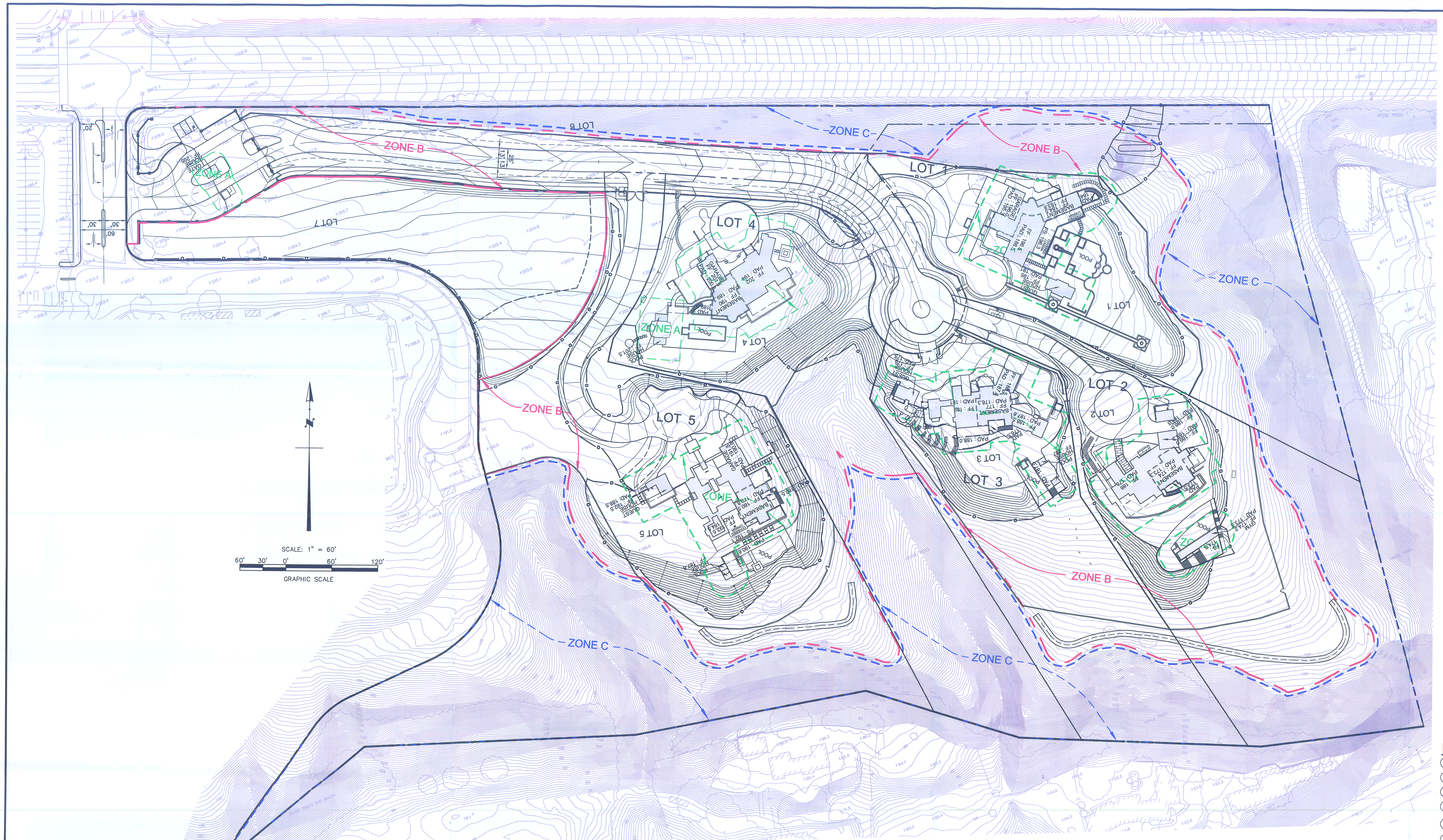
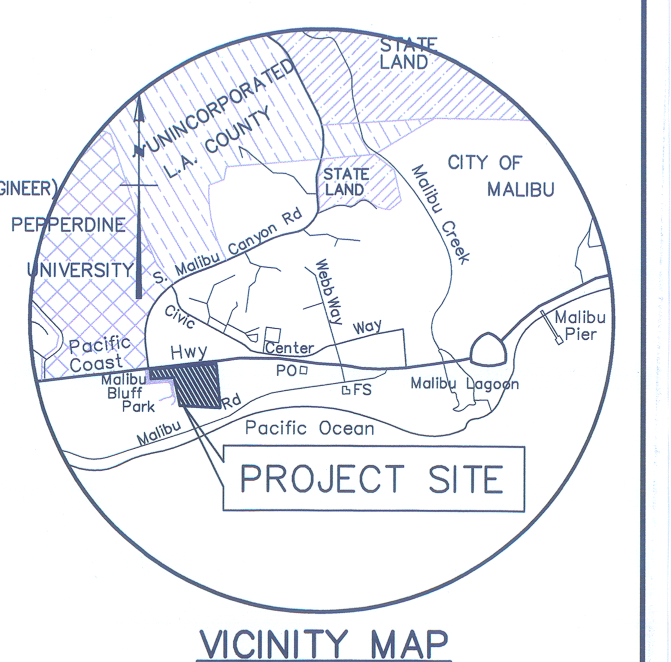


