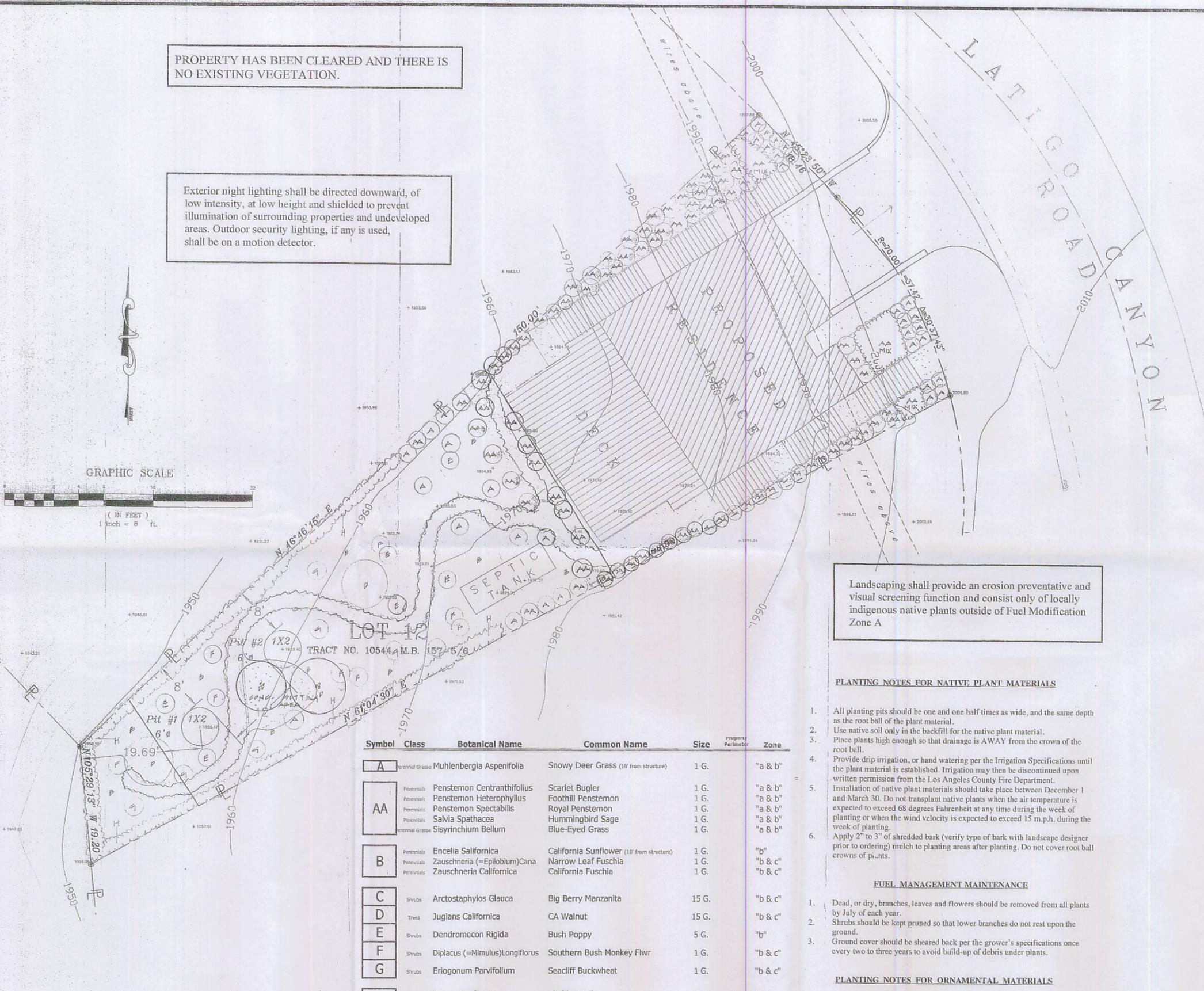
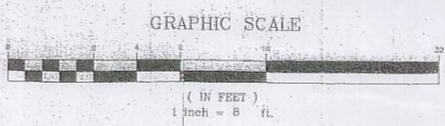


A SINGLE FAMILY RESIDENCE  
791 LATIGO CANYON ROAD  
MALIBU, CALIFORNIA

PROPERTY HAS BEEN CLEARED AND THERE IS NO EXISTING VEGETATION.

