



The Week in Review

City Manager Grace K. Leung

November 16, 2018

Upcoming Events

Sat., Nov. 17

Harbor Commission Special Meeting – Tour of Harbor

[Click here for more information](#)

Marina Park Community Center

1600 W. Balboa Blvd.

8:30 a.m. to 11:30 a.m.

Tues., Nov. 20

Zoning Administrator Mtg.

City Hall, Corona del Mar

Conference Room (Bay1E)

100 Civic Center Dr.

3 p.m.

Thurs., Nov. 29

Zoning Administrator Mtg.

City Hall, Corona del Mar

Conference Room (Bay1E)

100 Civic Center Dr.

3 p.m.

Tues., Nov. 27

City Council Mtg.

City Hall, City Council Chambers

100 Civic Center Dr.

5 p.m.

Sat., Dec 1

Shredding Event

Corporation Yard

592 Superior Ave.

8 a.m. – 1 p.m.

Protecting Newport Beach Against Wildfire Threats

Due to the recent fires in Ventura, Los Angeles County and Northern California, Fire Chief Chip Duncan prepared the attached memo to address residents' concerns, including the City's efforts in regulating and monitoring vegetation areas and tips to help protect homes from a wildfire.

Balboa Village Advisory Committee (BVAC) Meeting

On Wednesday, November 7, the BVAC held its meeting in the *Science of Sailing* exhibit at Discovery Cube's Ocean Quest, in the heart of Balboa Village. The Committee heard updates from the Public Works Department on the streetscape improvement project, as well as the wayfinding signage refresh. Work will begin in early 2019 and wrap up before the busy summer season. These projects are part of the [Master Plan](#) for Balboa Village's revitalization, adopted in 2012, and has guided improvements in the Village with oversight from BVAC.

BVAC also reviewed a list of its completed efforts and current/ongoing efforts to evaluate extending its term from the current sunset date of December 31, 2018. Although much has been completed, the Committee is still hard at work in furtherance of the Master Plan. City staff will be bringing an item before City Council to extend the term to 2020 at the upcoming Council meeting on November 27.

The BVAC meets on an as needed basis on the third Wednesday of each month at Marina Park. For additional information, please check the City's webpage [here](#).

Visit the City's website for a complete listing of meetings and events at newportbeachca.gov/events.

Update on Pilot Program for Enhanced Parking Enforcement

Ameripark, the City's contractor for parking enforcement, has completed the first week of the pilot program for enhanced parking enforcement. The following are preliminary findings from the first week of enforcement:

- 1) Construction parking issues are minimal on Saturday.
- 2) Residents received more citations on weekends than construction crews did.
- 3) While residents like enforcement, they are appealing the citations.
- 4) The most cited violation in the lower peninsula, the upper peninsula, and Corona del Mar was parking in alleys.

Newport Pier Restaurant

Staff from Community Development and Public Works met to discuss the possibility of constructing the new restaurant proposed for the Newport Pier on a platform closer to shore, rather than replacing the building in its existing location at the end of the pier. Staff will work with an architect to site plan the alternative design and with the potential tenant to refine the design options before presenting the information to City Council in the first quarter of 2019.

Coyote Canyon

The County of Orange owns the closed Coyote Canyon landfill that is generally located south and west of State Route 73 and Newport Coast Drive. The County has been seeking a tenant to develop a public golf facility at the site. The County is actively negotiating with Tait and Associates, a local civil engineering and environmental planning firm. Last week, Community Development Department staff met with Tait to better understand their proposal. The project would include a challenging golf course, a clubhouse and banquet facility, habitat preservation areas and public trails. Tait expressed the willingness to work closely with the community to ensure the project would complement the area and avoid negative consequences. If the County reaches an agreement with Tait, conceptual designs and environmental studies would begin. A community outreach effort will also occur well before a final project is considered by the County. There is no timeline to share at this point and staff will continue to monitor its progress and report to the community.

