



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

NOTICE OF PREPARATION

DATE: January 9, 2014

PROJECT TITLE: “Escondido Falls” Malitex Residential Project

PROJECT NO. PM071073-(3)

CASE NO. Tentative Parcel Map No. 071073

PROJECT LOCATION: 5700 block of the northerly end of the paved portion of Murphy Way, approximately 0.3 miles east of Kanan-Dume Road and 1.15 miles north of State Highway 1 (“Pacific Coast Highway”)

APNs: 4465-004-013, -072, -075, and -080

PROJECT APPLICANT: Malitex Partners, LLC
1749 Post Oak Boulevard
Houston, Texas 77056

CEQA LEAD AGENCY: County of Los Angeles
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Suite 1382
Los Angeles, California 90012

The County of Los Angeles (“County”) will be the lead agency and will prepare an Environmental Impact Report (“EIR”) for the “Escondido Falls” Malitex Residential Project (“Project”) identified below. In compliance with Section 15082 of the California Environmental Quality Act (“CEQA”) Guidelines, the County is sending this Notice of Preparation (“NOP”) to each responsible agency, interested parties, and federal agencies involved in approving or permitting the Project, and to trustee agencies responsible for natural resources affected by the Project. Within 30 days after receiving the NOP, each agency shall provide the County with specific details about the scope and content of the environmental information to be contained in the EIR germane to your agency’s statutory responsibilities in connection with the Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

The purpose of this NOP is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency’s statutory responsibilities in connection with the proposed Project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

PROJECT LOCATION

The project site is located on the 5700 block of Murphy Way within the unincorporated community of Malibu in the County of Los Angeles. The project site is approximately 88.3 acres and is located within the Santa Monica Mountains, approximately 0.3 miles east of Kanan-Dume Road, north of the City of Malibu (“City”) (see **Figure 1, Regional Location and Project Vicinity Map**). Access to the Project site is provided via Murphy Way (previously De Butts Terrace), a paved private road that begins at the County of Los Angeles boundary and becomes West Winding Way within the City of Malibu. West Winding Way intersects with State Highway 1 (“Pacific Coast Highway”) to the south.

EXISTING CONDITIONS

The project site is currently undeveloped and in a largely natural state, comprised of rugged terrain with steep slopes. It includes an array of undisturbed native vegetation, including coastal sage scrub, ceanothus chaparral, and native grasses along with oak and walnut woodlands. A prominent ridgeline extends through the western portion of the project site. Escondido Canyon is partially located in the eastern portion of the site. The natural ridgeline overlooks a portion of Lower Escondido Canyon to the east and Ramirez Canyon to the west.

Although the project site is undeveloped, and the majority of it is in a natural state, the ridgeline has been previously disturbed. It was previously graded beginning in the 1950s for excavation and export of fill. The California Division of Forestry also removed some native vegetation during the wildfires that occurred in the Malibu area in 2006.

The project site is currently served by electricity. A County Waterworks District No. 29 water storage tank is located on the existing ridgeline to serve five parcels within unincorporated Los Angeles County in addition to numerous customers within the City of Malibu. A six-inch water line, which will be upgraded to an eight-inch water line, extends from the County water tank to the project site.

Existing access to the project site is from Murphy Way via West Winding Way within the City of Malibu. Murphy Way varies in width from 20 to 25 feet until the cul-de-sac at 5801 Murphy Way, where the width decreases to 15 feet until the boundary with the County of Los Angeles. Road grade within this road stretch varies from 9 to 19%, with an average grade of about 12%. The existing access road is paved to the project site.

SURROUNDING USES

The project site is contiguous to the Santa Monica Mountains National Recreation Area (“SMMNRA”) to the west and partially to the southeast. Escondido Canyon is partially located in the eastern portion of the project site and continues off site onto an adjacent parcel to the south, which is owned by the State of California and managed by the Mountains and Recreation Conservation Authority. The remaining southern boundary of the project site is contiguous to the City of Malibu limits. Low density, rural single-family residences are located to the east of the Project site. The majority of the property located to the north and south is undeveloped and privately owned. Like the project site, the surrounding area is comprised of rugged terrain with steep slopes and includes an array of undisturbed native vegetation, including coastal sage scrub, ceanothus chaparral and native grasses, along with oak and walnut woodlands.

LAND USE AND ZONING DESIGNATIONS

The project site is located within the Malibu Coastal Land Use Plan (“LUP”) area. The project site is zoned A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and designated as Mountain Land (1 dwelling unit per 20 acres) and Rural Land III (1 dwelling unit per 10 acres). Escondido Falls and Escondido Creek are designated as environmentally sensitive habitat area (“ESHA”) in the Malibu Local Coastal Plan. A small portion of the project site near the City of Malibu boundary and the Escondido Creek ESHA is designated as significant oak woodlands and savannah, which is a significant environmental resource area (“SERA”).

PROJECT DESCRIPTION

The project proposes to subdivide the existing 88.3-acre site to create one ±73-acre open space parcel (Parcel 1) and three ±5-acre each single family parcels (Parcels 2, 3 and 4). The three single family parcels will be located in the western portion of the project site. The single family pads are proposed atop the ridgeline. The remaining undeveloped portions of these parcels (approximately 10 acres) will be preserved through a conservation easement. The open space parcel contains Escondido Falls and is proposed for dedication to a public agency such as the County of Los Angeles. See **Figure 2, Tentative Parcel Map**.

Building Pads

The three proposed building pads are located along the western ridgeline. The pads will vary in size as follows: 7,227 square feet (sf) (Parcel 2), 6,918 sf (Parcel 3) and 4,721 sf (Parcel 4) (see **Figure 3, Development Envelopes**). The single-family homes are proposed to be less than 28 feet in height, which is under the 35-foot maximum height permitted under the Zoning Code; however the height of the proposed structures would exceed the ridge height. As such, the proposed structures would be clearly visible from the surrounding area, specifically Kanan Dume Road which is designated as a scenic highway in the LUP.

Fire Improvements – Water & Access

To meet Fire Department’s water flow and pressure requirements, a 50,000 gallon underground water tank is proposed on the northernmost residential parcel (Parcel 4). To provide adequate fire access, Murphy Way will be widened from 15 feet to 20 feet. Improvements to Murphy Way will extend approximately 1,300 linear feet. To construct the road, a series of retaining walls will be constructed along its western portion. Off-site retaining walls will vary from two to five feet. Onsite retaining walls will vary from nine to 14 feet. A combination fire/retaining masonry wall is proposed along the western edge of the development envelope, parallel with the access road, to limit the project’s proposed fuel modification zone from extending downslope into Ramirez Canyon to the west. See **Figure 4, Retaining Wall Sections**

Open Space Component

As mentioned above, about 5.3 acres of the project site would be developed with three single-family homes, accessory structures, and supporting infrastructure. The approximately 83 acres remaining would be preserved as natural and undisturbed open space, 10 acres of which would be preserved through a conservation easement within the residential parcels and 73 acres of which would be designated a restricted use open space area proposed for dedication to a public

agency (e.g., County of Los Angeles). The proposed conservation easement would be located on the undeveloped westerly areas of Parcels 2, 3, and 4, adjacent to the access driveway. An easement would be dedicated as a multi-use trail (i.e., equestrian, bicycling and hiking purposes) connecting to the Murphy Motorway Trail, east of the proposed building locations. The 73 acres to be dedicated are located adjacent to the northerly end of the Escondido Canyon Park and would provide public access to Escondido Falls, Escondido Creek, and the Escondido Falls Trail. No removals or encroachments of existing oak trees are proposed or anticipated. Further, no development is proposed within a Sensitive Environmental Resource Area (SERA) or within 200 feet of the adjacent Ramirez Canyon ESHA.

