botanical and common names, and identification of all plant material symbols.
5. Identification of ground coverings.

Shrubs

Per Section 4906.4.1 Shrubs, all new plantings shall comply with the following:

1. Shrubs shall not exceed 6 feet in height.

2. Groupings of shrubs are limited to a maximum aggregate diameter of 10 feet.
3. Shrubs groupings shall be separated from other groupings a minimum of 15 feet.
4. Shrub groupings shall be separated from a structure a minimum of 30 feet.
5. Where shrubs are located below or within a tree's drip line, the lowest tree branch shall be a minimum of three times the height of the understory shrubs or 10 feet, whichever is greater.

Trees

Per Section 4906.4.2 Trees shall be as follows within the 30-foot zone of a structure:

1. New trees shall be planted and maintained so that the tree's drip line at maturity is a minimum of 10 feet from any combustible structure.
2. The horizontal distance between crowns of new trees and crowns of existing adjacent trees shall not be less than 10 feet.
3. Existing trees shall be trimmed to provide a minimum separation of 10 feet away from any chimney and stovepipe outlets per Title 14, Section 1299.03.

Non-fire-resistant vegetation

Per Section 4906.4.2.1 of the California Fire Code, new trees not classified as fire-resistant vegetation, such as conifers, palms, pepper trees and eucalyptus species, shall be permitted provided the tree is planted and maintained so that the tree's drip line at maturity is a minimum 30 feet (9144 mm) from any combustible structure.

6.3 Fire Resistant Plant Palette

Wildland fire research has shown that some types of plants, including many natives, are more fire resistant than others. These low fuel volume, non-oily, non-resinous plants are commonly referred to as "fire resistant." This term comes with the proviso that each year these plants are pruned, all dead wood is removed, and all grasses or other plant material are removed or treated from beneath the circumference of tree and shrub canopies. Some native species are not considered "undesirable" from a wildfire risk management perspective provided they are properly maintained year-round. Refer to APPENDIX 'A' for a list of prohibited plant species.

The HFD does not have a list of approved fire-resistant plants for fuel modification zones. The trees, shrubs, vines, succulents, and ground covers, including native vegetation, proposed for use as landscaping in fuel modification zones shall be in accordance with two or more of the following publications:

- <https://www.firefree.org/wp-content/uploads/2016/02/Fire-Resistant-Plants.pdf>
- <https://firesafesdcounty.org/wp-content/uploads/2017/05/Comprehensive-Fire-Resistant-Plant-List.pdf>
- <https://fire.lacounty.gov/wp-content/uploads/2020/05/Plant-Selection-Guidelines.pdf>
- <https://vcfd.org/wp-content/uploads/2020/02/PlantReferenceGuide.pdf>
- <https://www.firesafemonterey.org/plant-lists.html#table1>
- https://sbcfire.com/wp-content/uploads/2022/08/2015_Beneficial_plant_list-1.pdf

7.0 Fuel Treatment Zone Descriptions and Required Treatments

Below are the descriptions and required treatments for the Fuel Treatment Zones. All distances in this report are measured horizontally. These distances are depicted on the enclosed Fuel Modification Map. City of Hemet ordinances require that all native vegetation be cleared and thinned within 30 of structures where the vegetation is upslope from the structures. Zones 0, 1A, 1B, and 2, combine to provide a minimum of 100 feet of treated area which meet and exceed this requirement and should mitigate the radiant heat effects of a wildland fire with expected flame lengths of 3.1 feet within the treated area. No direct flame impingement on structures is expected.

The homeowners shall be responsible for maintaining Fuel Modification Zones on their lots. Responsibility for maintaining Fuel Modification Zones outside the lot boundaries are listed below. In the event a home is repossessed, the unit/agency holding title to the lot will be responsible for the maintenance on the lot.

7.1 Ember Resistant Zone 0 (Lot Owner Maintained) - *(Not Shown on the Fuel Modification Map)*

Defined

Zone 0, aka an ember resistant zone, is part of what is commonly called the defensible space zone and shall be an area free of all combustible materials including plants. It also includes outside buildings, attached decks and stairs. The intent of this zone is to significantly reduce the probability of fire coming in contact with a structure, especially from accumulating wind blow embers and combustibles located around the base of each structure. The lot owner shall be responsible for its maintenance. Within this zone the goal is to establish and maintain the area per the requirements described below.

