



December 16, 2008

Newport Beach Fire Department
Fire Prevention Division
3300 Newport Blvd.
Newport Beach, CA 92663

**SUBJECT: Newport Banning Ranch
Alternate Means and Methods for Fuel
Modification/Fuel Management
Newport Beach, CA**

On behalf of Newport Banning Ranch LLC, we hereby submit a request for use of Alternate Means and Methods (AM&M), per the 2007 California Fire Code. Our request relates to Fuel Modification distances not meeting 170'

The following information is being provided to assist in your evaluation of this proposed AMM.

A. Project information:

- Project name: Newport Banning Ranch
- Contact person: David Oatis, Firesafe Planning Solutions, (949) 240-5911
302 N. El Camino Real, Suite 202, San Clemente, CA 92672
- Current landowner: Newport Banning Ranch LLC
- Development type: Single Family Residential Tract & Commercial Use

B. Code Sections for which the modification is requested:

- 2007 California Fire Code (CFC) Section 317 and local amendments.

C. General Description:

The Newport Banning Ranch project is a single and multi family residential tract community with a Visitor serving - Commercial located in the City of Newport Beach. To the Northeast, East of the project the Banning Ranch development is bordered by Existing Residential and Existing Commercial Development. To the

South the development is bordered by the existing Coast Highway and existing Residential development. To the Southwest and west of the development small areas of open space along with a water canal with an existing residential development. The the Northwest lies flat barren open space.

D. Hardship:

Our hardship is: The inability to achieve 170' of Fuel Modification to preserve as much of the open space habitat with limited intrusion. The Fuel Modification/Fuel Management will be 110' to 120'. There will be a generally flat A Zone of a 10'-20' followed by a B Zone of 50' to 126'. Both of these zones will consist of an irrigation system that mimics the ambient rainfall. Zone C of 50' planted with low growth grasses. The Fuel Modification/Fuel Management will also consist of a generally flat defensible Zone 1 of 20', along with a fully irrigated Zone 2. These zones 1 & 2 will provide a broader plant palette from the zone A & B zones.

E. Proposed alternative fire protection measures:

- Entire Community will be protected with Automatic Fire Sprinkler Systems. One and Two Single Family dwelling units shall be NFPA 13-D. Multi Family, three or more attached dwelling units shall be NFPA 13-R. Retail, Commercial and Resort buildings shall be full NFPA 13 requirements.
- All structures on lots within 100' of the Fuel Modification/Fuel Management edge will comply with Chapter 7A of the 2007 California Building Code and Chapter 47 of the 2007 California Fire Code including additional fire protection measures which include:
 1. No venting placed on the side of the structures facing the Fuel Modification edge.
 2. All venting throughout the structures will be no larger than 1/8"

Thank you in advance for your consideration of this proposed AM&M request. Please feel free to call me with any questions or requests for additional information.

Sincerely,



David Oatis
Firesafe Planning Solutions for: Newport Banning Ranch LLC