Harbor Pointe Senior Living Project

The proposed Harbor Pointe Senior living project is tentatively scheduled to go before the Planning Commission on December 6, 2018. The applicant is requesting approval of a general plan amendment, environmental impact report and other discretionary applications to allow the construction and operation of a 120-bed residential care facility for the elderly (i.e., senior assisted living and memory care). The project site is located at the corner of Bristol Street and Bayview Place and currently houses the Kitayama restaurant.

Landscape Renovations

Improvements were recently made at the Galley Café and the West Newport Park parking lot to freshen landscape with water conserving plantings and drip irrigation. These renovations help save water and provide a more updated and maintenance-friendly environment and appearance.

Refuse Transfer Station Rehabilitation at the City Corporation Yard Completed

The City Refuse Transfer Station at the City Corporation Yard was recently upgraded with the removal of 5,100 square feet of old asphalt concrete and replaced with reinforced concrete. The total new concrete poured was 14 truckloads or 140 cubic feet. All City refuse moves through this Transfer Station. CR&R (the City's collection contractor) worked with the City to bypass the facility and keep all services running smoothly during the two-week construction window.

Fire Station # 5 and Library Replacement Halfway Complete

Construction of the new Corona Del Mar Fire Station # 5 and Library Replacement is about halfway completed. The City's contractor, Telacu, is currently working to have the exterior walls weather proofed so work can continue on the interior areas during the winter months. In the upcoming weeks, they will be installing the metal roof, setting the windows and finishing up with the exterior plaster. So far, there have not been significant weather delays. The project is currently 55% complete and is expected to be finished by the summer of 2019.

Storm Drain Repairs Underway on Corona Del Mar Coast Highway at Goldenrod

Emergency work to repair damaged 18-inch and 24-inch Corrugated Metal Pipe (CMP) storm drain lines is underway along northbound Coast Highway at Goldenrod Ave. The City's contractor will be working at this location from November 15 to November 23, 2018 between the hours of 6 a.m. and 5

p.m. Access to East Coast Highway via Goldenrod Avenue may be closed intermittently. A list of detours will be posted for the community on changeable message boards.

CR&R and City to Host Additional Shred Event

Public Works staff from the Municipal Operations Division, in partnership with CR&R, provided Newport Beach residents with a free document shredding event last Saturday, November 10 at the Mariners Elementary School, from 8 a.m. to 10:30 a.m. This shredding event is typically held bi-annually in different locations throughout the city and all documents are securely shredded on site. This recent weekend's shredding event was so popular that the City has scheduled a third shredding event, which will be held on December 1, 2018 at the Corporation Yard.





NEWPORT BEACH FIRE DEPARTMENT

100 CIVIC CENTER DRIVE, P.O. BOX 1768, NEWPORT BEACH, CA 92658-8915

PHONE: (949) 644-3104

Chip Duncan
Fire Chief

DATE: November 14, 2018
TO: Grace Leung, City Manager
FROM: Chip Duncan, Fire Chief

SUBJECT: MANAGEMENT OF WILDLAND URBAN INTERFACE AGAINST FIRE THREAT

Due to the devastating fires in Ventura and Los Angeles County and Northern California, the Newport Beach Fire Department has been fielding calls from concerned residents about the fire safety of their homes. Residents that abut wildland urban interface (WUI) areas in Buck Gully and Newport Coast are particularly concerned about vegetation management in their respective areas. The fire department is very aware of the challenges presented by the vegetation in our wildland urban interface areas. Our prevention division regularly inspects our fuel management zones (FMZ) to ensure they are compliant with the code. Private properties that are not compliant are cited and we vigorously pursue follow up to ensure the properties become compliant.