Zone 0 Requirements

- Absent of natural fiber, wood, and rubber mulch.
- Absent of artificial turf.
- Not contain combustible fences or gates.
- Not contain combustible decorative items and outdoor furniture.
- Shall not contain firewood piles regardless of the diameter or dimension of the wood stored.
- Clear of yard maintenance equipment with flammable components.
- Consider relocating boats, RV's, and other vehicles outside this zone.
- Absent of exercise or fitness equipment with combustible components.
- Absent of any item that in whole or in part has an ignition temperature less than 900 degrees F or 500 degrees C.
- Contain noncombustible materials such as bare ground, decorative rock, gravel, decomposed granite, concrete, pavers, statuary, and water features.

Required Maintenance

- Remove any combustible material monthly within Zone 0 including all dead vegetative matter.
- Remove any combustible material quarterly in rain gutters located above Zone 0.

- The lot owner shall not park or store utility trailers, RV's, ATV's and similar vehicles, exercise equipment, nor yard maintenance equipment in Zone 0. It is recommended that automobiles or pickup trucks be parked outside of Zone 0 or inside the garage.
- Remove any item that in whole or in part has an ignition temperature less than 900 degrees F or 500 degrees C including holiday decorations.

7.2 Fuel Treatment Zone 1A - Lot Owner Maintained (*Shown as Dark Green on the Fuel Modification Map*)

Defined

Fuel Treatment Zone 1A is 25 feet in length, commonly called the defensible space zone, and shall be free of all combustible construction and materials. It is measured from the exterior walls of the structure or from the most distal point of a combustible projection, an attached accessory structure, or an accessory structure within 10 feet of a habitable structure. It provides the best protection against the high radiant heat produced by a wildfire and a generally open area in which fire suppression forces can operate during wildfire events. This zone includes a level or level-graded area around the structure and will be cleared of all existing vegetation and sold to the new homeowners as bare soil. If replanted by the homeowner, the landscaping requirements below shall be followed.

Required Landscaping

- Plants in this zone need to be fire resistant and shall not include any pyrophytes that are high in oils and resins such as pines, eucalyptus, cedar, cypress or juniper species. Plants used in fuel modification zones should exhibit the following qualities to be the most “fire resistant: thick, succulent or leathery leaf species with high moisture content; tendency to produce limited litter; the presence of high salt levels or similar compounds which may contribute to fire resistance; ability to withstand drought; and the ability to withstand severe pruning. Refer to APPENDIX ‘A’ for the HFD Prohibited Plant list.
- Zone 1A will be cleared of all fire prone and undesirable plant species (see APPENDIX ‘A’).
- Landscape designs using hardscape features such as driveways, swimming pools, concrete, rock, pavers, and similar non-combustible features to break up fuel continuity within Zone 1A are encouraged.
- Landscaping shall be irrigated and primarily consist of fire-resistant, maintained native or ornamental plantings.
- Plants shall be low growing and approved by the HFD. Mature height of plants shall not exceed 18 inches.
- Trees shall be single specimens or groupings of not more than three trees selected from the approved plant list. Trees are to be planted such that the mature canopies will be at least 10 feet from the exterior walls of the structure or from the most distal point of a combustible projection, an attached accessory structure, or an accessory structure within 10 feet of a habitable building.
- Trees must have a minimum of six feet of vertical separation from low growing, irrigated vegetation beneath the canopy of each tree.

Required Maintenance

- Lots shall be maintained year round by the individual property owners within their property boundary (lot lines) and the HOA outside the lot as required by this PFPP or the HFD.
- Remove and replace any dead or dying plant material monthly.

- Native annual and perennial grasses will be allowed to grow and produce seed during the winter and spring. As grasses begin to cure (dry out), they will be cut to four inches or less in height.
- Trees must be maintained to have a minimum of six feet of vertical separation from low growing, irrigated vegetation beneath the canopy of each tree.
- All trees must be maintained to the current ANSI A300 standards [*Tree, Shrub, and Other Woody Plant Maintenance —Standard Practices (Pruning)*] (see (http://www.tcia.org/TCIA/TCIA/BUSINESS/A300_Standards/A300_Standards.aspx).

