

**ASSESSMENT NOTES AND MAINTENANCE AGREEMENT FOR FUEL MODIFICATION PLAN # 5718**

**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 require 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 8 inches in Zone A and B. If on a slope 12 inches is acceptable in Zone B within 50 feet of a structure and 18 inches beyond 50 feet. 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 or to property line
- 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.

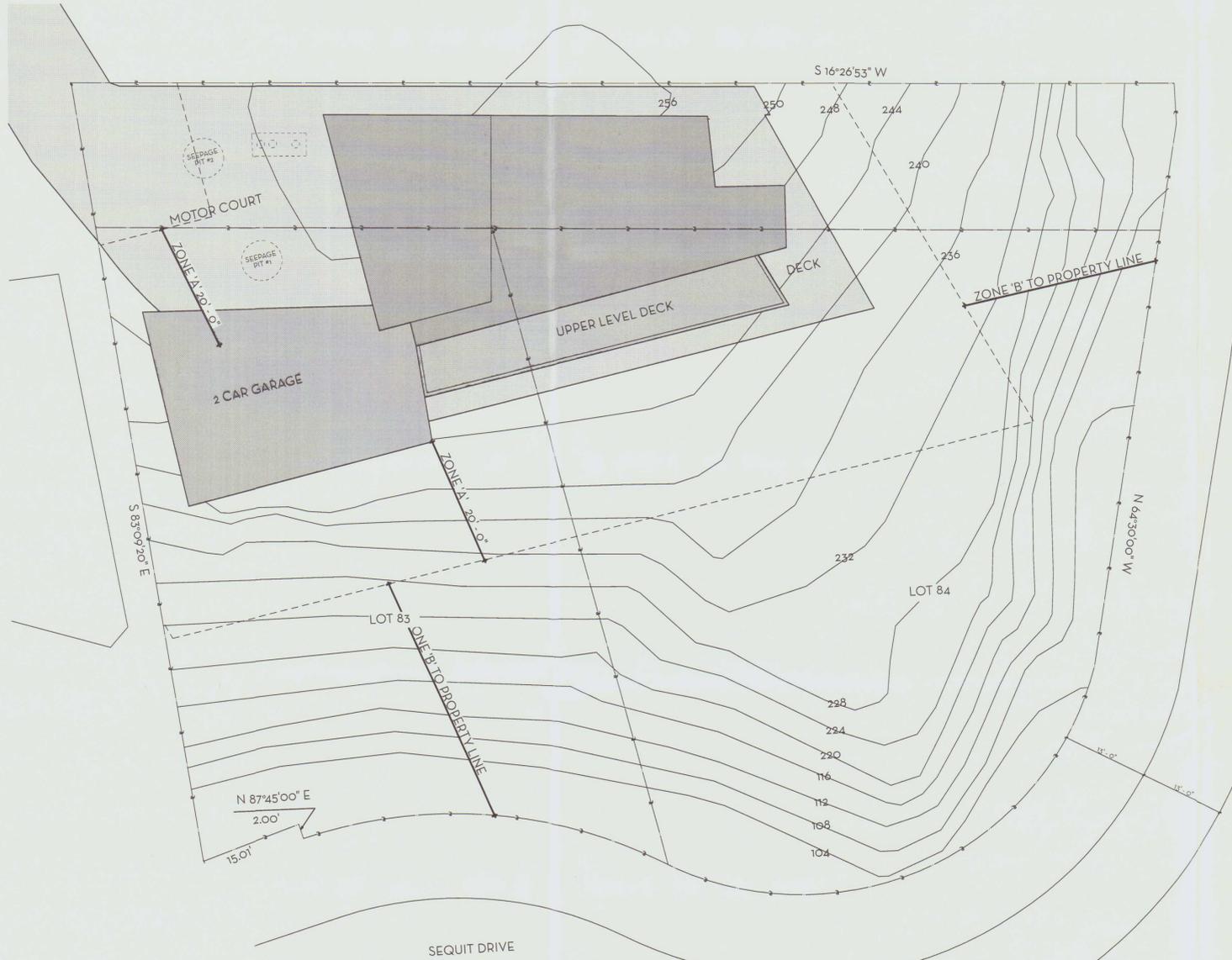
**Fire Access Road Zone**

- 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 understorey 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 8 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.



**1 FUEL MODIFICATION PLAN**  
SCALE: 3/32" = 1'-0"

**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.

MARGOT MANDEL *Margot Mandel* 01.22.16  
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.

