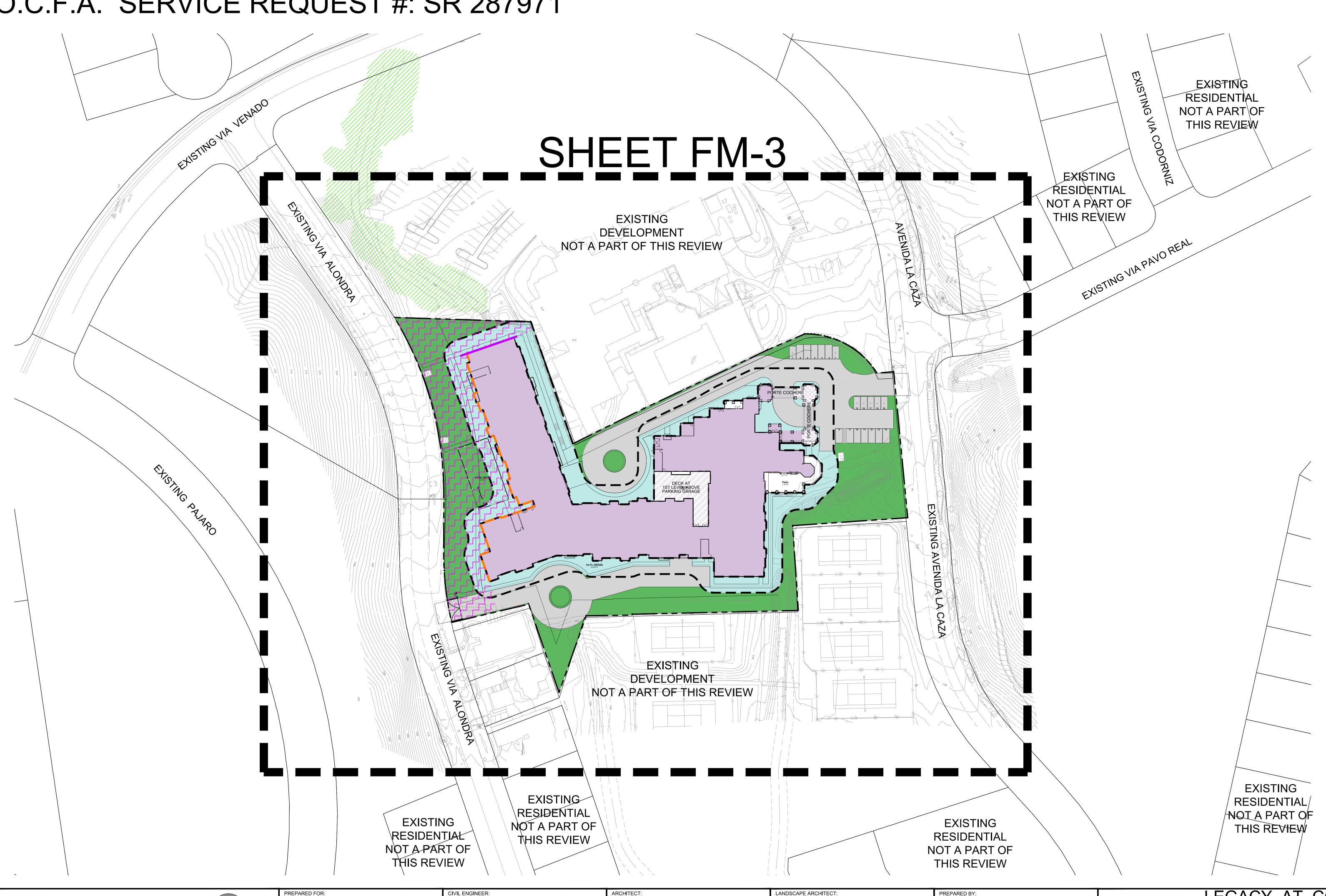
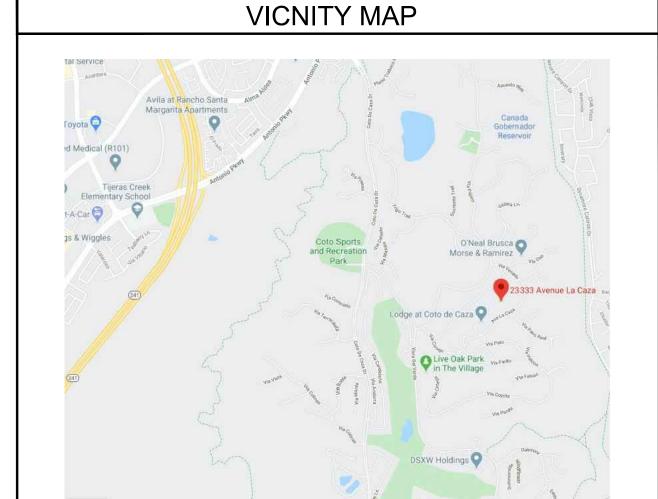
# LEGACY AT COTO COTO DE CAZA