7.3 Fuel Treatment Zone 1B – Lot Owner Maintained (Shown as **Mustard on the Fuel Modification Map)**

Defined

Zone 1B is an irrigated zone that includes manufactured slopes.

Required Landscaping

Same as Zone 1A

Required Maintenance

Same as Zone 1A

7.4 Fuel Treatment Zone 2 – HOA Maintained (Shown as **Green on the Fuel Modification Map)**

Defined

Zone 2 is an irrigated zone that includes manufactured slopes.

Required Landscaping

Same as Zone 1A

Required Maintenance

Same as Zone 1A

7.5 Fuel Treatment Zone 3 - HOA Maintained (Shown as **Blue Green on the Fuel Modification Map)**

Defined

Fuel Treatment Zone 3 is a transition area between the strict requirements of irrigated Zones 1A, 1B and 2 and the undisturbed native vegetation. Zone 3 is a non-irrigated thinning zone that varies in width, depending on location, beginning at the outer edge of concrete swale. Coupled with Zones 1A 1B, Zone 2 and the concrete swale it completes 100 feet of treated area. Thinning zones are utilized to reduce the fuel load of a wildland area adjacent to urban projects thereby reducing the radiant and convective heat of wildland fires. The intent is to achieve and maintain an overall 50 percent reduction of the canopy cover spacing and a 50 percent reduction of the original fuel loading by reducing the fuel in each remaining shrub or tree without substantially decreasing the canopy cover or the removal of tree holding root systems.

Required Landscaping

- Thinning the native vegetation to a point where 50% open space is created.
- Removal of all dead woody debris and exotic or native flammable vegetation (see APPENDIX 'A').

- Allowances for the needs of protected species and habitats will be considered in this zone.
- No combustible construction or materials are allowed in Zone 2.

Required Maintenance

- No mechanical ground disturbance such as disking due is allowed due to cultural resources concerns. Weed whipping, pruning with chainsaws or hand pruners, or other similar activities area allowed.
- .Annually maintain all tree crowns to keep a separation of six feet between the ground fuels (shrubs and ground covers) and the lower limbs.
- All trees must be maintained to the current ANSI A300 standards [*Tree, Shrub, and Other Woody Plant Maintenance —Standard Practices (Pruning)*] (see http://www.tcia.org/TCIA/TCIA/BUSINESS/A300_Standards/A300_Standards.aspx)
- Annually prune vegetation to maintain a 50% thinning from the original vegetation cover.
- Native annual and perennial grasses will be allowed to grow and produce seed during the winter and spring. As grasses begin to cure (dry out), they will be cut to 4 inches or less in height.
- Annually remove all dead and dying vegetation and highly flammable exotic species (see APPENDIX ‘A’)

7.6 Zone Markers

The exterior boundary of Fuel Treatment Zone 3 shall be marked on the ground for the purpose of guiding annual fuel treatment maintenance and inspection operations. The most reliable markers are steel fence posts with a baked on painted finish. The upper half of the above ground portion of the fence post is then painted a bright “day glow” orange to improve visibility. These Fuel Treatment Zone markers must be spaced so that the markers on each side of an installed marker can be seen from that marker.

8.0 Construction Standards

All structures within the Tract 31513 project shall meet all wildland/interface standards to the satisfaction of the HFD and be designed and constructed with ignition resistant construction requirements. All construction and ignition resistant requirements shall meet the 2022 California Residential Code Section R337, including amendments and related ordinances; the 2022 CA Fire and Building Code; Chapter 7A-California Building Code, Hemet City codes, or the current codes in force at the time of permit application. For a summary of the current construction requirements as of the date of this report, see APPENDIX ‘E’. The fire protection features described herein shall be maintained to equivalent or greater ignition resistance.

All non-habitable accessory structures such as decks, balconies, patio, covers, gazebos and fences shall be built from non-combustible materials. The owner is not restricted from having concrete patios, concrete walkways or a swimming pool within Fuel Treatment Zone 1 in compliance with other codes. Refer to APPENDIX ‘C’ for photos and descriptions of non-combustible decks, patio covers, and railings for these non-habitable accessory structures.