Grading – Onsite & Offsite

Development of the 50,000-gallon underground water tank will require excavation up to 20 feet over an approximately 15 foot by 60 foot area. This will result in about 1,800 cubic yards of cut and used as fill for balanced on-site grading.

To develop the three residential pads, 8,900 cubic yards of cut (including materials from the proposed water tank) and 8,900 cubic yards of fill is required. See **Figure 5, Conceptual Grading Plan**. An additional 2,400 cubic yards of cut and 2,400 cubic yards of fill is proposed to construct the necessary improvements to Murphy Way. A total of 960 cubic yards of cut and 960 cubic yards of fill will occur within the County. The remaining 1,400 cubic yards of cut and 1,400 cubic yards of fill will occur within the City of Malibu. See **Figure 6, Street Widening Improvements**.

The proposed grading would be balanced onsite therefore; there will be no need to import or export soil within the County or City. Murphy Way would not be improved beyond the existing pavement to the project site boundary nor would the project increase any new access to parcels north of the project site. As mentioned above, the project would have egress and ingress through the extension of the existing Murphy Way to the project site. Murphy Way within the City of Malibu from 5801 Murphy Way will be improved to 20 feet wide within an existing easement.

Open Space Component

As mentioned above, about 5.3 acres of the project site would be developed with three single-family homes, accessory structures, and supporting infrastructure. The approximately 83 acres remaining would be preserved as natural and undisturbed open space, 10 acres of which would be preserved through a conservation easement and 73 acres of which would be designated a restricted use open space area proposed for dedication to a public agency (e.g., County of Los Angeles). The proposed conservation easement would be located on the undeveloped westerly areas of Parcels 2, 3, and 4, adjacent to the access driveway. An easement would be dedicated as a multi-use trail (i.e., equestrian, bicycling and hiking purposes) connecting to the Murphy Motorway Trail, east of the proposed building locations. The 73 acres to be dedicated are located adjacent to the northerly end of the Escondido Canyon Park and would provide public access to Escondido Falls, Escondido Creek, and the Escondido Falls Trail. No removals or encroachments of existing oak trees are proposed or anticipated. Further, no development is proposed within a Sensitive Environmental Resource Area (SERA) or within 200 feet of the adjacent Ramirez Canyon ESHA.

Utilities: Water and Sewerage

The project site is proposed for annexation to the Los Angeles County Waterworks District No. 29, whose water tanks are located immediately south of the project site. On December 13, 2011, the Board of Supervisors adopted a resolution agreeing to the annexation. Waterworks District No. 29 has included a minimum of five water service connections to the Project site providing adequate water supply availability. Water would be extended from existing neighboring connections. Annexation is pending final approval by the Los Angeles County Local Agency Formation Commission (“LAFCO”).

Water meters are to be located along the access driveway for each parcel. The existing 6-inch water line from the County Waterworks District No. 29 water tank to the property boundary will be replaced with an 8-inch water line, which will be extended to the proposed on-site water tank. Public utility easements exist to the project site with electricity service already in place. These public utility easements will be extended to service Parcels 2, 3 and 4.

The project site is not currently served by a sewage system. The project is planned to be served by individual on-site wastewater sewage dispersal systems. Three test borings for seepage pits were performed and all exceeded the minimum Uniform Plumbing Code specifications. The private sewage disposal system should not adversely affect the proposed structures or mapped on-site landslides.

Construction Schedule

A construction schedule has not yet been developed. Subject to project approval and issuance of grading, construction, and other permits such as a coastal development permit, project construction is conceptually anticipated to commence in 2016. It is expected to take approximately 12 months. Excavation and grading are expected to occur over an approximately four-month period. Building construction is expected to occur over a period of eight months. Based on the conceptual construction schedule, occupancy of the single family residences is anticipated in 2017, subsequent to site plan approvals from the County of Los Angeles and coastal develop permit approval form the California Coastal Commission.

ENTITLEMENTS & DISCRETIONARY APPROVALS

The following approvals are requested as part of Project PM071073:

1. Vesting Tentative Parcel Map No. 071073 to allow the subdivision.
2. Other ministerial permits or approvals as may be required for the construction of the proposed Project. Such approvals may include, but are not limited to: permit approvals for grading, approvals for foundations, retaining walls, and structural improvements; installation and hookup approvals for public utilities and related permits.

ENVIRONMENTAL ISSUES TO BE ANALYZED IN THE EIR

Pursuant to *State CEQA Guidelines* Section 15063, the Los Angeles County Department of Regional Planning prepared an Initial Study (see attached **Initial Study**) and determined that an Environmental Impact Report (“EIR”) is required for the Project. The Initial Study provides a preliminary analysis of potential environmental impacts to be analyzed in the Escondido Falls

Project EIR. The Initial Study determined that the Escondido Falls Project may have potentially significant effects relative to the various impact categories, including aesthetics, biological resources, geology/soils, and mandatory findings of significance.

A summary of the potential environmental effects of the Project are presented in **Table 1**, below.

Table 1
Environmental Analysis Overview

Checklist Issue	Topics for Further Analysis
Aesthetics	Further evaluation of the visibility of the project from the surrounding area would be conducted; scenic vista; scenic resources; visual character from public viewpoints; shadows/light/glare; grading on a significant ridgeline.
Agriculture/Forest	No impact as identified in the Initial Study.
Air Quality	Construction and operation of the project could increase air pollutant emissions. The project may potentially result in emissions of greenhouse gases (“GHGs”).
Biological Resources	Project site is relatively undisturbed, contains oak trees, and potentially sensitive habitat and wildlife species; an off-site wildlife movement corridor; and an off-site unnamed dashed line stream.
Cultural Resources	Less than significant impact as identified in the Initial Study.
Energy	No impact as identified in the Initial Study.
Geology/Soils	Landslide; Slope stability; Grading; On-site soils.
Greenhouse Gas Emissions	Less than significant impact as identified in the Initial Study.
Hazards/Hazardous Materials	Project is within a Very High Fire Severity Zone.
Hydrology/Water Quality	Less than significant impact as identified in the Initial Study.
Land Use/Planning	Consistency with land use plan and zoning code; approvals and permits for roadway improvements.
Mineral Resources	No impact as identified in the Initial Study.
Noise	Less than significant impact as identified in the Initial Study.
Population/Housing	Three single-family residences. No impact as identified in the Initial Study.
Public Services	Less than significant impact with incorporation of mitigation as identified in the Initial Study.
Recreation	Beneficial impact.
Transportation/Traffic	Less than significant impact as identified in the Initial Study.
Utilities	Less than significant impact as identified in the Initial Study.
Mandatory Findings	Potential impact to biotic and visual resources associated with the project, and potential cumulative impacts.

