
Appendix J-4

Alternate Means and Methods for Fuel Modification



APRIL 3, 2025

PLANNING AND DEVELOPMENT SERVICES SECTION
ORANGE COUNTY FIRE AUTHORITY
1 FIRE AUTHORITY ROAD
IRVINE, CA 92856-0086

SUBJECT: IRVINE GATEWAY VILLAGE
IRVINE, CALIFORNIA, VTTM 19352
ALTERNATE MEANS AND METHODS FOR FUEL MODIFICATION
OCFA SERVICE REQUEST NUMBER:

ON BEHALF OF THE BROOKFIELD PROPERTIES, WE HEREBY SUBMIT A REQUEST FOR USE OF ALTERNATE MEANS AND METHODS (AM&M), PER THE 2022 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 AMM.

A. PROJECT INFORMATION:

- PROJECT NAME: IRVINE GATEWAY VILLAGE
- CONTACT PERSON: DAVID OATIS, FIRESAFE PLANNING, INC., (949) 240-5911
- 28506 AIROSO STREET, RANCHO MISSION VIEJO, CA 92694
- CURRENT LANDOWNER: BROOKFIELD PROPERTIES
- DEVELOPMENT TYPE: TYPE: RESIDENTIAL

B. CODE SECTIONS FOR WHICH THE MODIFICATION IS REQUESTED:

- 2022 CALIFORNIA FIRE CODE (CFC) SECTION 104.10 ALTERNATE MATERIALS AND METHODS.

C. GENERAL DESCRIPTION:

THE IRVINE GATEWAY VILLAGE PROJECT IS LOCATED IN THE NORTHEASTERN AREA OF THE CITY OF IRVINE. DIRECTLY TO THE NORTH THE PROJECT IS ADJOINED BY JEFFREY ROAD AND THE EXISTING ORCHARD HILLS NEIGHBORHOOD 4 COMMUNITY, TO THE WEST THE PROJECT SITE IS ADJOINED BY PORTOLA PARKWAY AND EXISTING STONEGATE COMMUNITY, TO THE SOUTH THE PROJECT IS ADJOINED BY THE EXISTING BEE CANYON ACCESS ROADWAY AND EXISTING AGRICULTURAL USE AND OPEN SPACE AREAS, AND TO THE EAST THE PROJECT IS ADJOINED BY EXISTING OPEN SPACE. CURRENTLY, ONLY THE EASTERN PORTION OF THE PROJECT SITE FALLS WITHIN AN ADOPTED VERY HIGH FIRE HAZARD ZONE.

D. FUEL MODIFICATION ZONES

THE FUEL MODIFICATION PROGRAM FOR IRVINE GATEWAY VILLAGE CONSISTS OF A 20' ZONE "A", 50' ZONE "B" AND 100' ZONE "C" ALONG THE SOUTHWESTERN EDGE. ALONG THE SOUTHERN EDGE ADJOINING BEE CANYON ACCESS ROAD, A MINIMUM 10' ZONE "A", MINIMUM 39' TO 129' IRRIGATED ZONE "B" TO THE BEE CANYON ACCESS ROADWAY. THE TOTAL FUEL MODIFICATION DISTANCES ALONG THIS EDGE, INCLUDES THE BEE CANYON ACCESS ROADWAY AS INDICATED ON THE FUEL MODIFICATION PLAN. ALONG THE NORTH EAST, A 20' ZONE "A" AND 100' ZONE "B" SHALL BE PROVIDED, AND ALONG THE NORTHERN INTERFACE, A 20' ZONE "A", FOLLOWED BY A MINIMUM 85' ZONE "B" (WHICH WILL PROVIDE A 50' ZONE "B" ROADSIDE PROTECTION ZONE FOR THE NORTHERN SIDE OF THE 'C' STREET) AND A 100' ZONE "C"

E. HARDSHIP:

OUR HARDSHIP IS:

THE PROJECT SITE CONSTRAINTS ALONG THE NORTHEASTERN EDGE OF THE PROJECT SITE WHERE OFF-SITE EASEMENTS ARE NOT ABLE TO BE OBTAINED, AND ALONG THE SOUTHERN EDGE TO ALLOW FOR ADDITIONAL TREE PLANTING AND A REDUCED FUEL MODIFICATION ZONE "A".

D. PROPOSED ALTERNATIVE FIRE PROTECTION MEASURES:

1. JUSTIFICATION OF THE PROPOSED FUEL MODIFICATION DISTANCES AND PROTECTION MEASURES TO MITIGATE THE RISK OF THE UNMANAGED AREAS HAS BEEN PROVIDED AS PART OF THE FIRE BEHAVIOR ANALYSIS AND REPORT FOR IRVINE GATEWAY VILLAGE DATED 12/30/2024.
2. WHERE THE FUEL MODIFICATION IS LESS THAN 170', BUT A MINIMUM OF 120', THE FUEL MODIFICATION SHALL BE COMPOSED OF WET FUEL MODIFICATION ZONES ONLY AND BE PROVIDED WITH A RADIANT HEAT WALL OR THE PROJECT BOUNDARY.
3. TO ALLOW FOR CLOSER SPACING IN THE GROUPS OF TREES WITHIN THE ZONE "B" ALONG THE SOUTHERN EDGE BETWEEN THE PROJECT SITE AND BEE CANYON ACCESS ROAD:
 - 3.1. THE UNDERSTORY DIRECTLY UNDER THE TREE CANOPIES (MEASURED AT MATURE CANOPY) SHALL BE COMPRISED OF SUCCULENT PLANT MATERIAL AND/OR GROUNDCOVER THAT NATURALLY GROWS TO NO MORE THAN 1' IN HEIGHT ONLY.
 - 3.2. GROUNDCOVER WITHIN 15' OF GROUPS OF TREES, MEASURED FROM THE MATURE CANOPY, SHALL NATURALLY GROW TO NO MORE THAN 1' IN HEIGHT.
 - 3.3. ANY SHRUB MATERIAL THAT NATURALLY GROWS TO MORE THAN 2' IN HEIGHT SHALL BE SPACED A MINIMUM OF 30' FROM GROUPS OF TREES.
4. A RADIANT HEAT WALL, MEASURING A MINIMUM OF 6-FEET IN HEIGHT ON BOTH SIDES OF THE WALL, SHALL BE PROVIDED ALONG THE TOP OF THE SLOPE DIRECTLY ADJOINING THE BEE CANYON ACCESS ROADWAY AS MITIGATION FOR THE REDUCED FUEL MODIFICATION ZONES AND TO ALLOW FOR CLOSER SPACING IN THE GROUPS OF TREES.
5. ALL LANDSCAPING WITHIN THE INTERIOR OF THE COMMUNITY, INCLUDING COMMON AREAS AND PRIVATE HOMEOWNER LOTS, SHALL BE DEVOID OF PLANT SPECIES FROM THE OCFA ATTACHMENT 7 UNDESIRABLE PLANT SPECIES. THIS RESTRICTION SHALL BE INCLUDED WITHIN THE RECORDED CC&Rs FOR THIS COMMUNITY.

THANK YOU IN ADVANCE FOR YOUR CONSIDERATION OF THIS PROPOSED AMM REQUEST. PLEASE FEEL FREE TO CALL ME WITH ANY QUESTIONS OR REQUESTS FOR ADDITIONAL INFORMATION.

SINCERELY,



DAVID OATIS
FIRESAFE PLANNING, INC. FOR:
BROOKFIELD PROPERTIES