LEGEND:

- TRACT BOUNDARY
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- STREET CENTERLINE
- BUILDING
- REQUIRED BUILDING SETBACK
- 1.5 SAFETY FACTOR LINE (PER SOIL ENGINEER)
- 1500 PROPOSED CONTOUR
- 1500 EXISTING CONTOUR
- DAYLIGHT LINE
- STREET CENTERLINE
- SD STORM DRAIN LINE
- SS GRAVITY SANITARY SEWER LINE
- FM FORCE MAIN LINE
- W WATER LINE
- FH FIRE HYDRANT
- WM WATER SERVICE METER
- WALL
- SLOPE



VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

1. RECORD OWNER: PCH PROJECT OWNER, LLC
   C/O BRP MANAGEMENT, LLC
   315 S. BEVERLY DRIVE, SUITE 211
   BEVERLY HILLS, CA 90212
   CONTACT: ROBERT GOLD
   TEL. NO. (310) 734-2353
2. SUBDIVIDER: PCH PROJECT OWNER, LLC
   C/O BRP MANAGEMENT, LLC
   315 S. BEVERLY DRIVE, SUITE 211
   BEVERLY HILLS, CA 90212
   CONTACT: ROBERT GOLD
   TEL. NO. (310) 734-2353
3. ENGINEER: PSOMAS
   555 SOUTH FLOWER STREET, SUITE 4400
   LOS ANGELES, CA 90071
   CONTACT: ANDREW NICKERSON
   TEL. NO. (213) 223-1512
4. PROJECT ADDRESS:
   EXISTING: 24200 PACIFIC COAST HIGHWAY, MALIBU, CA 90265
   PROPOSED: 24108 PACIFIC COAST HIGHWAY, MALIBU, CA 90265
   24120 PACIFIC COAST HIGHWAY, MALIBU, CA 90265
   24134 PACIFIC COAST HIGHWAY, MALIBU, CA 90265
   24150 PACIFIC COAST HIGHWAY, MALIBU, CA 90265
   24174 PACIFIC COAST HIGHWAY, MALIBU, CA 90265
5. NET DEVELOPMENT AREA: ±18.37 ACRES (800,181 SQ.FT.)
6. EXISTING ZONING: PD (PLANNED DEVELOPMENT)
7. PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
8. TOTAL NUMBER OF LOTS: 7 LOTS
9. PROPOSED LAND USE: 5 SINGLE FAMILY HOME LOTS, 1 PRIVATE STREET AND OPEN SPACE LOT, AND 1 LOT CONVEYED TO CITY OF MALIBU AS PUBLIC OPEN SPACE.
10. A.P.N.: 4458-018-002, 4458-018-018 & 4458-018-019
11. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "C", AREA OF MINIMAL FLOODING, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 065043 0788 C, DATED 11/15/1985.
12. PLEASE SEE TREE REPORT ADDENDUM FOR MORE DETAILED INFORMATION ON EXISTING TREES AND PLANT COMMUNITIES.
13. PARKING SPACES WILL BE PROVIDED AS REQUIRED BY CODE.
14. LOT SIZES AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP.
15. LOCATIONS OF BUILDING ENVELOPES ARE ILLUSTRATIVE ONLY. ALL BUILDINGS WILL BE LOCATED WITHIN THE PAD AREA AND WILL ADHERE TO SETBACK AND HEIGHT REQUIREMENTS PER CODE. ACCESS DRIVEWAY LOCATIONS WILL ALSO BE PER CODE.
16. EASEMENT NOTE: PUBLIC EASEMENTS NOTED AS TO BE ABANDONED WILL BE MERGED BY FINAL MAP. PRIVATE EASEMENTS NOTED AS TO BE ABANDONED WILL BE QUITCLAIMED BY SEPARATE INSTRUMENT.
17. RESERVE THE RIGHT TO CONSOLIDATE LOTS AND TO FILE PHASED FINAL MAPS.
18. HOME OWNER ASSOCIATION EASEMENTS TO BE CREATED FOR PRIVATE STREET, SEPTIC SYSTEM, AND DRAINAGE ACROSS LOTS.