In addition to evaluating the potential impacts of the project, the EIR will address a reasonable range of project alternatives. The EIR will also include all other sections required under the *State CEQA Guidelines*, including Growth Inducing Impacts, Effects Found Not to be Significant, and a list of organizations and persons involved in the preparation of the EIR. Technical reports prepared in support of the EIR and all other required appendices (e.g. NOP, comments on the NOP, Initial Study) will be included.

SCOPING MEETING

To assist in local participation, a Scoping Meeting will be held to present the project and to solicit input from the public and responsible agencies on the content of the Draft EIR and alternatives that the public believes should be incorporated into the Draft EIR. This meeting will be held at the City of Malibu Senior Center, 23825 Stuart Ranch Road, Malibu, California, 90265, 6:00-8:00 p.m., January 23, 2014.

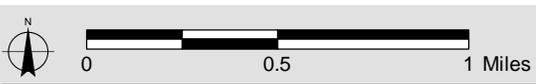
NOTICE OF PREPARATION REVIEW AND COMMENTS

The Los Angeles County Department of Regional Planning is soliciting input concerning the scope of the EIR for the project. To facilitate your review, the following materials are attached to support the information provided in this NOP:

- Los Angeles County Initial Study;
- Regional Location and Project Vicinity Map;
- Tentative Parcel Map;
- Development Envelopes;
- Retaining Wall Sections;
- Conceptual Grading Plan;
- Street Widening Improvements; and
- Radius Map.

The 30-day review period for the Notice of Preparation will be from January 9, 2014 to February 14, 2014. Copies of the NOP are available for review at the County of Los Angeles Public Library in Malibu; as well as Regional Planning website: <http://planning.lacounty.gov/case/view/pm071073/>. Due to time limits mandated by state law, your response must be sent at the earliest possible date, but no later than February 7, 2014. In your written response, please include the name of a contact person in your agency. Please direct all written comments to the following address:

Mr. Tyler Montgomery
Los Angeles County Department of Regional Planning
Land Divisions Section
320 W. Temple Street, Room 1382
Los Angeles, California 90012
Telephone: (213) 974-6433
Fax: (213) 626-0434



Regional Location and Project Vicinity Map

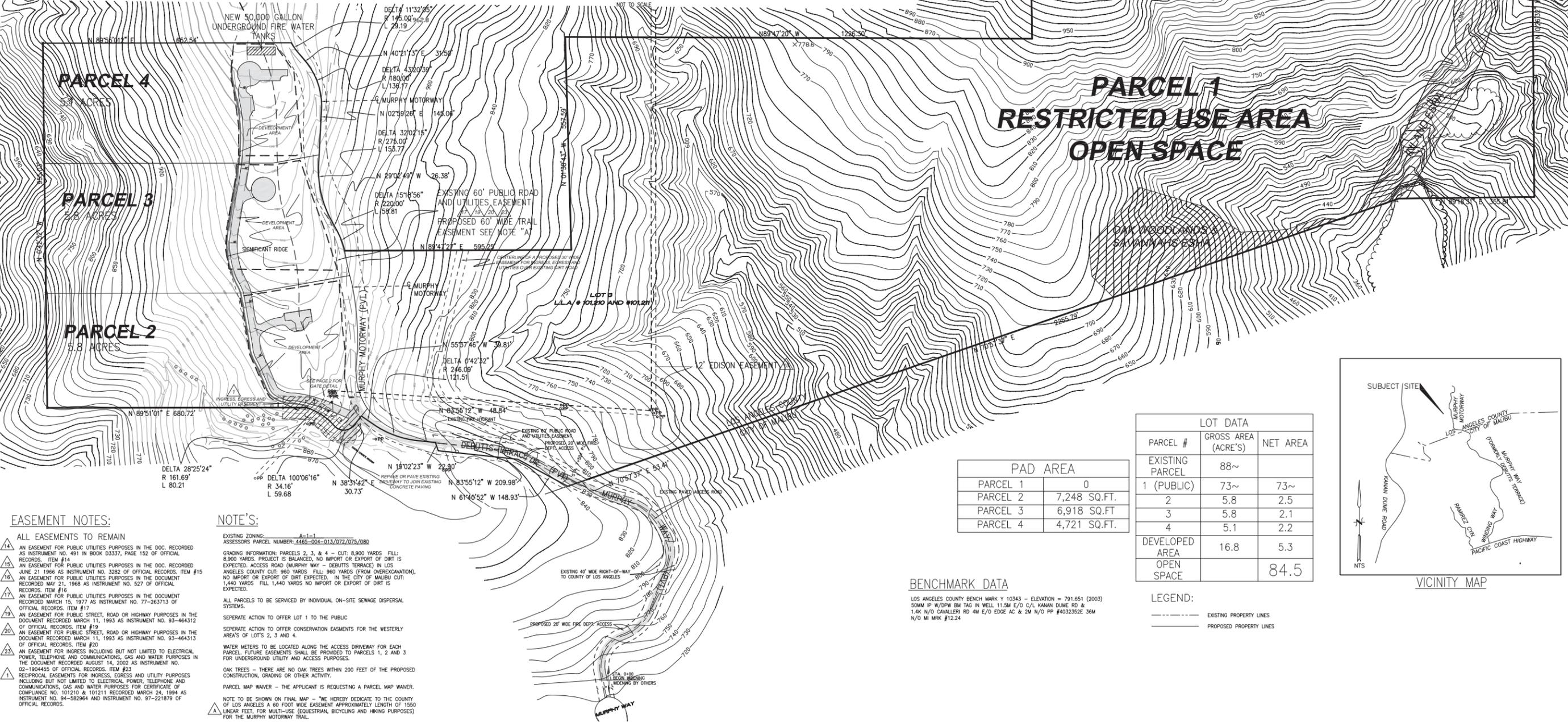
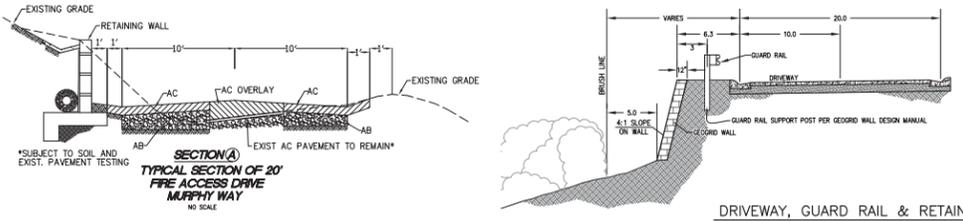
Malitex Residential Project
Source: ESRI Street Map, 2009; PCR Services Corporation, 2013.