# CONCEPTUAL FUEL MODIFICATION PLAN

O.C.F.A. SERVICE REQUEST #: SR 287971





#### **FUEL MODIFICATION SHEET INDEX**

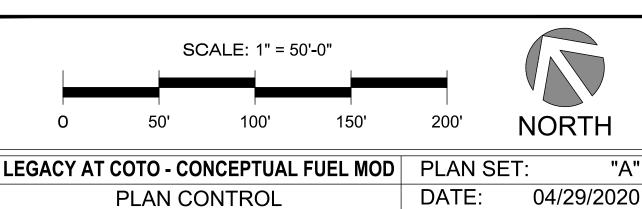
SHEET TITLE

<b>/</b> 1-1	TITLE SHEET
1-2	FUEL MODIFICATION DETIALS, NOTES AND ALTERNA
	MATERIALS AND METHODS (AM&M)
1-3	FUEL MODIFICATION LAYOUT

#### **ADDITIONAL NOTES**

- THERE IS NO EXISTING FEDERALLY PROTECTED ANIMAL OR BIRD
- THERE IS NO RESTRICTION REGARDING THE DATES OF PLANT DENSITY THINNING THROUGHOUT THE YEAR.
- MAINTENANCE IS REQUIRED IN THE LATE SPRING AND EARLY FALL THE PROJECT LANDSCAPE ARCHITECT HAS RESEARCHED THE SOI
- AND STEEPNESS OF THE SLOPES AND THERE ARE NO GEOLOGICAL ISSUES PREVENTING THE REQUIRED MAINTENANCE TO BE
- A 28' WIDE, 14'-0" VERTICAL CLEARANCE SHALL BE MAINTAINED AT ALL TIMES ON FIRE ACCESS ROADS. REFER TO THE APPROVED FIRE
- THE CC & R'S SHALL BE SUBMITTED AND APPROVED BY OCFA PRIOF TO RECORDING THEM AND IT IS THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER TO INFORM THE THE VEGETATION MANAGEMENT PROGRAM SHALL BE MAINTAINED 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
- WITHIN THE FUEL MODIFICATION ZONES, THE PLANT SPECIES FOR THE PRECISE FUEL MODIFICATION PLAN SHALL BE SELECETED FROM THE OCFA APPROVED PLANT PALETTE ATTACHMENT 8.

#### OCFA APPROVAL













LEGACY AT COTO
CONCEPTUAL FUEL MODIFICATION PLAN TITLE SHEET

SHEET

OCFA SERVICE REQUEST NO. 287971 ORANGE COUNTY FIRE AUTHORITY

### OCFA GUIDELINE C-05 - FUEL MODIFICATION ZONES

B. SETBACK FROM THE SLOPE NEAREST THE FOUNDATION. C. NO COMBUSTIBLE CONSTRUCTION ALLOWED IN SETBACK.

D. AUTOMATIC IRRIGATION SYSTEMS TO MAINTAIN HEALTHY VEGETATION WITH HIGH MOISTURE

E. PLANTS IN THIS ZONE SHALL BE HIGHLY FIRE RESISTANT AND SELECTED FROM ATTACHMENT 8

COULD REPLACE ZONES C/D WHEN GRADING PLANS REQUIRE LARGER REPLANTED AREAS. I. 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