Construction or building permits shall not be issued until the fire code official inspects and approves required fire apparatus access, setbacks and water supply for the construction site. Prior to the delivery of combustible building construction materials to the project site the following conditions shall be completed to the satisfaction of the HFD:

- Water and power utilities shall be approved and installed by the appropriate inspecting department or agency.
- Approved Zone 2 fuel treatment shall be provided prior to combustible material arriving on the site and shall be maintained throughout the duration of construction. Zone 1A shall be cleared of all vegetation prior to construction and subsequently planted to the requirements stated in Sections 6.1 and 6.2 after construction is completed.

9.0 Infrastructure

9.1 Water Supply

The Eastern Municipal Water District (EMWD) will provide the Tract 31513 project water supply. Hydrants, mains and water pressures shall be designed to comply with Hemet City Code requirements. The developer shall provide an approved permanent water supply, including fire hydrants, capable of supplying the required fire flow for fire protection prior to any combustible material placed on the site or the commencement of construction. The water supply system shall be a looped system served from two points.

Water supplies for fire protection and hydrants shall be in accordance with City of Hemet codes. The minimum size of water distribution mains on which fire hydrants are located shall be sufficient to provide the required fire flow but in no case less than eight-inch circulating (loop) mains.

Fire hydrants spacing shall not exceed 300 feet and are required on cul-de-sacs 300 feet or more in length. The size, type and location of fire hydrants shall meet the approval of the city's fire chief. Water source shall have the capacity required to provide the minimum required fire flow with a residual pressure 20psi in addition to maximum daily flow requirements for other consumer uses.

9.2 Access Roads/Driveways and Gates

Main ingress and egress for the Tract 31513 development will be from Rose Road. Driveways and access roads within the property shall be termed "Fire Access Roads" within this document. Fire access roads to the fuel modification areas are indicated on the attached Fuel Modification Map. All fire access roads shall meet the requirements of the HFD, and shall be all weather surface capable of supporting loads of 75,000 lbs gross vehicle weight.. Clearance of brush or vegetative growth along new and existing on and off-site roadways will comply with the Hemet City Fire Code if not otherwise addressed in this plan. All roads, sidewalks and similar public improvements shall be built to city standards and become the responsibility of the City to maintain once the project is completed.

Hose Pull Requirement

The California Fire Code, Section 503.1.1 requires that an approved fire access road be located within 150 feet of all portions of the exterior wall of the first story of any building as measured by an approved route around the exterior of each building. This requirement is sometimes referred to as the

hose pull distance. An approved route means that there can be no obstructions such as walls, fences, planters, hedges, and other features that would impede firefighter access.

The Project as designed meets this requirement.

The Tract 31513 project will not be a gated community. However, any future gates to be installed shall meet HFD Standards and shall be approved by the HFD prior to fabrication and installation. A Knox override key switch, or similar device, must be installed outside the gate in an approved, readily visible, and unobstructed location at or near the gate to provide emergency access.

10.0 Homeowner Education

A copy of this report shall be available in the Tract 31513 Sales Office for review by any potential homebuyer. The Sales Office shall provide a copy of this Fire Protection Plan to the first buyer at the close of escrow of the initial sale. In all subsequent sales of the property, the new property owner(s) shall be provided with a copy of the Final FPP by the escrow company to insure continued compliance with all Fuel Modification maintenance and construction requirements.

Construction Features

Each homeowner shall be aware of the herein described fire protection measures, the types of non-combustible construction, and the plant materials that are allowed within their lot's boundaries. Of particular importance are APPENDICES 'A', 'C', and 'D' of this plan which provides guidance in the types of plants that are allowed to be established in landscaped areas and appropriate construction within Fuel Treatment Zones. Plant selection is critical as embers often travel over a mile during Santa Ana wind events. In addition, firewood and similar combustible materials shall not be stored within 30-feet of any structure.