FIGURE
1

LEGAL DESCRIPTION

PARCEL 1
THOSE PORTIONS OF LOTS 1, 2 AND 3 AND THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 1 SOUTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, DESCRIBED AS A WHOLE AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 18 WEST; THENCE ALONG THE NORTH LINE OF SAID SECTION 32, 89' 40" 00" WEST, 1322 FEET; THENCE SOUTHERLY ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF SAID SECTION 32, 2 FEET TO A POINT; THENCE WESTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 32, NORTH 89' 40" 00" WEST, 1234 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 02' 37' 19" EAST ALONG SAID EASTERLY LINE, 549 FEET; THENCE SOUTH 89' 55' 01" WEST 677 FEET MORE OR LESS TO A POINT AT THE CENTER OF THE EXISTING ROADWAY HERENAFTER KNOWN AS "MURPHY MOTORWAY" SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 150 FEET; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF MURPHY MOTORWAY THE FOLLOWING APPROXIMATE COURSE: ALONG SAID CURVE A LENGTH OF 85 FEET TO A POINT OF REVERSE CURVE WITH A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE WITH A RADIUS OF 150 FEET TO A POINT OF COMPOUND CURVE WITH A RADIUS OF 600 FEET; THENCE ALONG SAID CURVE 100 FEET TO A POINT OF REVERSE CURVE WITH A RADIUS OF 220 FEET; THENCE ALONG SAID CURVE 200 FEET TO A POINT OF REVERSE CURVE WITH A RADIUS OF 350 FEET; THENCE ALONG SAID CURVE 60 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF THE NORTH 750 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE ALONG SAID LINE, SOUTH 89' 55' 01" WEST, 550 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF RAMIREZ CANYON REGIONAL PARK PER COUNTY SURVEYOR MAP NUMBER 8-5391 AS FILED IN THE OFFICE OF THE COUNTY SURVEYOR MAP NUMBER 8-5391 AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID EASTERLY LINE SOUTH 00' 42' 32" EAST, 955 FEET MORE OR LESS TO A POINT, SAID POINT BEING 673 FEET NORTH OF THE INTERSECTION OF THE EAST LINE OF SAID RAMIREZ CANYON REGIONAL PARK AND THE NORTHERLY LINE OF RANCHO TOPANGA MALIBU SECUT; THENCE NORTH 89' 55' 01" EAST 870 FEET MORE OR LESS TO A POINT ON THE CENTER OF ANOTHER EXISTING ROADWAY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE WITH 100 FOOT RADIUS MORE OR LESS CONCAVE SOUTHWESTERLY; THENCE ALONG THE CENTER OF SAID ROADWAY AND ALONG SAID CURVE, 110 FEET MORE OR LESS TO A POINT OF REVERSE CURVE WITH A RADIUS OF 32 FEET MORE OR LESS; THENCE ALONG SAID CURVE 60 FEET MORE OR LESS TO A POINT OF TANGENCY; THENCE ALONG SAID LINE, NORTHEASTERLY 30 FEET MORE OR LESS TO A POINT ON THE CENTER OF MURPHY MOTORWAY, SAID POINT BEING A POINT OF COMPOUND CURVE WITH A RADIUS OF 125 FEET MORE OR LESS CONCAVE NORTHEASTERLY; THENCE SOUTHERLY ALONG SAID CURVE 40 FEET MORE OR LESS TO A POINT OF COMPOUND CURVE WITH A RADIUS OF 225 FEET; THENCE ALONG SAID CURVE 110 FEET TO A POINT OF REVERSE CURVE WITH A RADIUS OF 600 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A LENGTH OF 60 FEET MORE OR LESS TO A POINT OF INTERSECTION OF THE NORTHWESTERLY PROLONGATION OF THE WESTERLY LINE OF PARCEL 2-1 OF INSTRUMENT NUMBER 86-1396510 AS RECORDED IN THE OFFICE OF THE REGISTRAR IN THE COUNTY OF LOS ANGELES AND THE CENTERLINE OF SAID "MURPHY MOTORWAY"; THENCE LEAVING SAID "MURPHY MOTORWAY" ALONG THE PROLONGATION OF SAID WESTERLY LINE SOUTH 19' 02' 23" EAST 40 FEET MORE OR LESS TO THE MOST NORTHERLY CORNER OF SAID PARCEL 2-1; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2-1 SOUTH 85' 55' 12" EAST 210 FEET MORE OR LESS TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID LINE SOUTH 61' 40' 52" EAST 149 FEET MORE OR LESS TO A POINT NORTH THE NORTH LINE OF SAID RANCHO TOPANGA MALIBU SECUT NORTH 70' 57' 09" EAST, 2309 FEET MORE OR LESS TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID LINE NORTH 89' 19' 41" EAST, 356 FEET MORE OR LESS TO THE EAST LINE OF SAID SECTION 32; THENCE NORTHERLY ALONG SAID REAL EAST LINE, 1137 FEET MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS SHOWN AS LOT 3 IN THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 10120 AND 101211 RECORDED MARCH 24, 1994 AS INSTRUMENT NO. 94-582964 OF OFFICIAL RECORDS.

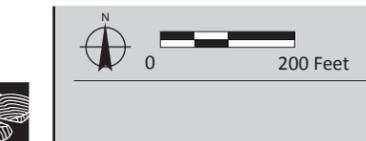


EASEMENT NOTES:

- ALL EASEMENTS TO REMAIN
- 14 AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN THE DOC. RECORDED AS INSTRUMENT NO. 491 IN BOOK D3337, PAGE 152 OF OFFICIAL RECORDS. ITEM #14
- 15 AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN THE DOC. RECORDED JUNE 21 1986 AS INSTRUMENT NO. 3282 OF OFFICIAL RECORDS. ITEM #15
- 16 AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN THE DOCUMENT RECORDED MAY 21, 1968 AS INSTRUMENT NO. 527 OF OFFICIAL RECORDS. ITEM #16
- 17 AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN THE DOCUMENT RECORDED MARCH 15, 1977 AS INSTRUMENT NO. 77-263713 OF OFFICIAL RECORDS. ITEM #17
- 18 AN EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES IN THE DOCUMENT RECORDED MARCH 11, 1993 AS INSTRUMENT NO. 93-464312 OF OFFICIAL RECORDS. ITEM #18
- 19 AN EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES IN THE DOCUMENT RECORDED MARCH 11, 1993 AS INSTRUMENT NO. 93-464313 OF OFFICIAL RECORDS. ITEM #19
- 20 AN EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES IN THE DOCUMENT RECORDED MARCH 11, 1993 AS INSTRUMENT NO. 93-464312 OF OFFICIAL RECORDS. ITEM #20
- 21 AN EASEMENT FOR INGRESS INCLUDING BUT NOT LIMITED TO ELECTRICAL POWER, TELEPHONE AND COMMUNICATIONS, GAS AND WATER PURPOSES IN THE DOCUMENT RECORDED AUGUST 14, 2002 AS INSTRUMENT NO. 02-1904455 OF OFFICIAL RECORDS. ITEM #21
- 22 RECIPROCAL EASEMENTS FOR INGRESS, EGRESS AND UTILITY PURPOSES INCLUDING BUT NOT LIMITED TO ELECTRICAL POWER, TELEPHONE AND COMMUNICATIONS, GAS AND WATER PURPOSES FOR CERTIFICATE OF COMPLIANCE NO. 101210 & 101211 RECORDED MARCH 24, 1994 AS INSTRUMENT NO. 94-582964 AND INSTRUMENT NO. 97-221879 OF OFFICIAL RECORDS.