#### OCFA GUIDELINE C-05 - SECTION 1.S

THE DEVELOPER WILL OBTAIN PLANTING PLAN APPROVAL FROM OCFA PRIOR TO RECEIVING FINAL APPROVAL FROM ALL OTHER PERMITTING AGENCIES; WITHIN FMZS FMZ, INTERIOR SLOPES / COMMON ARE 2. FMZ. SMA AND RPZ LAND AREAS WERE PURCHASED AND DEDICATED FOR THE PURPOSES OF WILDFIRE MAINTENANCE ACTIVITIES, BEAUTIFICATION, AND EROSION CONTROL. PROTECTED PLANTS AND HABITAT IDENTIFIED AFTER FUEL MODIFICATION PLAN APPROVAL THROUGH SURVEYS OR OTHER BIOLOGICAL

. THE DEVELOPER IS RESPONSIBLE TO ENSURE THE CALCULATED REVENUE FROM HOMEOWNERS DUES, IS SUFFICIENT TO COVER THE COST OF FUTURE MAINTENANCE, BASED ON THE ORIGINALLY APPROVED DESIGN. CHANGES TO THE FUEL MODIFICATION AREAS OR INTERRUPTED MAINTENANCE ACTIVITIES BY THE FINAL LANDOWNER, AFTER THE FINAL LANDOWNER HAS ACCEPTED THE LONG-TERM MAINTENANCE RESPONSIBILITY, BECOME THE RESPONSIBILITY OF THE FINAL LANDOWNER. . 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 . THE FMZ. SMA AND RPZ SHALL BE MAINTAINED IN PERPETUITY FOR FIRE SAFETY PURPOSES. IN ACCORDANCE WITH RECORDED COVENANTS AND CC AND R'S. AND PROPERTY TITLE RESTRICTIONS. 3. PRIOR TO DROPPING OF LUMBER, CALL FOR A VEGETATION CLEARANCE INSPECTION: PRIOR TO DROPPING

#### 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 OF LUMBER: SCHEDULE 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 INSPECTION SIGN-OFF AND/OR RELEASE LETTER TO THE BUILDING DEPARTMENT IS

FMZ, SMA, AND RPZ ADJACENT TO STRUCTURES MUST BE INSTALLED, IRRIGATED, AND INSPECTED. THIS INCLUDES PHYSICAL INSTALLATION OF FEATURES IDENTIFIED IN THE APPROVED PRECISE FUEL MODIFICATION 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 BY THE OCFA INSPECTOR INDICATING THAT THE LANDOWNER IS AWARE OF THE FMZ ON THEIR LAND. 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

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

- B. AT THE TIME OF TURNOVER, THE FUEL MODIFICATION AREAS SHALL BE MAINTAINED BY THE DEVELOPER OR BUILDER AS ORIGINALLY INSTALLED AND APPROVED.
- SUFFICIENTLY CALCULATED THE AMOUNT OF REVENUE NEEDED TO PERFORM THE ON-GOING MAINTENANCE OF THE FMZS AND ANY SMAS PER THE APPROVED PLANS.
- E. LANDSCAPE ARCHITECT MUST CONVEY ONGOING MAINTENANCE REQUIREMENTS TO HOA
- F. AN OCFA WRITTEN DISCLOSURE WILL BE REQUIRED TO BE SIGNED BY THE HOA REPRESENTATIVES OR 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
- 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 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 THE RESPONSIBILITY AND NECESSARY LANGUAGE FOR MAINTENANCE MUST ALSO BE STATED WITHIN

#### ATTACHMENT 2 - INTRODUCTORY MAINTENANCE INFORMATION

A, RPZ SHALL BE MAINTAINED IN PERPETUITY FOR FIRE SAFETY PURPOSES, AND SHALL CAUSE A O BE RECORDED AND REFERENCED IN THE CC AND R'S OR ON THE PROPERTY TITLE WHEN

A. ON-GOING MAINTENANCE SHALL OCCUR AS TO PRESERVE THE ORIGINALLY APPROVED DESIGN AS FOUND ON THE APPROVED PLANS. ATTACHMENT 6 SPACING IS REQUIRED AND ONLY APPROVED PLANTING SPECIES AND ARRANGEMENTS ON THE PLANS ARE PERPETUALLY PRESERVED. B. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL MAINTENANCE OF FMZ, SMA, AND RPZ.