**FUEL MODIFICATION PLAN #6008**  
**FFFM# 201500834**

Fm# 6008 FFFM# 201500834  
COUNTY OF LOS ANGELES  
FIRE DEPARTMENT  
PREVENTION SERVICES BUREAU  
FINAL  
FUEL MODIFICATION PLAN  
APPROVED  
By *RWB* Date *2/16/16*  
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  
\* Revised FFM \*

Rev. #	Date	Signature
1	08-26-15	FT
2	09-07-15	VM
3	11-15-15	TH
4	01-22-16	VM

**FM-1**

VITUS MATARÉ & ASSOCIATES, INC.  
P.O. BOX 204, MALIBU, CA 90265 P 310.3170700



PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

4457-016-064

**MANDEL RESIDENCE**  
**3004 SEQUIT DRIVE**  
MALIBU, CA 90265 - UNINCORPORATED L.A. COUNTY  
**FUEL MODIFICATION PLAN**

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

**EROSION CONTROL NOTES**

1. ALL SLOPES WHETHER NATURAL OR MANUFACTURED SHOULD BE PLANTED USING THE CONTOUR PLANTING METHOD, WITH ALTERNATING ROWS OF PLANTS ALONG THE PROPERTY CONTOURS. THIS METHOD SHALL BE USED FOR ALL CONTAINER PLANTS.
2. LARGE PLANTING AREAS SHALL BE TERRACED SLIGHTLY TO CONTROL IRRIGATION.
3. IRRIGATION OF PLANTS ON SLOPES SHALL CONSIST PRIMARILY OF BUBBLER OR DRIP IRRIGATION. SMALL ARC ROTARY HEADS (15' ARCS) MAY BE USED FOR LARGE OPEN AREAS OF GROUND COVERS. HOWEVER, THE HEADS MUST BE LAID OUT TO CONFORM WITH THE EARTH TERRACE TO AVOID RUN-OFF.

**WEED ERADICATION.**

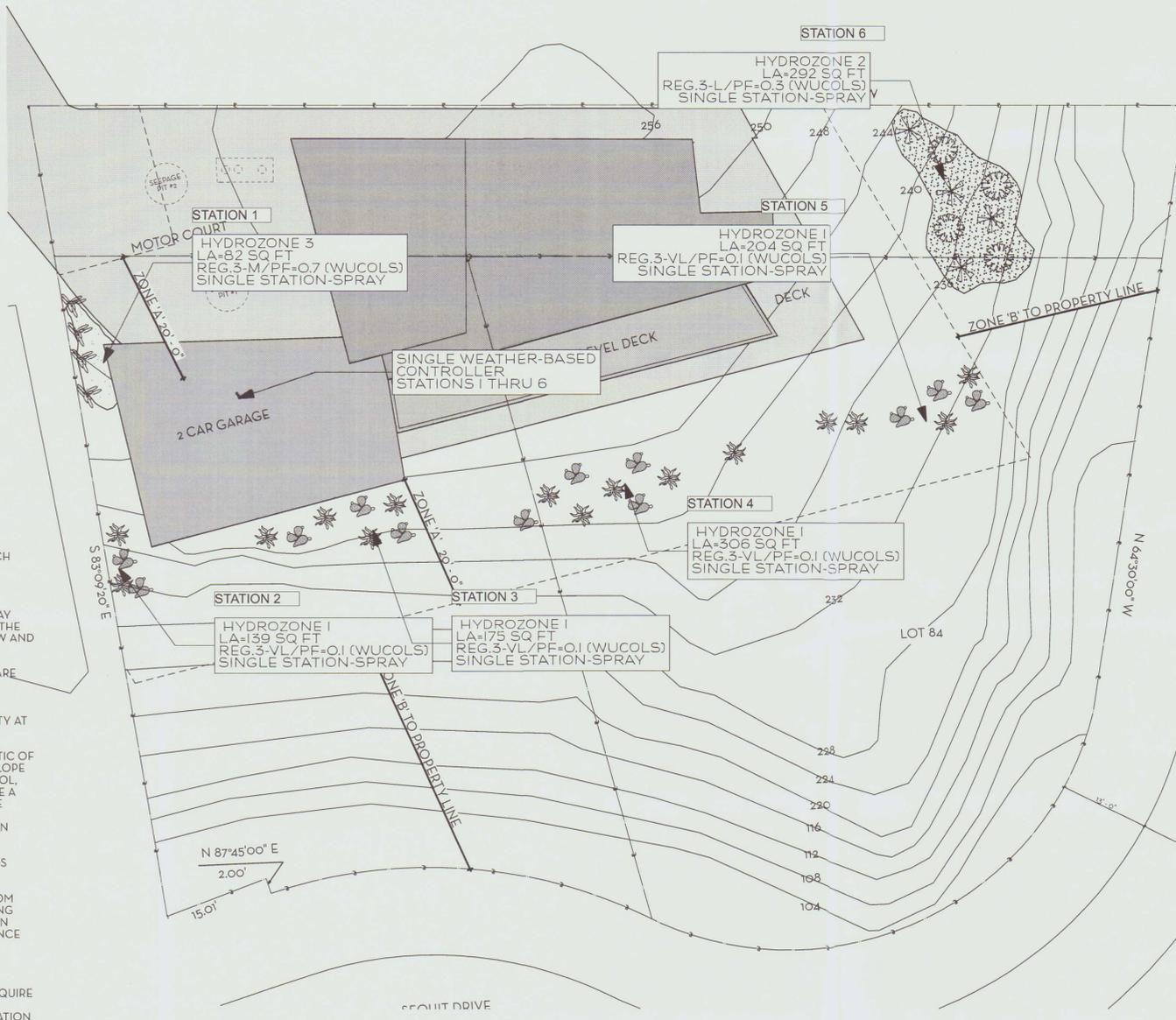
1. THREE MONTHS PRIOR TO PLANTING, THE PLANTING AREAS SHALL BE IRRIGATED EVERY OTHER DAY FOR THREE WEEKS, AND THE WEEDS WHICH EMERGE SHALL BE REMOVED. THIS PROCESS SHALL BE REPEATED TWICE PRIOR TO PLANTING OF THE PLANT MATERIALS SELECTED FOR THE PROJECT LANDSCAPE.