NOTE'S:

- EXISTING ZONING: A-1-1
- ASSESSORS PARCEL NUMBER: 446-004-013/072/07a/080
- GRADING INFORMATION: PARCELS 2, 3, & 4 - CUT: 8,900 YARDS FILL: 6,900 YARDS. PROJECT IS BALANCED. NO IMPORT OR EXPORT OF DIRT IS EXPECTED. ACCESS ROAD (MURPHY WAY - DEBITTS TERRACE) IN LOS ANGELES COUNTY CUT: 960 YARDS FILL: 960 YARDS (FROM OVEREXCAVATION). NO IMPORT OR EXPORT OF DIRT EXPECTED. IN THE CITY MALIBU CUT: 1,440 YARDS FILL 1,440 YARDS NO IMPORT OR EXPORT OF DIRT IS EXPECTED.
- ALL PARCELS TO BE SERVICED BY INDIVIDUAL ON-SITE SEWAGE DISPERSAL SYSTEMS.
- SEPERATE ACTION TO OFFER LOT 1 TO THE PUBLIC
- SEPERATE ACTION TO OFFER CONSERVATION EASEMENTS FOR THE WESTERLY AREA'S OF LOT'S 2, 3 AND 4.
- WATER METERS TO BE LOCATED ALONG THE ACCESS DRIVEWAY FOR EACH PARCEL. FUTURE EASEMENTS SHALL BE PROVIDED TO PARCELS 1, 2 AND 3 FOR UNDERGROUND UTILITY AND ACCESS PURPOSES.
- OAK TREES - THERE ARE NO OAK TREES WITHIN 200 FEET OF THE PROPOSED CONSTRUCTION, GRADING OR OTHER ACTIVITY.
- PARCEL MAP WAIVER - THE APPLICANT IS REQUESTING A PARCEL MAP WAIVER.
- NOTE TO BE SHOWN ON FINAL MAP "I HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES A 60 FOOT WIDE EASEMENT APPROXIMATELY LENGTH OF 1550 LINEAR FEET, FOR MULTI-USE (EQUESTRIAN, BICYCLING AND HIKING PURPOSES) FOR THE MURPHY MOTORWAY TRAIL.



PAD AREA

PARCEL #	AREA
PARCEL 1	0
PARCEL 2	7,248 SQ.FT.
PARCEL 3	6,918 SQ.FT.
PARCEL 4	4,721 SQ.FT.

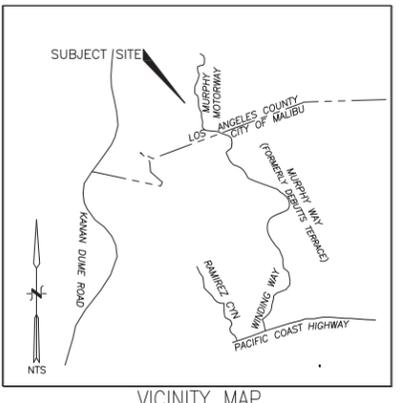
LOT DATA

PARCEL #	GROSS AREA (ACRE'S)	NET AREA
EXISTING PARCEL	88~	
1 (PUBLIC)	73~	73~
2	5.8	2.5
3	5.8	2.1
4	5.1	2.2
DEVELOPED AREA	16.8	5.3
OPEN SPACE		84.5

BENCHMARK DATA

LOS ANGELES COUNTY BENCH MARK Y 10343 - ELEVATION = 791.651 (2003)
50MM PP W/D/W 5M 34 IN WELL 11.5M E/O C/L KANAN DUNE RD & 1.4K N/O CAVALERI RD 4M E/O EDGE AC & 2M N/O PP #4032352E 36M N/O M MKK #12.24

LEGEND:
 - - - - - EXISTING PROPERTY LINES
 _____ PROPOSED PROPERTY LINES

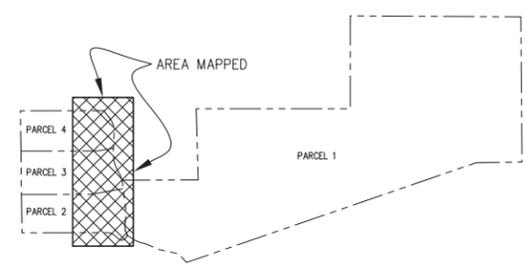
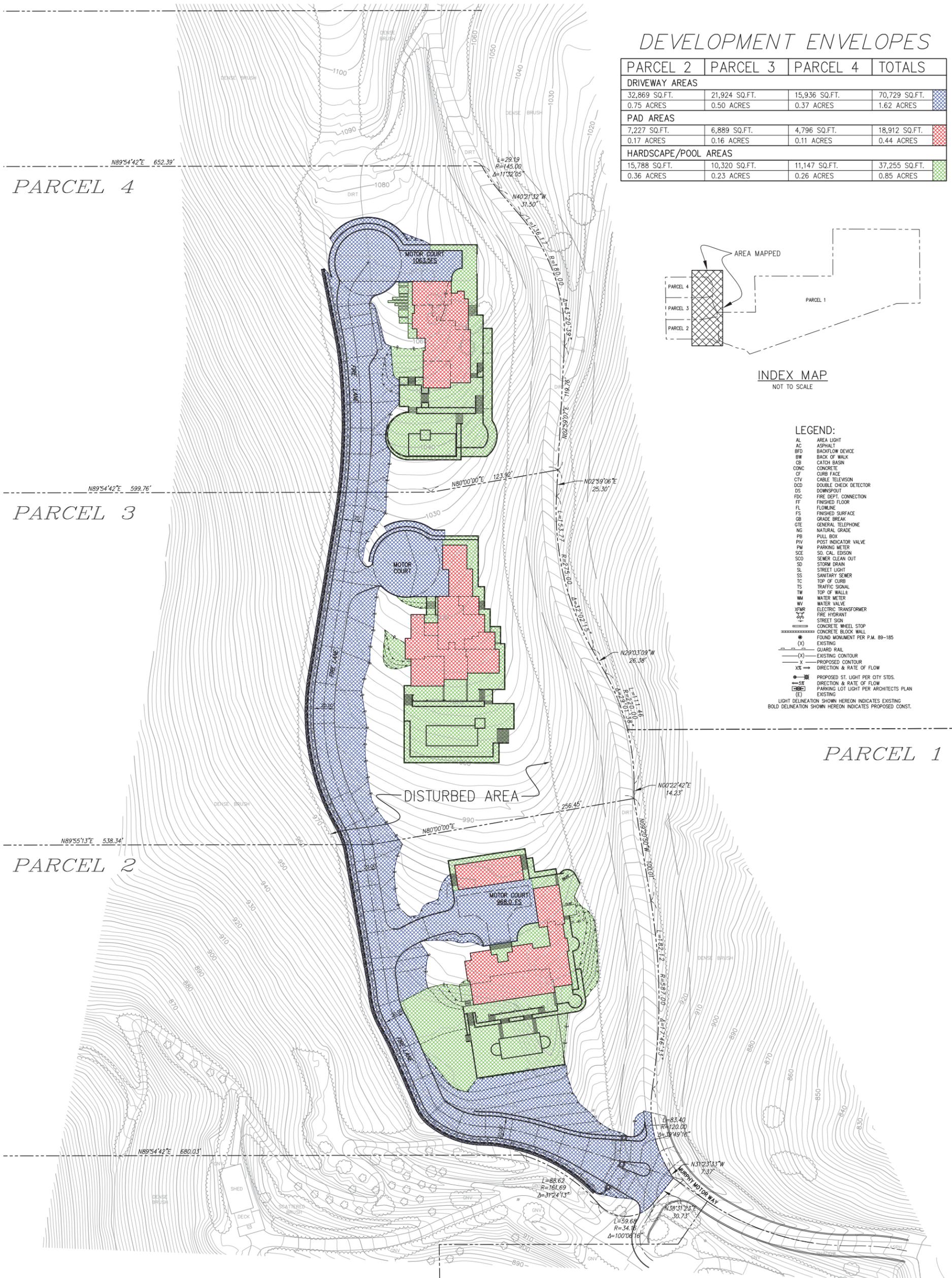