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

SHALL INSPECT THE FMZS THROUGHOUT THE YEAR TO IDENTIFY WHERE SPECIFIC MAINTENANCE G. THE OCFA MAY CONDUCT INSPECTIONS OF ESTABLISHED FUEL MODIFICATION AREAS, ONGOING

MAINTENANCE SHALL BE CONDUCTED A MINIMUM OF TWICE EACH YEAR REGARDLESS OF THE 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 GUIDELINES AT OCFA.ORG". DISTANCES OF FMZ, SMA, AND RPZ WILL ALWAYS REMAIN REQUIRED AND WILL BE SPECIFIC TO APPROVED FUEL MODIFICATION PLAN

#### ATTACHMENT 5 - SAMPLE CC&R MAINTENANCE LANGUAGE

"THE DUTY OF THE HOMEOWNERS' ASSOCIATION TO PERFORM "FIRE PREVENTION MAINTENANCE" (AS DEFINED BELOW) FOR ALL FMZS

ATTACHMENT 4 - IDENTIFICATION MARKER DETAIL

ZONE MARKER DETAILS
(MARKER DISTANCE SHALL BE INCREASED ON SLOPES TO ACCOMMODATE INCLINE MEASUREMENTS IN ACCORDANCE WITH ATTACHMENT 3)

1 POST CAP

✓ @ 28 DAYS

5) FINISH GRADE

(6) COMPACTED SUBGRADE

2 2" X 3" ZONE INDICATOR

(3) 2" DIA. GALVANIZED POST

4 CONCRETE FOOTING 2500 PSI

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

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

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 MODIFICATION PLAN ON FILE WITH THE PROPERTY MANAGER FOR THE DEVELOPMENT

AS USED HEREIN. "FIRE PREVENTION MAINTENANCE" SHALL MEAN THE FOLLOWING:

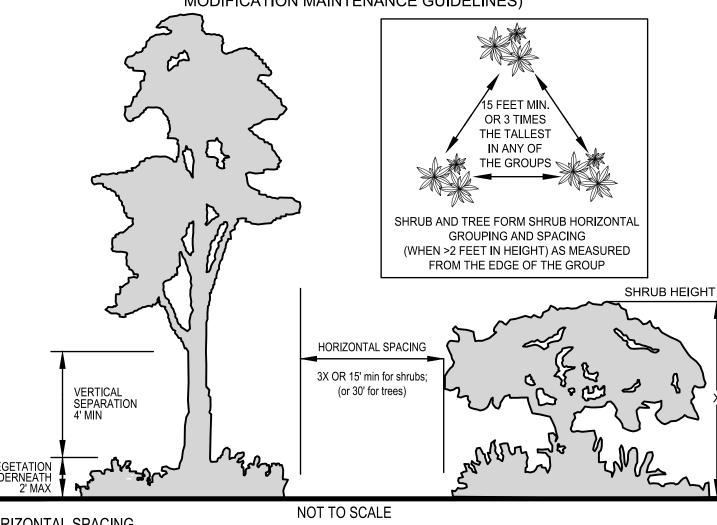
THE IRRIGATION SYSTEM FOR FMZS OR DESIGNATED INTERIOR/MANUFACTURED SLOPES SHALL BE KEPT IN GOOD CONDITION AND PROPER WORKING ORDER AT ALL TIMES. THE IRRIGATION SYSTEM SHALL NOT BE TURNED OFF EXCEPT FOR NECESSARY REPAIRS AND MAINTENANCE.