It has been approximately 12 years since the ordinance involving fuel management was reviewed. At that time, significant concerns were expressed by residents in Buck Gully opposed to a more aggressive vegetation management. Since that time, fire conditions and weather have worsened throughout California. Therefore, our new Fire Marshal will be tasked with reviewing the ordinance and making recommendations for improving fire safety related to vegetation management.

Additionally, many of our residents have questions about fuel management. Below is a list of frequently asked questions (FAQs) related to vegetation management in Newport Beach. If you would like any further information on how to protect your family and property from wildfires, please contact the Newport Beach Fire Department at (949) 644-3104.

Frequently Asked Questions

1. What is the difference between a Hazard Reduction Zone and a Fuel Modification Zone?

Both are designed to reduce the amount of combustible fuel, which in turn reduces the amount of heat, associated flame lengths, and the intensity of a fire that may threaten a structure.

Hazard Reduction Zones

Hazard Reduction Zones are typically located in Buck Gully, Morning Canyon, and parts of Big Canyon.

A hazard reduction zone extends out from the part of the structure that faces the wildland area to 100 feet, or to the property line if the property line is closer than 100 feet.

The City's standard for hazard reduction includes requirements for maintaining existing trees, shrubs, and ground cover in this 100-foot setback zone. Dead or dying foliage shall be removed as well as dead trees, shrubs, and ground cover. Roofs shall be cleared of leaves, needles, twigs, and other combustible materials. Chimneys shall be equipped with an approved spark arrester.

Existing trees are not required to have a separation of tree canopies but new trees shall be planted such that mature canopies will have a minimum separation of ten feet. The lowest tree branch shall be at least three times as high as the shrub when a shrub is located within the dripline of a tree.

The City has a Fire Resistive Plant List which lists trees, bushes, shrubs, and ground cover that will slow the progress and intensity of a wildfire and not contribute to the fire load. In hazard reduction areas, any new plant materials must be from this approved plant list. This requirement applies only to those areas of the property which face the hazardous fire area.

In addition, every property located within 100 feet of a hazardous fire area is required to maintain a three-foot wide clear path for ingress and egress on each side of the structure for fire department access in a fire. Trash containers are excepted if they can be easily moved.

Fuel Modification Zones

Fuel Modification Zones (FMZ) are typically located in the Newport Coast communities. The requirements for fuel modification zones are imposed when a new community or development is proposed next to a wildland area, and are defined as:

A ribbon of land surrounding homes designed to diminish the intensity of a wildfire as it approaches the homes. A fuel modification zone differs from a hazard

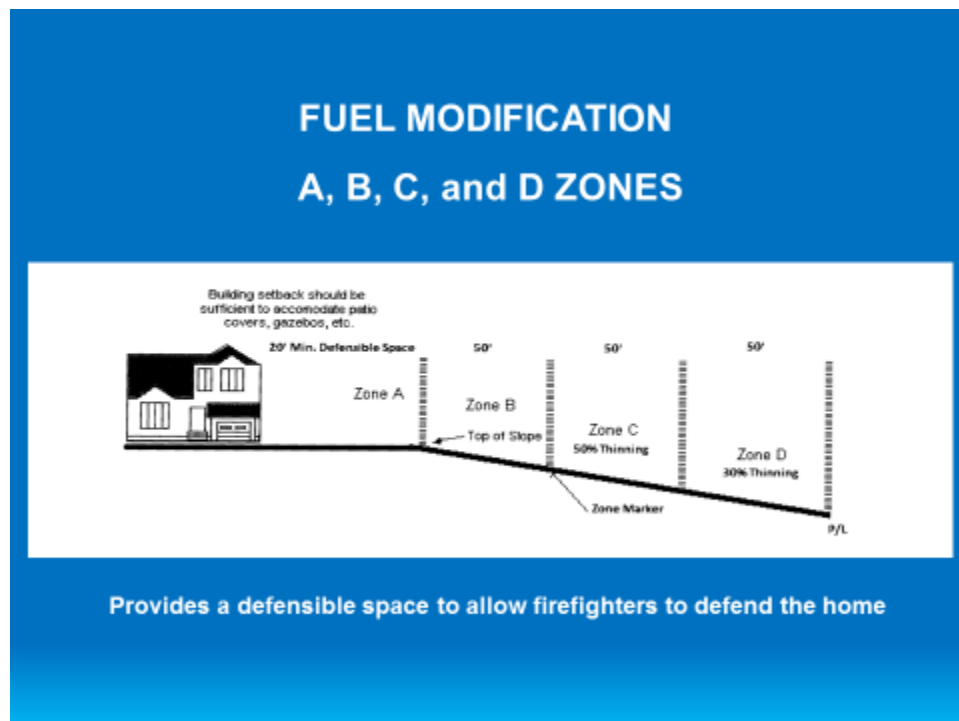
reduction zone through a combination of methodologies, including the removal of native vegetation and replacing it with fire resistive plant species, as well as the reduction in the amount of native combustible vegetation. The minimum width of a fuel modification zone is 170 feet. These areas may be owned by individual property owners or by a homeowner's association. In the case of Newport Coast, local homeowner's associations own the majority of the fuel modification areas.