Tentative Parcel Map

Malitex Residential Project
Source: The G4 Group Inc., 2013.

DEVELOPMENT ENVELOPES

PARCEL 2	PARCEL 3	PARCEL 4	TOTALS
DRIVEWAY AREAS			
32,869 SQ.FT.	21,924 SQ.FT.	15,936 SQ.FT.	70,729 SQ.FT.
0.75 ACRES	0.50 ACRES	0.37 ACRES	1.62 ACRES
PAD AREAS			
7,227 SQ.FT.	6,889 SQ.FT.	4,796 SQ.FT.	18,912 SQ.FT.
0.17 ACRES	0.16 ACRES	0.11 ACRES	0.44 ACRES
HARDSCAPE/POOL AREAS			
15,788 SQ.FT.	10,320 SQ.FT.	11,147 SQ.FT.	37,255 SQ.FT.
0.36 ACRES	0.23 ACRES	0.26 ACRES	0.85 ACRES



INDEX MAP
NOT TO SCALE

- LEGEND:**
- AL AREA LIGHT
 - AC ASPHALT
 - BFD BACKFLOW DEVICE
 - BW BACK OF WALK
 - CB CATCH BASIN
 - CONC CONCRETE
 - CF CURB FACE
 - CTV CABLE TELEVISION
 - DCD DOUBLE CHECK DETECTOR
 - DS DOWNSPOUT
 - FDC FIRE DEPT. CONNECTION
 - FF FINISHED FLOOR
 - FL FLOWLINE
 - FS FINISHED SURFACE
 - GB GRADE BREAK
 - GTE GENERAL TELEPHONE
 - NG NATURAL GRADE
 - PB PULL BOX
 - PIV POST INDICATOR VALVE
 - PM PARKING METER
 - SOE SO. CAL. EDISON
 - SCO SEWER CLEAN OUT
 - SD STORM DRAIN
 - SL STREET LIGHT
 - SS SANITARY SEWER
 - TC TOP OF CURB
 - TS TRAFFIC SIGNAL
 - TW TOP OF WALL
 - WM WATER METER
 - WV WATER VALVE
 - XEMR ELECTRIC TRANSFORMER
 - HYR FIRE HYDRANT
 - SS+ STREET SIGN
 - CONC WHEEL STOP
 - CONC BLOCK WALL
 - FOUND MONUMENT PER P.M. 89-185
 - (X) EXISTING
 - GUARD RAIL
 - (X) EXISTING CONTOUR
 - X PROPOSED CONTOUR
 - XX DIRECTION & RATE OF FLOW
 - PROPOSED ST. LIGHT PER CITY STDS.
 - DIRECTION & RATE OF FLOW
 - PARKING LOT LIGHT PER ARCHITECTS PLAN
 - (E) EXISTING
 - LIGHT DELINEATION SHOWN HEREON INDICATES EXISTING
 - BOLD DELINEATION SHOWN HEREON INDICATES PROPOSED CONST.

