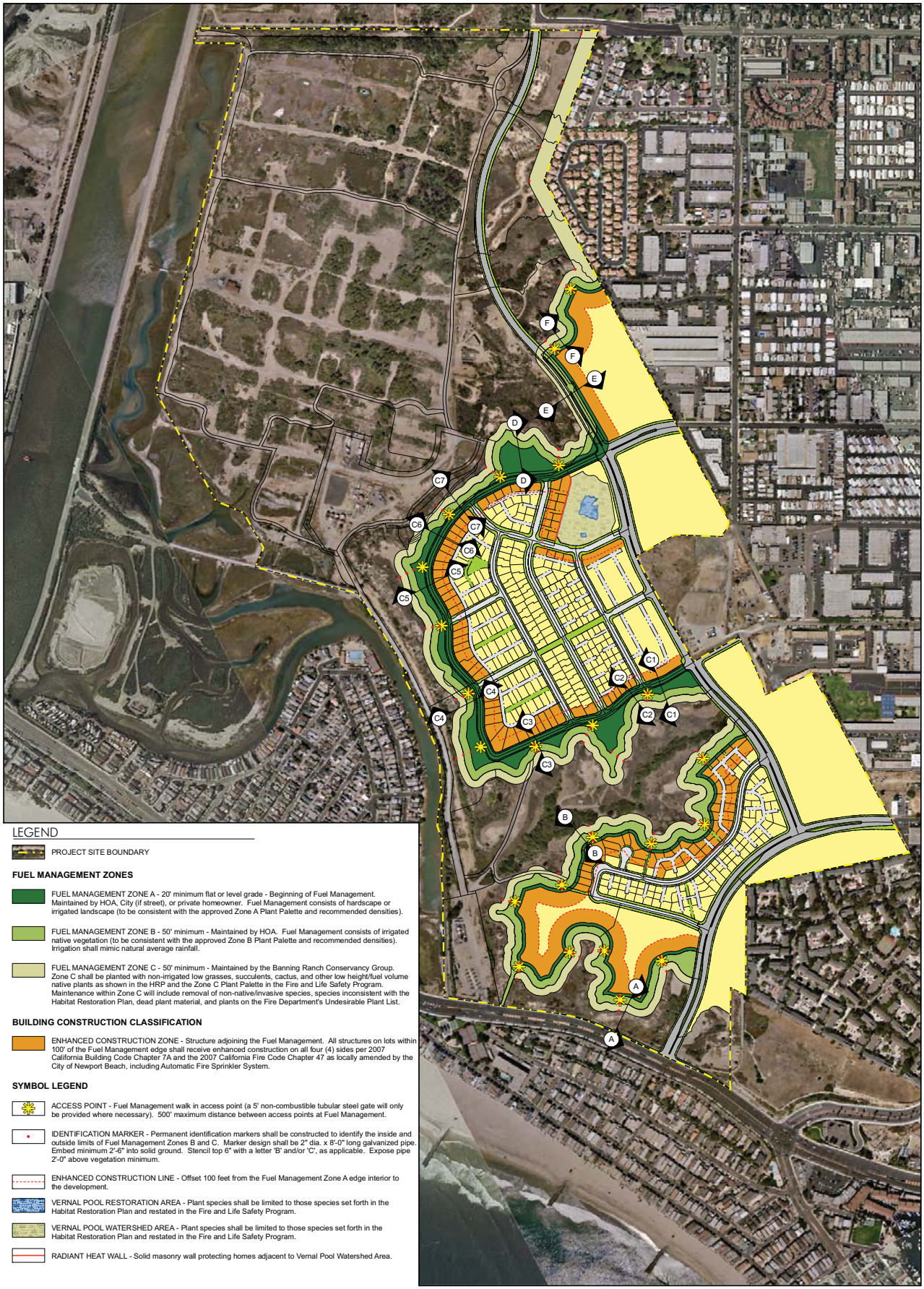

LEGEND

PROJECT SITE BOUNDARY

FUEL MANAGEMENT ZONES

FUEL MANAGEMENT ZONE A - 20' minimum flat or level grade - Beginning of Fuel Management. Maintained by HOA, City (if street), or private homeowner. Fuel Management consists of hardscape or irrigated landscape (to be consistent with the approved Zone A Plant Palette and recommended densities).

FUEL MANAGEMENT ZONE B - 50' minimum - Maintained by HOA. Fuel Management consists of irrigated native vegetation (to be consistent with the approved Zone B Plant Palette and recommended densities). Irrigation shall mimic natural average rainfall.

FUEL MANAGEMENT ZONE C - 50' minimum - Maintained by the Banning Ranch Conservancy Group. Zone C shall be planted with non-irrigated low grasses, succulents, cactus, and other low height/fuel volume native plants as shown in the HRP and the Zone C Plant Palette in the Fire and Life Safety Program. Maintenance within Zone C will include removal of non-native/invasive species, species inconsistent with the Habitat Restoration Plan, dead plant material, and plants on the Fire Department's Undesirable Plant List.

BUILDING CONSTRUCTION CLASSIFICATION

ENHANCED CONSTRUCTION ZONE - Structure adjoining the Fuel Management. All structures on lots within 100' of the Fuel Management edge shall receive enhanced construction on all four (4) sides per 2007 California Building Code Chapter 7A and the 2007 California Fire Code Chapter 47 as locally amended by the City of Newport Beach, including Automatic Fire Sprinkler System.

SYMBOL LEGEND

ACCESS POINT - Fuel Management walk in access point (a 5' non-combustible tubular steel gate will only be provided where necessary). 500' maximum distance between access points at Fuel Management.

IDENTIFICATION MARKER - Permanent identification markers shall be constructed to identify the inside and outside limits of Fuel Management Zones B and C. Marker design shall be 2" dia. x 8'-0" long galvanized pipe. Embed minimum 2'-6" into solid ground. Stencil top 6" with a letter 'B' and/or 'C', as applicable. Expose pipe 2'-0" above vegetation minimum.

ENHANCED CONSTRUCTION LINE - Offset 100 feet from the Fuel Management Zone A edge interior to the development.

VERNAL POOL RESTORATION AREA - Plant species shall be limited to those species set forth in the Habitat Restoration Plan and restated in the Fire and Life Safety Program.

VERNAL POOL WATERSHED AREA - Plant species shall be limited to those species set forth in the Habitat Restoration Plan and restated in the Fire and Life Safety Program.

RADIANT HEAT WALL - Solid masonry wall protecting homes adjacent to Vernal Pool Watershed Area.

NEWPORT BANNING RANCH

Fuel Management Zones Map

FIRE AND LIFE SAFETY PROGRAM
City of Newport Beach - California

0 600 1,200

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