**PLANTING PROCEDURES FOR NATIVE PLANTS**

1. PLANTING TIPS SHOULD BE THE SAME DEPTH AS THE SOIL IN THE PLANT CONTAINER AND ONE AND ONE-HALF TIMES AS WIDE AS THE CONTAINER.
2. DO NOT USE SOIL AMENDMENTS.
3. BACKFILL PLANTING PITS WITH NATIVE SOIL ONLY. WHEN PLANTING NATIVE PLANTS ON CUT OR FILL SLOPES, IMPORT NATIVE TOPSOIL FROM UNDISTURBED PORTIONS OF THE SITE FOR BACKFILL MIX. MIX ONE HALF IMPORTED NATIVE SOIL WITH ON HALF CUT OR FILL MATERIAL FOR BACKFILL MIX.
4. CREATE A BASIN AROUND THE ROOTBALL EDGES OF EACH PLANT TO CATCH AND DIRECT WATER TO THE PLANT ROOT MASS.
5. DO NOT DISTURB THE PLANT ROOTBALL DURING PLANTING.
6. ADD TWO OR THREE INCHES OF MULCH IN THE PLANT BASIN.
7. DO NOT PLACE SOIL OR MULCH ON TOP OF THE CROWN OF THE ROOTBALL (PLANT STEM OF TRUNK).
8. PLANTING OF NATIVE PLANTS SHOULD TAKE PLACE FROM LATE NOVEMBER THROUGH LATE MARCH ONLY. THE PLANTS MUST BE IRRIGATED THROUGH THE FIRST YEAR. GREAT CARE MUST BE TAKEN NOT TO OVERWATER THE NATIVE PLANTS AND TO REDUCE THE IRRIGATION FREQUENCY AND VOLUMES TO A MINIMUM REQUIRED FOR PLANT HEALTH AS SOON AS POSSIBLE AFTER PLANTING.