Exterior night lighting shall be directed downward, of low intensity, at low height and shielded to prevent illumination of surrounding properties and undeveloped areas. Outdoor security lighting, if any is used, shall be on a motion detector.

Landscaping shall provide an erosion preventative and visual screening function and consist only of locally indigenous native plants outside of Fuel Modification Zone A



Symbol	Class	Botanical Name	Common Name	Size	Property Perimeter	Zone
A	Perennial Grass	Muhlenbergia Aspenifolia	Snowy Deer Grass (10' from structure)	1 G.		"a & b"
AA	Perennials	Penstemon Centranthifolius	Scarlet Bugler	1 G.		"a & b"
	Perennials	Penstemon Heterophyllus	Foothill Penstemon	1 G.		"a & b"
	Perennials	Penstemon Spectabilis	Royal Penstemon	1 G.		"a & b"
	Perennials	Salvia Spathea	Hummingbird Sage	1 G.		"a & b"
B	Perennial Grass	Sisyrinchium Bellum	Blue-Eyed Grass	1 G.		"a & b"
	Perennials	Encelia Californica	California Sunflower (10' from structure)	1 G.		"b"
	Perennials	Zauschneria (=Epilobium)Cana	Narrow Leaf Fuschia	1 G.		"b & c"
C	Perennials	Zauschneria Californica	California Fuschia	1 G.		"b & c"
	Shrubs	Arctostaphylos Glauca	Big Berry Manzanita	15 G.		"b & c"
D	Trees	Juglans Californica	CA Walnut	15 G.		"b & c"
E	Shrubs	Dendromecon Rigida	Bush Poppy	5 G.		"b"
F	Shrubs	Diplacus (=Mimulus)Longiflorus	Southern Bush Monkey Flwr	1 G.		"b & c"
G	Shrubs	Eriogonum Parvifolium	Seacliff Buckwheat	1 G.		"b & c"
H	Shrubs	Isomeris Arborea	Bladder-Pod	5 G.	x	"b"
	Shrubs	Prunus Ilcifolia	Holly Leaf Cherry (15' from structure)	5 G.	x	"b"
	Shrubs	RhamnusCrocea	Redberry Tree	5 G.	x	"b & c"

**Planting Ratio**

1 Gallon Plant Per 2' X 2' Ground Area
5 Gallon Plant Per 4' X 4' Ground Area
15 Gallon Plant Per 5' X 5' Ground Area

**PLANTING NOTES FOR NATIVE PLANT MATERIALS**

- All planting pits should be one and one half times as wide, and the same depth as the root ball of the plant material.
- Use native soil only in the backfill for the native plant material.
- Place plants high enough so that drainage is AWAY from the crown of the root ball.
- Provide drip irrigation, or hand watering per the Irrigation Specifications until the plant material is established. Irrigation may then be discontinued upon written permission from the Los Angeles County Fire Department.
- Installation of native plant materials should take place between December 1 and March 30. Do not transplant native plants when the air temperature is expected to exceed 68 degrees Fahrenheit at any time during the week of planting or when the wind velocity is expected to exceed 15 m.p.h. during the week of planting.
- Apply 2" to 3" of shredded bark (verify type of bark with landscape designer prior to ordering) mulch to planting areas after planting. Do not cover root ball crowns of plants.

**FUEL MANAGEMENT MAINTENANCE**

- Dead, or dry, branches, leaves and flowers should be removed from all plants by July of each year.
- Shrubs should be kept pruned so that lower branches do not rest upon the ground.
- Ground cover should be sheared back per the grower's specifications once every two to three years to avoid build-up of debris under plants.