PLAN NOTES:

1. ONSITE SEWAGE TREATMENT AND RECYCLING PLANT.
2. WASTEWATER SEPTIC TANK
3. 8" FIRE WATER LINE
4. 10-2" DOMESTIC AND IRRIGATION WATER LINES
5. CONSTRUCT 2' HIGH BERM FOR BLUFF PROTECTION
6. SANITARY SEWER MANHOLE.
7. SANITARY SEWER FORCE MAIN.
8. SANITARY SEWER PIPE.
9. STUB OUT PIPING RUN FOR CONNECTION TO FUTURE PUBLIC SEWER, IF CONSTRUCTED
10. UNDERGROUND STORM WATER DETENTION TANKS
11. STORM DRAIN PIPES
12. SEEPAGE PITS

#4255

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION BUREAU
PRELIMINARY
FUEL MODIFICATION PLAN
APPROVED
FFP- 2009000004
By [signature] Date 5/14/12
FUEL MODIFICATION UNIT
The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County/City or State law.

PCH Project Owner, LLC, a Delaware limited liability company
By: Coast Estates Project Owner, LLC, a Delaware limited liability company, its sole member
By: CT MLC Management, LLC, a Delaware limited liability company, its manager

ASSESSMENT NOTES AND MAINTENANCE AGREEMENT FOR FUEL MODIFICATION PLAN #4255

Zone A – Setback Zone

- Extends 20 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or other parts of the structure not accurately reflected on the plans may negate the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation and fire resistance.
- Landscaping and vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and spaced appropriately. Species selection should be made referencing the Fuel Modification Plant List. Other species may be utilized subject to approval. Final or revised Plans submitted after 6 months from the initial submittal will have plants in all zones evaluated based on the most current *Fuel Modification Plant List* available from the Fuel Modification Unit.
- Except for dwarf varieties or mature trees small in stature, trees are generally **not recommended** within Zone A.
- Target species will typically not be allowed within 30 or more feet of combustible structures and may require removal if existing on site.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

Zone B – Irrigated Zone

- Extends from the outermost edge of Zone A to 100 feet from structure.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation and fire resistance.
- Landscaping and vegetation in this zone shall typically consist primarily of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, Ground covers shall be maintained at a height not to exceed 6 inches in Zone B, 12 inches is acceptable within 50 feet of a structure and 18 inches beyond 50 feet in Zone B if it is on a slope. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space. Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- Plants in Zone B shall typically be fire resistant and spaced appropriately. Species selection should be made referencing the Fuel Modification Plant List. Other species may be utilized subject to approval.
- Vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. There may also be replacement landscape planting with ornamental or native species to meet minimum slope coverage requirements of City or County agencies or other Landscape or Hillside ordinances. In all cases the overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Target species will typically not be allowed within 30 or more feet of combustible structures and may require removal if existing on site. This distance may extend to 50 feet if the situation dictates.
- Irrigation systems are not required for this zone if it consists entirely of native plants. (Native plants are generally not compatible with regular, un-seasonal supplemental water.)
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire Department accesses as to not overhang any structure or access at maturity.

Zone C – Native Brush Thinning Zone

- Extends from the outermost edge of Zone B up to 200 feet from structure.
- Required thinning and clearance will be determined upon inspection. Required clearance may increase to the maximum allowed by the Fire Code as needed because of vegetation growth.
- Irrigation systems are not required for this zone if it consists entirely of native plants. (Native plants are generally not compatible with regular, un-seasonal supplemental water.)
- Vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. There may also be replacement landscape planting with ornamental or native species to meet minimum slope coverage requirements of City or County agencies or other Landscape or Hillside ordinances. In all cases the overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone C shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of those species constituting a fire risk. These species include, but are not limited to chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may increase or decrease depending on the slope, arrangement of the trees in relation to slope, and the species of tree.