**LANDSCAPE PLAN NOTES**

- PROPOSED LANDSCAPING ON SITE IS MINIMAL AND DOES NOT REACH THE AREA THRESHOLD FOR REVIEW UNDER THE LANDSCAPE WATER CONSERVATION ORDINANCE (LWCO) THE PROPOSED NEW OR ALTERED LANDSCAPE AREA IS LESS THAN 2,500 SQUARE FEET.  
 ANY CHANGES TO PLANTING AREAS OR OTHER LANDSCAPE DESIGN MAY EXCEED THE LWCO AREA THRESHOLD. THEREFORE, ANY CHANGES TO THE FINAL APPROVED LANDSCAPE PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO ANY PLANTING.
- INVASIVE PLANT SPECIES, AS DETERMINED BY THE CITY OF MALIBU, ARE PROHIBITED.
- VEGETATION SHALL BE SITUATED ON THE PROPERTY SO AS NOT TO SIGNIFICANTLY OBSTRUCT THE PRIMARY VIEW FROM PRIVATE PROPERTY AT ANY GIVEN TIME (GIVEN CONSIDERATION OF ITS FUTURE GROWTH).
- NATIVE SPECIES OF THE SANTA MONICA MOUNTAINS, CHARACTERISTIC OF THE LOCAL HABITAT, SHALL BE USED ON GRADED SLOPES OR WHERE SLOPE PLANTING ARE REQUIRED FOR SLOPE STABILIZATION, EROSION CONTROL AND WATERSHED PROTECTION. PLANTS SHOULD BE SELECTED TO HAVE A VARIETY OF ROOTING DEPTHS. A SPACING OF 15 FEET BETWEEN LARGE WOODY (GREATER THAN OR EQUAL TO 10-FOOT CANOPY) SHRUBS IS RECOMMENDED BY THE FIRE DEPARTMENT. LAWNS ARE PROHIBITED ON SLOPES GREATER THAN 5%.
- THE USE OF BUILDING MATERIALS TREATED WITH TOXIC COMPOUNDS SUCH AS COPPER ARSENATE AND CREOSOTE ARE PROHIBITED.
- GRADING SHALL BE SCHEDULED ONLY DURING THE DRY SEASON FROM APRIL 1 - OCTOBER 31. IF IT BECOMES NECESSARY TO CONDUCT GRADING ACTIVITIES FROM NOVEMBER 1 - MARCH 31, A COMPREHENSIVE EROSION CONTROL PLAN SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ISSUANCE OF A GRADING PERMIT AND IMPLEMENTED PRIOR TO INITIATION OF VEGETATION REMOVAL AND/OR GRADING ACTIVITIES.
- GRADING, EXCAVATION, DEMOLITION, OR OTHER SITE PREPARATION ACTIVITIES SCHEDULED BETWEEN FEBRUARY 1 AND AUGUST 15 WILL REQUIRE NESTING BIRD SURVEYS BY A QUALIFIED BIOLOGIST. SURVEYS WILL BE COMPLETED WITHIN FIVE (5) DAYS OF INITIATION OF ANY SITE PREPARATION ACTIVITIES. SHOULD ACTIVE NEST BE IDENTIFIED, A BUFFER AREA OF NO LESS THAN 150 FEET (300 FEET FOR RAPTORS) SHALL BE FENCED OFF UNTIL IT IS DETERMINED BY A QUALIFIED BIOLOGIST THAT THE NEST IS NO LONGER ACTIVE. A REPORT DISCUSSING THE RESULTS OF NESTING BIRD SURVEYS SHALL BE SUBMITTED TO THE CITY BIOLOGIST PRIOR TO ANY VEGETATION REMOVAL ON SITE. FAILURE TO ABIDE THIS CONDITION MAY RESULT IN REVOCATION OF THE PERMIT AND PENALTIES ISSUED BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME.
- NIGHT LIGHTING FROM EXTERIOR AND INTERIOR SOURCES SHALL BE MINIMIZED. ALL EXTERIOR LIGHTING SHALL BE LOW INTENSITY AND SHIELDED SO IT IS DIRECTED DOWNWARD AND INWARD SO THAT THERE IS NO OFFSITE GLARE.
- UP-LIGHTING OF LANDSCAPING IS PROHIBITED.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE CITY BIOLOGIST SHALL INSPECT THE PROJECT SITE AND DETERMINE THAT ALL PLANTING CONDITIONS THAT PROTECT NATURAL RESOURCES ARE IN COMPLIANCE WITH THE APPROVED PLANS.



**LANDSCAPE AND WATER CONSERVATION PLAN**  
 SCALE: 3/32" = 1'-0"  
**FUEL MODIFICATION PLAN #6008**  
**FFFM# 201500834**  
 NOTE: THIS SITE WAS FORMERLY KNOWN AS 2940 SEQUIT DRIVE.