#### ADDENDUM "1"

ENFORCEMENT BY THE OCFA: THE OCFA IS HEREBY DESIGNATED AS AN INTENDED THIRD PARTY BENEFICIARY OF THE ASSOCIATION'S UTIES 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. IN FURTHERANCE THEREOF, THE OCFA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE PERFORMANCE BY THE ASSOCIATION OF ITS DUTIES AND ANY OTHER FIRE PREVENTION REQUIREMENTS 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 (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 HRUBS 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 REQUIRED INSIDE THE GROUP. SHRUB / TREE-FORM SHRUB GROUP SPACING:

• GROUPS OF SHRUBS SHALL BE SPACED BY THE GREATER OF THE FOLLOWING TWO MEASUREMENTS: A DISTANCE OF 15

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

• GROUPS OF TREES SHALL BE SPACED BY A DISTANCE OF 30 FEET MINIMUM REGARDLESS OF HEIGHT.

#### VERTICAL SEPARATION

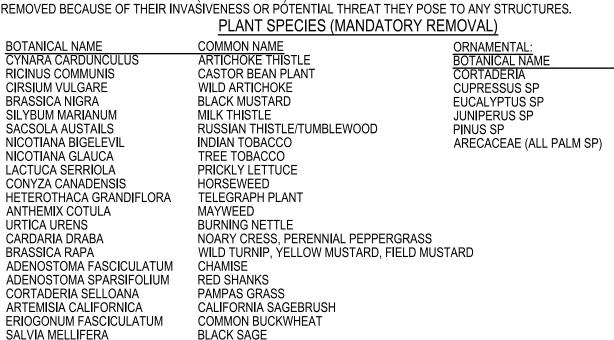
SHRUBS AND TREES LESS THAN 10 FEET IN HEIGHT: WHEN THE FUEL MODIFICATION ZONE IS WITHIN 30 FEET OF THE STRUCTURE. A VERTICAL SEPARATION OF 2 FEET MINIMUM IS REQUIRED FROM THE VEGETATION BELOW. (NOT REQUIRED IS SHRUBS ARE FURTHER THAN 30 FEET FROM THE STRUCTURE). SHRUBS AND TREES 10 FEET IN HEIGHT OR GREATER:

 A VERTICAL SEPARATION OF 4 FEET MINIMUM IS REQUIRED TO BE MAINTAINED FROM THE VEGETATION BELOW. TREES ONLY: ALL VEGETATION LOCATED UNDERNEATH TREES. SHALL BE A MAXIMUM OF 2 FEET IN HEIGHT.

## ATTACHMENT 7 - UNDESIRABLE & INVASIVE PLANT SPECIES

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 SUCH AS OILS, RESINS, WAX, AND PITCH. CERTAIN NATIVE PLANTS ARE NOTORIOUS FOR CONTAINING THESE 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 SPECIES ALREADY EXIST WITHIN THESE AREAS, THEY SHALL BE REMOVED BECAUSE OF THEIR INVASIVENESS OR POTENTIAL THREAT THEY POSE TO ANY STRUCTURES.



MEXICAN FEATHERGRASS

1209 SANTIAGO DRIVE

HUITT-ZOLLARS 2603 MAIN STREET, SUITE 400

ARCHITECTS 245 FISCHER AVENUE, SUITE B-2

FRIEDRICHSEN GARDENS & DESIG JZDESING@VERIZON.NET. TOPONGA, CA 90290



LEGACY AT COTO
CONCEPTUAL FUEL MODIFICATION PLAN FUEL MODIFICATION DETAILS & NOTES

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

60° (173%)

50° (119%)

45° (100%)

40° (84%)

OCFA SERVICE REQUEST NO. 287971 ORANGE COUNTY FIRE AUTHORITY

NASSELLA / STIPA TENUISSIMA

SHEET OF 3

PAMPAS GRAS

EUCALYPTUS

CYPRESS

JUNIPER

LEGACY AT COTO - CONCEPTUAL FUEL MOD | PLAN SET DATE: 04/29/2020 PLAN CONTROL

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