Fire Access Road Zone

- Extends a minimum of 10 feet from the edge of any public or private roadway that may be used as access for fire-fighting apparatus or resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance for a width of 20 feet. (Fire Code 503.2.1)
- Landscaping and native plants within the Fire Access Road Zone shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire Department accesses as to not overhang any structure or access at maturity.

Maintenance

Routine maintenance shall be regularly performed in all zones. Requirements include but are not limited to those items in the Fuel Modification Guidelines and those outlined below:

- Removal or thinning of undesirable combustible vegetation and removal of dead or dying landscaping to meet minimum brush clearance requirements.
- Pruning and thinning to reduce the overall fuel load and continuity of fuels.
- Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the underlying vegetation or up to a height of 40 feet, whichever is less, to help prevent fire from spreading upward into the crown.
- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by thinning and pruning should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
- All invasive species and their parts should be removed from the site.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel Modification Plan may occur at any time of year.

- Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

Long Term Maintenance Agreement

- **All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines.**
- **All Lots within this project will be required to submit plans to the Fuel Modification Unit prior to landscaping being installed and must be identified in the CC&Rs.**
- **Changes to the landscaping in common areas or individual lots reviewed by the Fuel Modification Unit shall be approved prior to installation.**
- **Walls may be required on lots based on location of structure and proximity to slope (to be determined upon final tract submittal or individual lot review)**
- **Adjoining property owners are responsible for offsite Brush Clearance as required by the Fire Code.**
- **Zone C may be adjusted during inspection depending upon field conditions.**

The property owner(s) agree to be responsible for the long-term maintenance of this Fuel Modification plan, as described herein. A Covenant & Agreement identifying the applicable Fuel Modification Plan will be recorded on the parcel(s) or CC&R's approved, prior to occupancy being granted. Notification of Fuel Modification requirements is to be made upon sale to new owners. Proposed changes to the Final Fuel Modification plan must be submitted to the Fuel Modification Unit for approval, prior to implementation. Plans will be reviewed based on the current plant list. Regular inspections will be performed by the Fire Department to ensure compliance with the approved plan. Failure to comply with the Fuel Modification Plan requirements may result in an Administrative Fine of at least $500 per violation, as well as possible liens, assessments, and legal action. Violations may also be corrected at the owners expense with the cost placed on the property tax bill with the addition of an Abatement Enforcement Cost of $648.

By: Richard Ackerman, Authorized Signatory [signature] 5-8-12

Name (Print) Signature Date

Name (Print) Signature Date

Approval of this Fuel Modification Plan constitutes approval for only those Codes reviewed as part of the Fuel Modification process and does not replace the needed approval of any other office or agency with jurisdiction and review responsibility for those items which may or may not be illustrated on the plan.

SEAL	DESIGNED	I.C.	REV	DATE	DESCRIPTION	BY	APP'D
	DRAFTED	I.C.					
	CHECKED	A.N.					

BENCHMARK: COUNTY OF LOS ANGELES BM Y10493
DWP BM TAG IN WEST CATCH BASIN OF MALIBU CANYON ROAD 13 METERS W/O CENTER LINE & 34 METERS N/O CENTER LINE OF PACIFIC COAST HWY (300M S/O CATCH BASIN)
DATUM: NAVD 1988
ELEVATION: 204.908 FEET ADJUSTMENT: (2003) MALIBU QUAD
PATH/PLOT DATE: 11/30/07 21:00:26 Y:\1AP0010200\ENGR\DESIGN\VTTM\PL-VTTM01.dwg edbromovici

TENTATIVE TRACT MAP FOR SUBDIVISION PURPOSES

PRELIMINARY FUEL MODIFICATION PLAN-VTTM 070038

PCH PROJECT OWNER, LLC, C/O BRP MANAGEMENT, LLC -24200 PACIFIC COAST HWY

IN THE CITY OF MALIBU COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: MAY 8, 2012
SCALE: 1" = 60'
PROJECT NUMBER: 1AZW010100
SHEET 1 OF 1