PARCEL 4

PARCEL 3

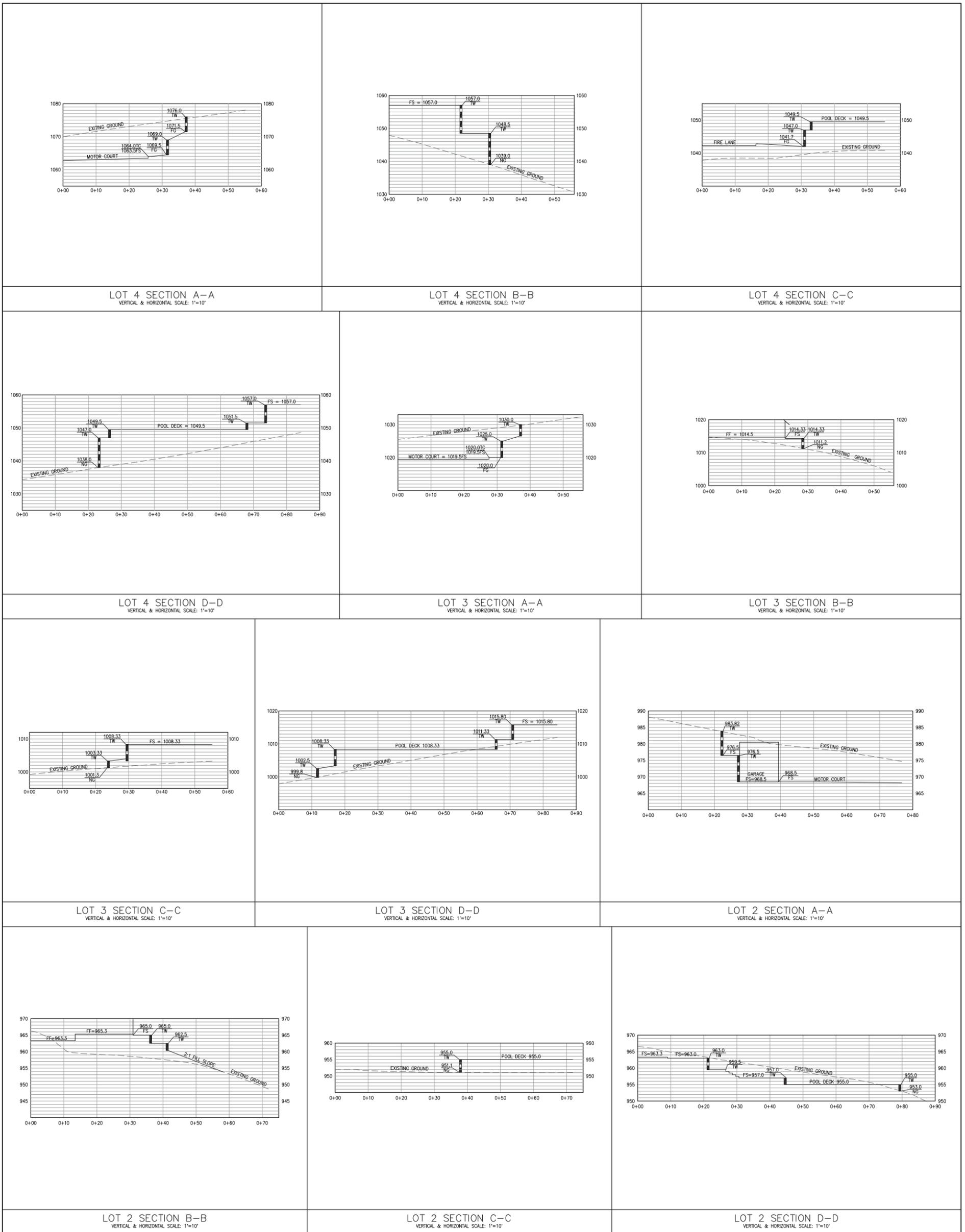
PARCEL 2

PARCEL 1



Development Envelopes

Malitex Residential Project
Source: The G4 Group Inc., 2013.



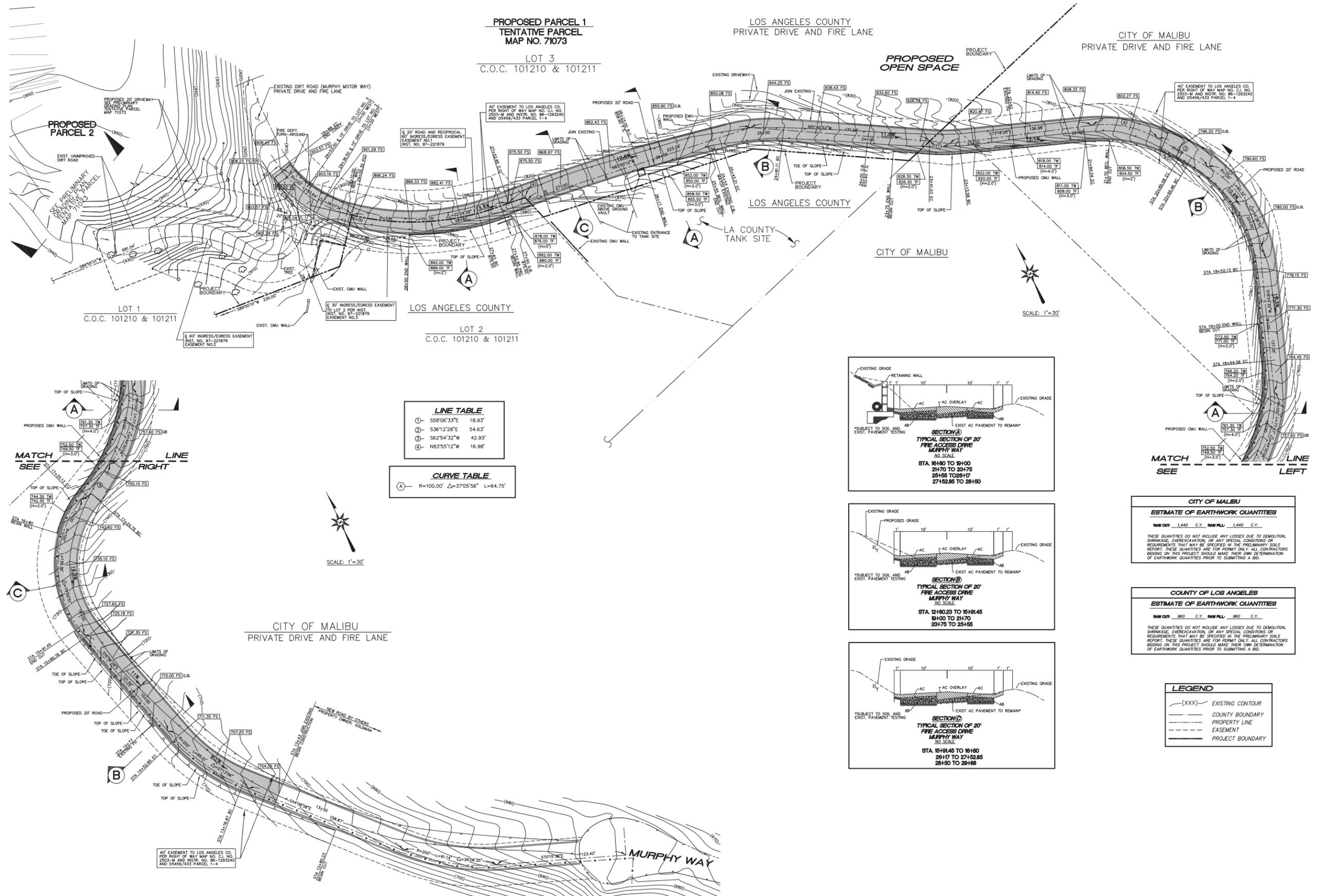
**PROPOSED PARCEL 1
TENTATIVE PARCEL
MAP NO. 71073**

LOS ANGELES COUNTY
PRIVATE DRIVE AND FIRE LANE

CITY OF MALIBU
PRIVATE DRIVE AND FIRE LANE

LOT 3
C.O.C. 101210 & 101211

**PROPOSED
OPEN SPACE**

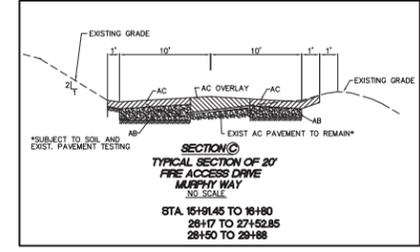
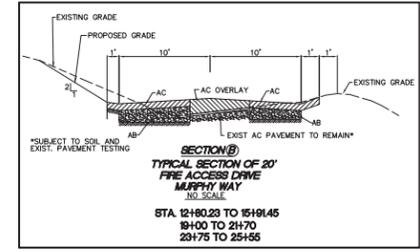
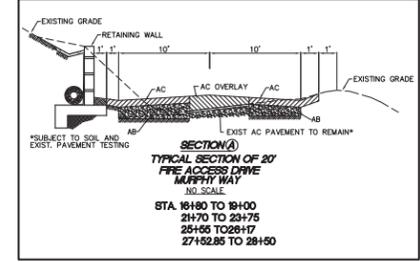


LINE TABLE

①	S58°06'33"E	18.93'
②	S36°12'28"E	54.63'
③	S62°54'32"W	42.93'
④	N83°55'12"W	16.98'

CURVE TABLE

(A)	R=100.00'	Δ=37°05'56"	L=64.75'
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**CITY OF MALIBU
ESTIMATE OF EARTHWORK QUANTITIES**

RAW CUT	1,440 C.Y.	PAV FILL	1,440 C.Y.
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THESE QUANTITIES DO NOT INCLUDE ANY LOSSES DUE TO DEMOLITION, SHRINKAGE, OVEREXCAVATION, OR ANY SPECIAL CONDITIONS OR REQUIREMENTS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT. THESE QUANTITIES ARE FOR PERMIT ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.