This ribbon of land is most often divided into four zones. The four zones are referred to as the A, B, C, and D zones.

The **A zone** is closest to the homes and is most often the last twenty feet of the back yard of the private residences. The A zone is the defensible space where firefighters will set up hose lines to extinguish the approaching fire. The A zone includes ornamental plants and single specimen trees. All plants in this area are required to be irrigated and must be from the approved plant list.

The **B zone** is the next 50 feet just outside the back fence line. This zone is an area where natural vegetation has been replaced by fire resistive, drought tolerant plants from an approved list. This B zone is permanently, automatically irrigated. Non-approved vegetation must be removed in this zone.

The **C and D Zones** are the next 100 feet away from the homes. Each zone is a minimum of 50 feet in width. These zones are called the thinning zones. Natural vegetation is reduced to 50% in the C zone. In the D zone a thinning of 30% of natural vegetation occurs. A way to imagine the thinning principle is in the 50% thinning zone (C zone) two people can walk around clumps of vegetation side by side. In a 30% thinning zone (D zone) two people would have to walk single file between clumps of natural vegetation.



Certain fire prone species of vegetation are required to be removed when found in any of the four fuel modification zones. In all zones any dead or dying material is removed and no combustible construction is allowed in the A, B, C, or D zones.

In addition to reduction of the vegetation hazards, areas regulated by the City's fuel modification requirements are also required to "harden" the structures immediately adjacent to the wildland area. This "hardening" is done by providing automatic fire sprinkler protection, installation of class "A" roof assemblies, installation of dual glazed windows, fire resistive construction, and the elimination of any combustible exterior structural elements (for example, wood patio covers).

2. If a fuel modification zone would protect my home better than a hazard reduction zone, why doesn't the City require it, instead of a hazard reduction zone?

Owners of properties that are in a designated hazard reduction zone must convert their property to a fuel modification zone if they elect to build a new home or propose a significant remodel that is increased in size by 2,000 square feet or more and exceeds 50% of the area of the existing structure. While the municipal codes for vegetation management are minimal, all property owners are encouraged to be proactive and do whatever they can to protect their home from a wildfire.



3. I live on Buck Gully and I removed large trees and bushes to protect my home from a wildfire, but my neighbors have very large trees and bushes on their property. Why can't you make them remove them?

When the municipal code for hazard reduction was written and approved, there were a large number of residents that wanted to keep their existing vegetation, including trees. The City and the residents met, and a compromise was agreed to that would let them keep existing trees that did not comply with the new proposed standards until a new home, or a significant remodel, was built, then it would convert to a fuel modification zone. If you do elect to remove vegetation on a hillside, groundcover species from the fire resistive plant list should be used to prevent erosion.