Evacuation

Ready, Set, Go is the evacuation strategy proposed for this project as described on the Cal Fire website. Should a wildfire exist that threatens the property or safety of people at the site, the following actions shall be implemented:

1. Ready – Preparing for the Fire Threat: *Take personal responsibility and prepare long before the threat of a wildfire so the home is ready in case of a fire. Maintain a defensible space by clearing brush away from all structures. Use fire-resistant landscaping and harden structures with fire-safe construction measures. Assemble emergency supplies and belongings in a safe spot. Make sure all individuals within the area are 'on the same page' in commitment to advance preparation. Plan escape routes.*

2. Set – Situational Awareness When a Fire Starts: *Pack vehicle(s) with emergency items. Stay aware of the latest news from local media and the local fire department for updated information on the fire and perform the following:*

- ✓ *Close all windows and doors that lead outside to prevent sparks from entering the house.*
- ✓ *Close all doors within the house in case the house does catch on fire; this will slow down the spread of the fire from room to room.*

- ✓ *Move all combustible materials in the home away from windows to prevent the possibility of heat from a fire radiating through windows and glass doors and catching flammable materials inside the home on fire. This includes drapes, curtains and furniture.*
- ✓ *Close windows and all Venetian blinds or noncombustible window coverings.*
- ✓ *Turn on the lights in each room, porch, and yard. This aids in visibility when the smoke gets thick and darkens the sky.*
- ✓ *Fill all sinks, bathtubs and buckets with water in case the power goes out.*
- ✓ *Shut off any gas valves within the house or outside.*
- ✓ *Open the damper on fireplaces to stabilize inside/outside pressure, but close fireplace screens to keep sparks from igniting the house.*

3. Go – Leave early! *Following an Action Plan makes one prepared and firefighters are now able to best maneuver the wildfire and ensuring everyone’s safety. Follow instructions given by the Fire Department official on site.*

11.0 Mandated Inclusions in the CC&R’s

The HOA CC & R’s shall include the following statements:

- 1) The HOA shall be responsible for all required fuel treatment and fire protection measures mentioned in this Fire Protection Plan and shall have authority for enforcing required fuel treatment measures around all structures and restrictions on placing combustible structures within the fuel treatment zones.
- 2) Homeowners shall be responsible for all required fuel treatment and fire protection measures on their respective lots.
- 3) Each lot owner shall annually financially contribute their fair share of HOA required fuel treatment costs.
- 4) HOA shall provide the HFD with a formal, annual notice that the mandates of the approved Fire Protection Plan have been evaluated and is in compliance.
- 5) The HOA shall have the authority for enforcing a ban on trash dumping or the disposal of green waste in the fuel treatment zones or open space.
- 6) The HOA and the Hemet Fire Department must approve all landscaping plans, including additional structures.
- 7) The HOA is responsible to the Hemet Fire Department for the completion of all required Fuel Treatments in the common areas. Required on-going maintenance will be performed on an as needed basis. If maintenance not performed in a manner consistent with this Plan, the Hemet Fire Department shall have the right to abate any treatment zone they deem a threat to the Tract 35249 development or adjoining properties. In doing so, all cost incurred will be billed to the owner(s).

- 8) The irrigation system for all Fuel Modification Zones shall be kept in good condition and proper working order at all times. The irrigation system shall not be turned off except for necessary repairs, maintenance or during extended rainfall.
- 9) Any disputes related to individual lot landscaping or fuel treatment, with respect to interpretation of the Fuel Modification Plan, shall be decided by the Hemet Fire Department or its designated representative and whose decision shall be final and binding on the lot owner.

11.0 Fuel Modification Map

Attached to this PFPP is the Tract 31513 Fuel Modification Map depicting the location of all proposed fuel treatments, as well as fire access roads, lot lines and development boundaries

APPENDIX 'A'

Prohibited Plant List

APPENDIX 'A'

Prohibited (& Fire Prone) Plant Species List For Fuel Modification Zones in High Hazard Areas