**PLANTING NOTES FOR ORNAMENTAL MATERIALS**

- Planting pits should be twice as wide and one and one half times as deep as the root ball.
- Backfill mix should be 1/3 native soil and 2/3 amendment mix. Amendment recommendations made by Wallace Laboratories, dated January 10, 1997.
- Plants should be placed so that drainage is away from the stem at the crown of the root ball.
- All trees shall be located a minimum of 10 feet from sprinkler heads, light poles or any buried obstructions. Notify Landscape Designer of any required location adjustments.

**NOTE:**  
100% OF THE PLANTS LISTED ARE NATIVE PLANTS WHICH ARE RECOMMENDED FOR LANDSCAPING IN THE SANTA MONICA MOUNTAINS.

LANDSCAPE PLAN

A SINGLE FAMILY RESIDENCE  
791 LATIGO CANYON  
MALIBU, CALIFORNIA

OWNER: APRIL TRUST (310) 457-5700  
JOB ADDRESS: 791 LATIGO CANYON RD,  
MALIBU, CA 90265  
LEGAL DESCRIPTION: LOT 12 OF TRACT NO. 10544

NOVEMBER 21, 2010

**BECK** ENGINEERING & SURVEYING CO., INC. FAX/TEL (818) 346-6962  
21500 WYANDOTTIE ST., SUITE 103 CANOGA PARK, CA 91303

FOR: APRIL TRUST  
TITLE:  
LOCATION: 791 LATIGO CANYON ROAD, MALIBU, CA 90265  
JOB NO: 07-805 SCALE: 1"=8' DATE: 10-11-10

44708  
COUNTY OF LOS ANGELES  
FIRE DEPARTMENT  
FUELMODIFICATION PLAN  
APPROVED  
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

**A SINGLE FAMILY RESIDENCE  
791 LATIGO CANYON ROAD  
MALIBU, CALIFORNIA**

**ROBERT ELLIS SHACHTMAN**  
ARCHITECT  
A R C H I T E C T U R E  
A. I. A.  
C. A. L. I. F.  
LOS ANGELES,  
(C) 310-472-9729  
(F) 310-472-8117

- 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**

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.