4. How often do the hazard reduction zones and fuel modification zones get inspected?

Hazard reduction zones get inspected every other year. For example, Buck Gully is inspected during even numbered years and Morning Canyon is inspected during odd numbered years.

Fuel modification zones in Newport Coast are inspected twice a year, in the spring and in the fall.

5. How do you know if someone has planted new trees or plants in a hazard reduction zone that are not allowed to be there?

We have CAD drawings of all of the vegetation located in the 100-foot zone for each property. During the inspection, the CAD drawings are compared to what is actually on the property. Any changes to the vegetation in the 100-foot zone is noted, including non-compliant vegetation.

6. How does the hazard reduction zone inspection process work? What happens if I don't do anything?

We send a "Pre-Inspection Notice" as a courtesy to property owners a minimum of 30 days before the actual inspection. The courtesy letter informs the property owner of the approximate day that their property will be inspected and provides a web link to the hazard reduction guidelines. The courtesy letter also notifies the property owner that they can make an appointment with the inspector if they wish to be present during the inspection.

If the property is deemed non-compliant after the first inspection, a "30-day non-compliant" letter is sent to the property owner, allowing 30 days to bring the property into compliance. The 30-day letter includes a CAD drawing, a list of all of the vegetation noted on the CAD drawing, and a list of "Prescriptions" outlining what needs to be done.

After 30 days, a second inspection is conducted. If the property is still deemed non-compliant, a "Notice of Intent to Abate" letter is sent allowing the property owner 10

days to bring the property into compliance. Since there are no more scheduled inspections, it is important to note that the letter states the property owner is required to schedule an inspection within the 10-day period, otherwise we will assume that no work has been done and a citation will be issued.

7. Where can I access the guidelines for vegetation management?

The guidelines can be accessed on the City website. Below are links to the most common ones:

Hazard Reduction Zones:

<http://www.newportbeachca.gov/home/showdocument?id=18258>

Fuel Modification Zones:

<http://www.newportbeachca.gov/home/showdocument?id=18396>

Converting from a Hazard Reduction Zone to a Fuel Modification Zone:

<http://www.newportbeachca.gov/home/showdocument?id=41892>

Construction Requirements for Special Fire Protection Areas:

<http://www.newportbeachca.gov/home/showdocument?id=18541>

Fire Resistant and Undesirable Plant Lists:

<http://newportbeachca.gov/government/departments/fire-department/life-safety-services-division/wildland-urban-interface/fire-resistant-plant-list>

8. Are there any additional recommendations on how I can protect my home from a wildfire?

1. Regularly clean roof and gutters.
2. Rake away leaves, dead limbs, and twigs. Clear all flammable vegetation.
3. Remove leaves and rubbish from under structures.
4. Thin a 15-foot space between tree crowns, and remove limbs within 10 feet of the ground.
5. Remove dead branches that extend over the roof.
6. Prune tree branches and shrubs within 10 feet of a stovepipe or chimney outlet.
7. Remove vines from the walls of the home.
8. Mow grass regularly.
9. Clear a 10-foot area around propane tanks and the barbecue. Place a screen over the grill - use non-flammable material with mesh no coarser than one-quarter inch.
10. Place stove, fireplace, and grill ashes in a metal bucket and soak in water for two days before disposing of.

11. Store gasoline, oily rags, and other flammable materials in approved safety cans. Place cans in a safe location away from the base of buildings.

12. Keep a ladder that will reach the roof.

13. Select materials and plants that can help resist fire rather than fuel it. list is available here:

<http://newportbeachca.gov/government/departments/fire-department/life-safety-services-division/wildland-urban-interface/fire-resistant-plant-list>

14. Keep household items handy that can be used as fire tools: a rake, ax, hand-saw or chain-saw, bucket, shovel, and hoses that reach all areas of the property. You may need to fight small fires before emergency responders arrive. Having this equipment will make your efforts more effective.