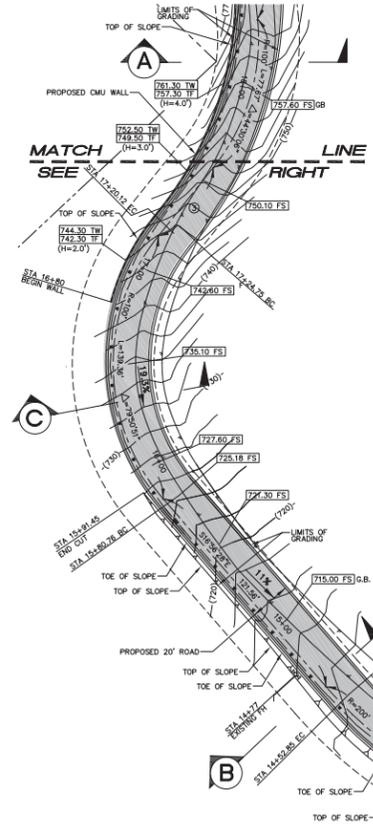
**COUNTY OF LOS ANGELES
ESTIMATE OF EARTHWORK QUANTITIES**

RAW CUT	960 C.Y.	PAV FILL	960 C.Y.
---------	----------	----------	----------

THESE QUANTITIES DO NOT INCLUDE ANY LOSSES DUE TO DEMOLITION, SHRINKAGE, OVEREXCAVATION, OR ANY SPECIAL CONDITIONS OR REQUIREMENTS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT. THESE QUANTITIES ARE FOR PERMIT ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.

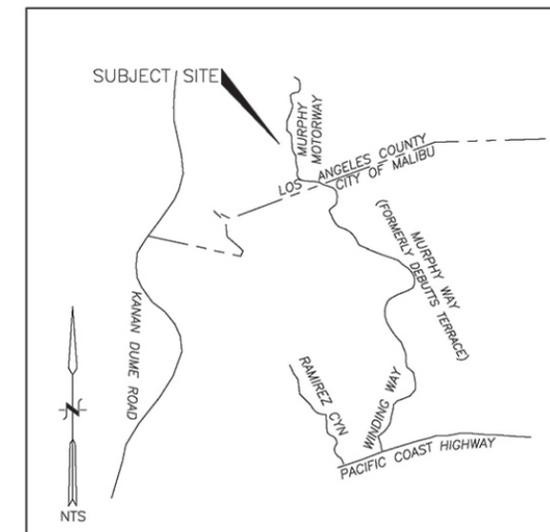
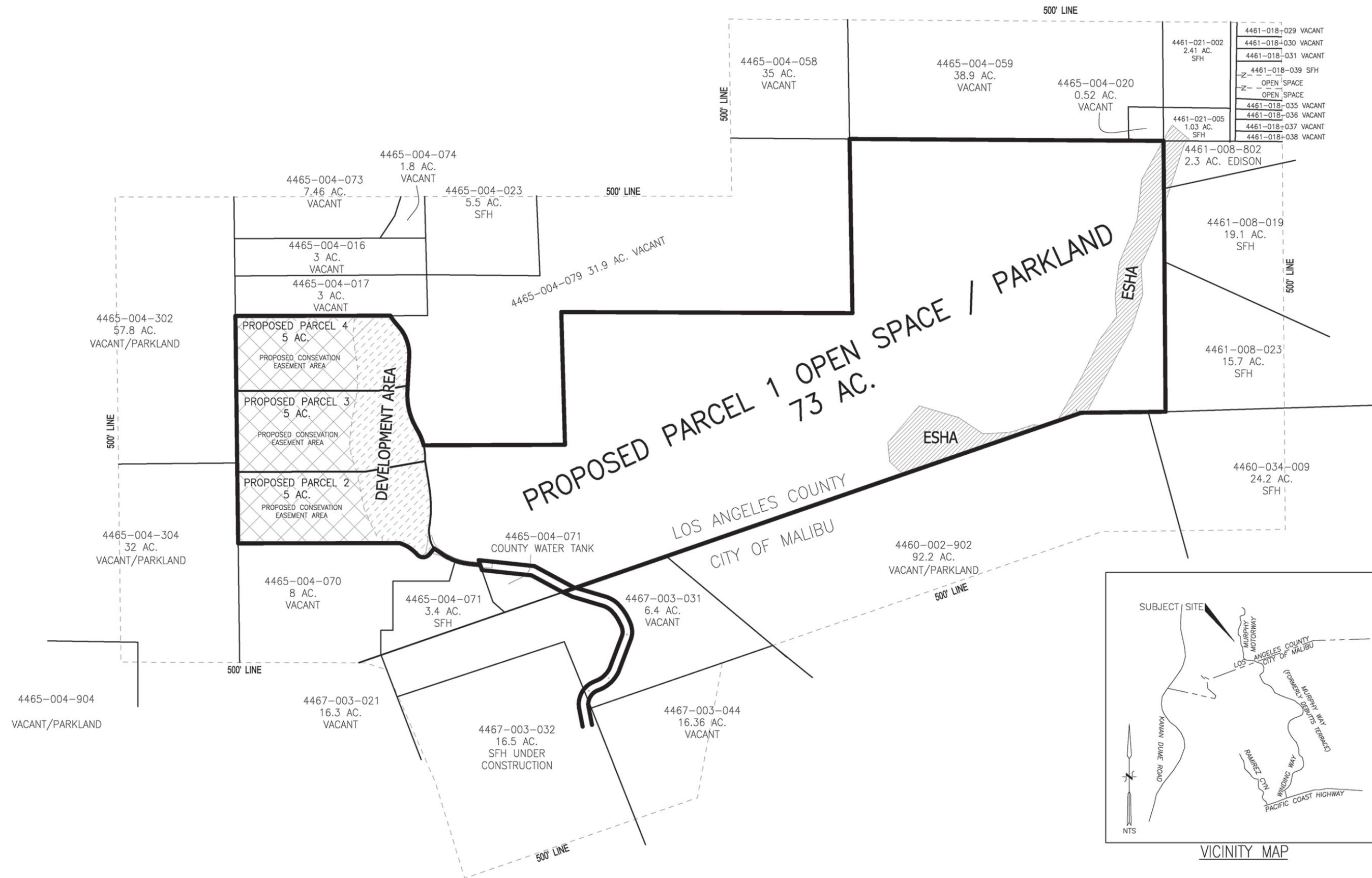
LEGEND

- (---) EXISTING CONTOUR
- COUNTY BOUNDARY
- PROPERTY LINE
- EASEMENT
- PROJECT BOUNDARY



Street Widening Improvements

Malitex Residential Project
Source: The G4 Group Inc., 2013.



VICINITY MAP



Radius Map

Malitex Residential Project
Source: PJ Associates, Inc., 2013.