FM# 6008 FFFM# 201500834  
 COUNTY OF LOS ANGELES  
 FIRE DEPARTMENT  
 PREVENTION SERVICES BUREAU  
 FINAL  
**FUEL MODIFICATION PLAN**  
**APPROVED**  
 By *R. Williams* Date 2/16/16  
 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

The ICE rating should begin with the 315-page report of titled **EVALUATION OF CALIFORNIA WEATHER-BASED "SMART" IRRIGATION CONTROLLER PROGRAMS**. This report covers the operation of thousands of controllers installed with Proposition 13 funds to evaluate performance on irrigation controllers in the field.

The results of this field testing are shown in the chart below. This testing eliminates the five defects of the SWAT/IA testing.

- the 315 page report covers more than one year and is not limited to 30 days
- the 315-page report covers thousands of controllers, not one from each manufacturer
- the controllers are installed and programmed by homeowners and contractors, not the technical staff of the manufacturer, and monitored/verified by water districts
- the 315-page report shows wide variance of irrigation efficiency among the controllers that will provide the basis for an ICE rating system for irrigation controllers
- the report is on-going, will cover 5 year of operation and will reveal consumer resistance to paying on-going monthly signal fees for HydroPoint/Toro/Irritrol controllers

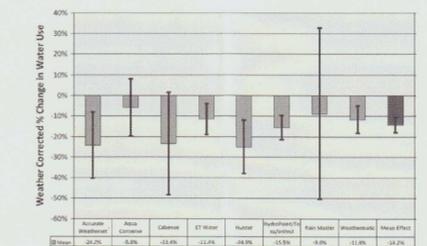


Figure ES-1: Weather-normalized % change in water use by controller manufacturer/brand with 95% confidence error bars

**MAXIMUM APPLIED WATER ALLOWANCE**

**MAWA = 25,216** gallons per year  
 MAWA = (ETo) (0.62) [0.55 x LA + 0.3 x SLA]

ETo (Malibu) = 44.2 inches per year  
 LA = Landscape Area (including pool)\* = 1,673 sq ft  
 SLA = Special Landscape Area\*\*  
 Area Conversion factor = 0.62 (inches to gallons per square foot)  
 ET Adjustment factor (ETAF) = 0.55  
 Special Area\*\* ET adjustment factor = 0.3

\*covered spa exempted from LA total  
 \*\*none proposed

**ESTIMATED WATER USE**

**EWU = 12,214** gallons per year total  
 EWU = (ETo) (0.62) (PF x HA/IE) + Special Area EWU + Pool EWU

HZ1 - PF = 0.1, LA = 824 sq ft, EWU = 3,011 gal per yr  
 HZ2 - PF = 0.3, LA = 292 sq ft, EWU = 3,201 gal per yr  
 HZ3 - PF = 0.7, LA = 82 sq ft, EWU = 2,097 gal per yr  
 POOL + SPA - \*\*ET = 0.3, LA = 475 sq ft, EWU = 3,905 gal per yr

HA = Hydrozone in square feet  
 PF = Average plant factor for each hydrozone based on WUCOLS area specific classification  
 IE = Irrigation controller efficiency rating (75% for Hunter WEC)\*

**PLANTING LEGEND**

MARK	SIZE	WUCOLS AREA / RATING*
	CUTTINGS	OPUNTIA LITTORALIS/COASTAL PRICKLY PEAR REG.3 - VL
	2 GAL	AGAVE ATTENUATA 'NOVA' REG.3 - VL
	4 IN. 1 GAL	PENSTEMON HETEROPHYLLUS / FOOTHILL PENSTEMON REG.3 - L ZONE B/C
	1 GAL	LUPINUS LONGIFOLIUS / BUSH LUPINE, OR SALVIA LEUCOPHYLLA / PURPLE SAGE, OR TRICHOSTEMA LANATUM / WOOLLY BLUE CURLS REG.3 - L ZONE B/C
	1 GAL	EUPHORIA TIRUCALLI / STICKS ON FIRE REG.3 - L
	SEED	SEED, IN DRIFTS OF SINGLE SPECIES: SISYRINCHIUM BELLUM / BLUE EYED GRASS, THINNED, TRIMMED EXISTING NATIVE PLANTS REG.3 - L
	15 GAL	STRELITZIA NICOLAI / GIANT BIRD OF PARADISE REG.3 - M

\*IN CASES OF OFFERED ALTERNATIVES THE HIGHER WUCOLS RATING IS INDICATED

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 P.O. BOX 1204, MALIBU, CA 90265 P. 310.317.0700



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**MANDEL RESIDENCE**  
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 MALIBU, CA 90265 - UNINCORPORATED L.A. COUNTY  
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**FM-2**

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