	Botanical Name	Common Name	Plant Form
1.	Acacia species •	Acacia	Shrub/Tree
2.	Adenostema fasciculatum	Chamise	Shrub
3.	Adenostema sparsifolium	Red Shank	Shrub/Tree
4.	Artemisia californica	California Sagebrush	Shrub
5.	Anthemis cotula	Mayweed	Weed
6.	Arundo donax	Giant reed	Grass/weed
7.	Brassica nigra	Black Mustard	Weed
8.	Brassica ropa	Yellow Mustard	Weed
9.	Cedrus species	Cedar	Tree
10.	Cirsim vugare	Wild Artichoke	Weed
11.	Conyza canadensis	Horseweed	Weed
12.	Cortaderia selloana	Pampas Grass	Tall Grass
13.	Cupressus species	Cypress	Tree
14.	Cytisus species	Broom	Shrub
15.	Eriogonum fasciculatum	Common Buckwheat	Shrub
16.	Eucalyptus species	Eucalyptus	Shrub/Tree
17.	Heterotheca grandiflora	Telegraph plant	Weed/shrub
18.	Juniperus species	Junipers	Succulent
19.	Lactuca serriola	Prickly lettuce	Weed
20.	Nicotiana bigelevil	Indian tobacco	Shrub
21.	Nicotiana glauca	Tree tobacco	Shrub
22.	Pennisetum species	Fountain Grass	Ground cover
23.	Pinus species	Pines	Tree
24.	Rosmarinus species	Rosemary	Shrub
25.	Retama monosperma	Broom	Shrub
26.	Salvia species • •	Sage	Shrub
27.	Silybum marianum	Milk thistle	Weed
28.	Spartium junceum	Spanish Broom	Shrub
29.	Urtica urens	Burning nettle	Weed
30.	Washingtonia species	Palms	Tree
<ul style="list-style-type: none"> • Except: Acacia redolens desert carpet (Desert Carpet ground cover) • • Except: Salvia columbariae (chia) Salvia sonomensis (Creeping Sage) 			

APPENDIX 'B'

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Literature References

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APPENDIX 'C'

Ignition Resistant Construction

APPENDIX 'C'

Ignition Resistant Construction

As of the date of this revised PFPP, the following is a summary of ignition resistant construction requirements for buildings located in an Wildland Urban Interface Fire Area under the California Fire Code (CFC), Chapter 7A of the California Building Code (CBC) and the California Residential Code (CRC) R337. However the requirements listed below are **NOT** all inclusive and all exterior building construction including roofs, eaves, exterior walls, doors, windows, decks, and other attachments must meet the current CBC Chapter 7A ignition resistance requirements, the California Fire Code, and any additional County and/or City codes in effect at the time of building permit application. See the current applicable codes for a detailed description of these requirements and any exceptions.

1. All structures will be built with a Class A Roof Assembly and shall comply with the requirements of Chapter 7A and Chapter 15 of the California Fire Code. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.
2. Roof valley flashings shall be not less than 0.019-inch (0.48 mm) No. 26 gage galvanized sheet corrosion-resistant metal installed over not less than one layer of minimum 72 pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D3909, at least 36-inch-wide (914 mm) running the full length of the valley.
3. Attic or foundation ventilation louvers or ventilation openings in vertical walls shall be covered with a minimum of 1/16-inch and shall not exceed 1/8-inch mesh corrosion-resistant metal screening or other approved material that offers equivalent protection.
4. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to resist the intrusion of flames and embers, be firestopped with approved materials or have one layer of a minimum 72 pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D3909 installed over the combustible decking.
5. Enclosed roof eaves and roof eave soffits with a horizontal underside, sloping rafter tails with an exterior covering applied to the under-side of the rafter tails, shall be protected by one of the following:
 - noncombustible material
 - Ignition-resistant material
 - One layer of ⁵/₈-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit
 - The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails or soffit including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual
 - Boxed-in roof eave soffit assemblies with a horizontal underside that meet the performance criteria in Section 707A.10 when tested in accordance with the test procedures set forth in ASTM E2957.

- Boxed-in roof eave soffit assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

Exceptions: The following materials do not require protection:

1. Gable end overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails.
2. Fascia and other architectural trim boards.

6. The exposed roof deck on the underside of unenclosed roof eaves shall consist of one of the following:

- Noncombustible material, or
- Ignition-resistant material, or
- One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck, or
- The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association fire Resistance Design Manual.