APRIL'S TRUST  
PAULA OEHLEBERG TRUSTEE  
Name (Print) Signature Date 1-25-11

Name (Print) Signature Date

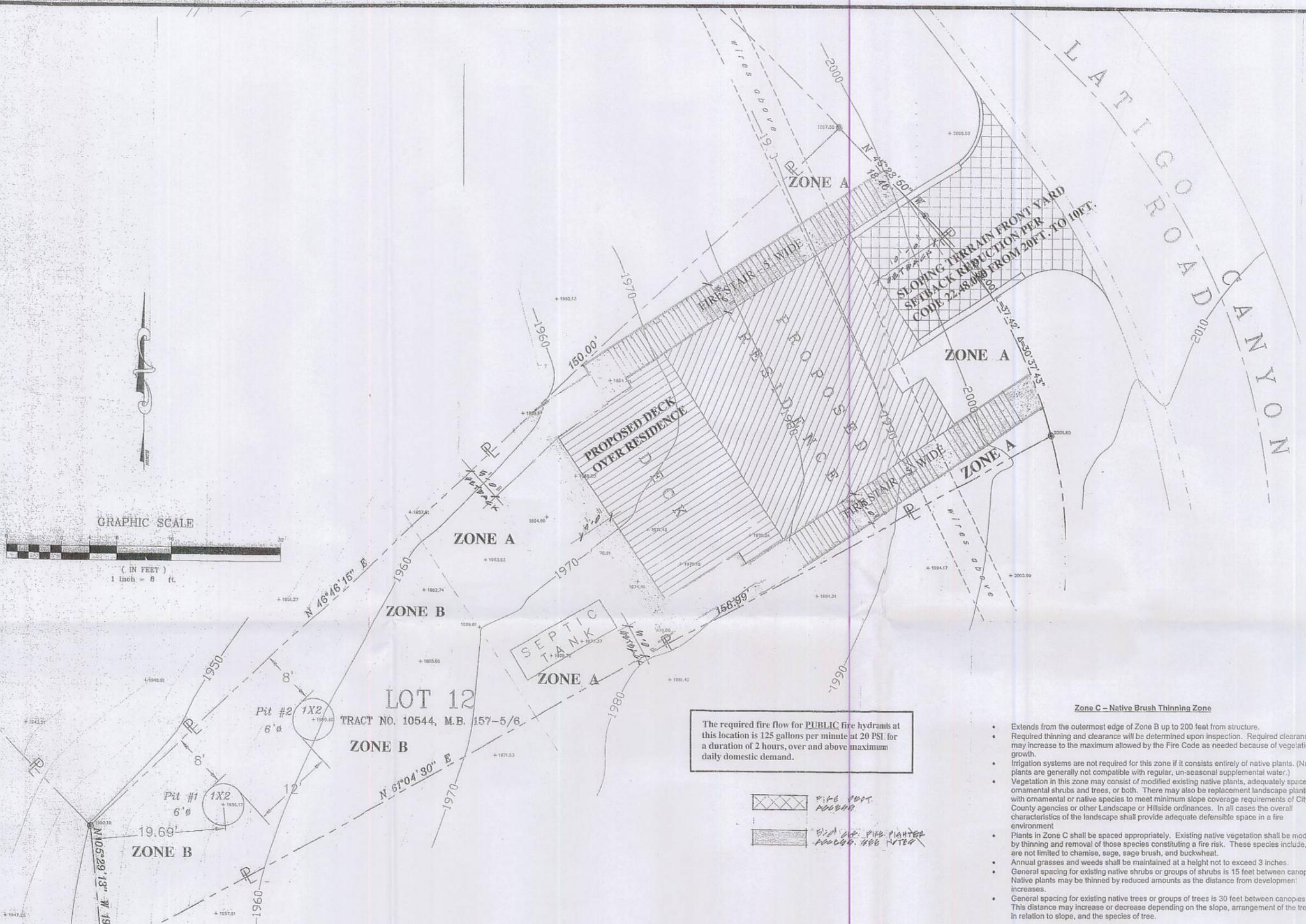
TOTAL AREA TABULATION	
UPPER LEVEL (LIVING):	206 S.F.
MID - LEVEL:	881 S.F.
MID - LEVEL DECK:	548 S.F.
LOWER LEVEL:	916 S.F.
TOTAL:	2551 S.F.
2 - CAR GARAGE:	420 S.F.

- ADDITIONAL NOTES:**
- Remove trees within 10 feet of proposed structure
  - Any native plant(s) within 200 feet of the proposed structure which shall remain, must be documented on the Fuel modification Plan and subsequently approved by the County of Los Angeles Fire Department, Fuel Modification Unit.
  - Any native plant(s) not documented on the Fuel modification Plan are subject to removal, should they be deemed a fire hazard or pose a means of transmitting fire to the structure.

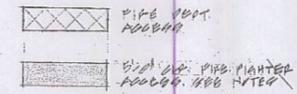
**OWNER:** APRIL TRUST (310) 457-5700  
**JOB ADDRESS:** 791 LATIGO CANYON RD, MALIBU, CA 90265  
**LEGAL DESCRIPTION:** LOT 12 OF TRACT NO. 10544 NOVEMBER 09, 1970

**FUEL MODIFICATION PLAN**

<b>BECK</b> ENGINEERING & SURVEYING CO., INC. 21500 WYANDOTTE ST., SUITE 103 CANOGA PARK, CA 91303	FAX/TEL (818)346-6962
FOR: APRIL TRUST	
TITLE:	
LOCATION: 791 LATIGO CANYON ROAD, MALIBU, CA 90265	
JOB NO: 07-805	SCALE: 1"=8'
	DATE: 10-11-10



The required fire flow for PUBLIC fire hydrants at this location is 125 gallons per minute at 20 PSI for a duration of 2 hours, over and above maximum daily domestic demand.



**ASSESSMENT NOTES AND MAINTENANCE AGREEMENT FOR FUEL MODIFICATION PLAN #4708**

- 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.

- NOTES:**
- 1) No pool on the property
  - 2) No easements on the property
  - 3) No Oak trees on or overhanging property