Exceptions: The following materials do not require protection:

1. Solid wood rafter tails on the exposed underside of open roof eaves having a minimum nominal dimension of 2 inch (50.8 mm).
2. Solid wood blocking installed between rafter tails on the exposed underside of open roof eaves having a minimum nominal dimension of 2 inch (50.8 mm).
3. Gable end overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails.
4. Fascia and other architectural trim boards.

7. Vents - ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation openings shall be fully covered with metal wire mesh, vents, other materials or other devices that meet one of the following requirements:

A. Vents listed to ASTM E2886 and complying with all the following:

- i. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
- ii. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
- iii. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

B. Vents shall comply with all of the following:

- i. The dimensions of the openings therein shall be a minimum of 1/16-inch (1.6 mm) and shall not exceed 1/8-inch (3.2 mm).
- ii. The materials used shall be noncombustible.

Exception: Vents located under the roof covering, along the ridge of roofs, with the exposed surface of the vent covered by noncombustible wire mesh, may be of combustible materials.

- iii. The materials used shall be corrosion resistant.

8. Vents shall not be installed on the underside of eaves and cornices.

Exceptions:

1. Vents listed to ASTM E2886 and complying with all the following:
 - There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
 - There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
 - The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).
 2. The enforcing agency shall be permitted to accept or approve special eave and cornice vents that resist the intrusion of flame and burning embers.
 3. Vents complying with the requirements of Section 706A.2 shall be permitted to be installed on the underside of eaves and cornices in accordance with either one of the following conditions:
 - 3.1. The attic space being ventilated is fully protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or,
 - 3.2. The exterior wall covering and exposed underside of the eave are of noncombustible materials, or ignition-resistant materials, as determined in accordance with SFM Standard 12-7A-5 Ignition-Resistant Material and the requirements
9. All chimney, flue or stovepipe openings that will burn solid wood will have an approved spark arrester. An approved spark arrester is defined as a device constructed of nonflammable materials, having a heat and corrosion resistance equivalent to 12-gauge wire, 19-gauge galvanized steel or 24-gauge stainless steel. or other material found satisfactory by the Fire Protection District, having ½-inch perforations for arresting burning carbon or sparks nor block spheres having a diameter less than 3/8 inch (9.55 mm). It shall be installed to be visible for the purposes of inspection and maintenance and removeable to allow for cleaning of the chimney flue.
10. All residential structures will have automatic interior fire sprinklers installed according to the National Fire Protection Association (NFPA) 13D 2019 edition - *Standard for the Installation of Sprinkler Systems in One and Two-family Dwellings and Manufactured Homes*. Fire sprinklers are not required in unattached non-habitable structures greater than 50 feet from the residence.
11. The exterior wall covering or wall assembly shall comply with one of the following requirements:
- Noncombustible material, or
 - Ignition resistant material, or
 - Heavy timber exterior wall assembly, or
 - Log wall construction assembly, or
 - Wall assemblies that have been tested in accordance with the test procedures for a 10-minute direct flame contact expose test set forth in ASTM E2707 with the conditions of acceptance shown in Section 707A.3.1 of the California Building Code, or
 - Wall assemblies that meet the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1.

Exception: Any of the following shall be deemed to meet the assembly performance criteria and intent of this section including;

- One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing, or
- The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Associate Fire Resistance Design Manual.

12. Exterior walls shall extend from the top of the foundation to the roof and terminate at 2-inch nominal solid blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.
13. Gutters shall be provided with the means to prevent the accumulation of leaf litter and debris within the gutter that contribute to roof edge ignition.
14. No attic ventilation openings or ventilation louvers shall be permitted in soffits, in eave overhangs, between rafters at eaves, or in other overhanging areas.
15. All projections (exterior balconies, decks, patio covers, unenclosed roofs and floors, and similar architectural appendages and projections) or structures less than five feet from a building shall be of non-combustible material, one-hour fire resistive construction on the underside, heavy timber construction or pressure-treated exterior fire-retardant wood. When such appendages and projections are attached to exterior fire-resistive walls, they shall be constructed to maintain same fire-resistant standards as the exterior walls of the structure.
16. Deck Surfaces shall be constructed with one of the following materials:
 - Material that complies with the performance requirements of Section 709A.4 when tested in accordance with both ASTM E2632 and ASTM E2726, or
 - Ignition-resistant material that complies with the performance requirements of 704A.3 when tested in accordance with ASTM E84 or UL 723, or
 - Material that complies with the performance requirements of both SFM Standard 12-7A-4 and SFM Standard 12-7A-5, or
 - Exterior fire retardant treated wood, or
 - Noncombustible material, or
 - Any material that complies with the performance requirements of SFM Standard 12-7A-4A when the attached exterior wall covering is also composed of noncombustible or ignition-resistant material.
17. Accessory structures attached to buildings with habitable spaces and projections shall be in accordance with the Building Code. When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas and exterior wall construction in accordance with Chapter 7A of the Building Code.
18. Exterior windows, skylights and exterior glazed door assemblies shall comply with one of the following requirements:

- Be constructed of multiplane glazing with a minimum of one tempered pane meeting the requirements of Section 2406 Safety Glazing, or
 - Be constructed of glass block units, or
 - Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or
 - Be tested to meet the performance requirements of SFM Standard 12-7A-2.
19. All eaves, fascia and soffits will be enclosed (boxed) with non-combustible materials. This shall apply to the entire perimeter of each structure. Eaves of heavy timber construction are not required to be enclosed as long as attic venting is not installed in the eaves. For the purposes of this section, heavy timber construction shall consist of a minimum of 4x6 rafter ties and 2x decking.
20. Detached accessory buildings that are less than 120 square feet in floor area and are located more than 30 feet but less than 50 feet from an applicable building shall be constructed of noncombustible materials or of ignition-resistant materials as described in Section 704A.2 of the California Building Code.
Exception: Accessory structures less than 120 square feet in floor area located at least 30 feet from a building containing a habitable space.
21. All rain gutters, down spouts and gutter hardware shall be constructed from metal or other noncombustible material to prevent wildfire ignition along eave assemblies.
22. All side yard fence and gate assemblies (fences, gate and gate posts) when attached to the home shall be of non-combustible material. The first five feet of fences and other items attached to a structure shall be of non-combustible material.
23. Exterior garage doors shall resist the intrusion of embers from entering by preventing gaps between doors and door openings, at the bottom, sides and tops of doors, from exceeding 1/8 inch. Gaps between doors and door openings shall be controlled by one of the methods listed in this section.
- Weather-stripping products made of materials that:
 - (a) have been tested for tensile strength in accordance with ASTM D638 (Standard Test Method for Tensile Properties of Plastics) after exposure to ASTM G155 (Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Non-Metallic Materials) for a period of 2,000 hours, where the maximum allowable difference in tensile strength values between exposed and non-exposed samples does not exceed 10%; and (b) exhibit a V-2 or better flammability rating when tested to UL 94, Standard for Tests for Flammability of Plastic Materials for Parts in Devices and Appliances.
 - Door overlaps onto jambs and headers.
 - Garage door jambs and headers covered with metal flashing.
24. Exterior doors shall comply with one of the following:
1. The exterior surface or cladding shall be of noncombustible material or,
 2. The exterior surface or cladding shall be of ignition-resistant material or,
 3. The exterior door shall be constructed of solid core wood that complies with the following requirements:

- 3.1. Stiles and rails shall not be less than 1-3/8 inches thick.
- 3.2. Panels shall not be less than 1-1/4 inches thick, except for the exterior perimeter of the panel that shall be permitted to taper to a tongue not less than 3/8 inch thick.
4. The exterior door assembly shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252 or,
5. The exterior surface or cladding shall be tested to meet the performance requirements of Section 707A.3.1 when tested in accordance with ASTM E2707 or,
6. The exterior surface or cladding shall be tested to meet the performance requirements of SFM Standard 12-7A-1.

APPENDIX 'D'

Landscape Plan (when approved)

The Developer or Landscape Architect shall insert the Landscape Plan(s) or provide a file or slip sheet when it has been reviewed and approved by **Firewise2000, LLC** to ensure it is consistent with this plan. At that time this will change to a Final Fire Protection Plan for final approval by the approving authority.