



FILE HL

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

BIOLOGY REVIEW REFERRAL SHEET

Revised
6.5.12

TO: City of Malibu City Biologist

DATE: ~~12/01/2007~~

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 07-144, IS 09-007, TTM 07-003, EIR 09-001

JOB ADDRESS: 24120 PACIFIC COAST HWY

APPLICANT / CONTACT: Robert Gold

APPLICANT ADDRESS: 315 S. Beverly Dr. Ste. 315
Beverly Hills, CA 90212

APPLICANT PHONE #: (310)734-2353

APPLICANT FAX #: (310) 734-2297

PROJECT DESCRIPTION: "Crummer" Subdivision & 5 New Single-Family Residences - Revisions
PIPELINE & HOA MAINTAINED LANDSCAPING ONLY

TO: Malibu Planning Division and/or Applicant

FROM: Dave Crawford, City Biologist

_____ The project review package is INCOMPLETE and; CANNOT proceed through Final Planning Review until corrections and conditions from Biological Review are incorporated into the proposed project design (See Attached).

X The project is APPROVED, consistent with City Goals & Policies associated with the protection of biological resources and CAN proceed through the Planning process.

_____ The project may have the potential to significantly impact the following resources, either individually or cumulatively: Sensitive Species or Habitat, Watersheds, and/or Shoreline Resources and therefore Requires Review by the Environmental Review Board (ERB).

[Signature]
SIGNATURE

7/31/12
DATE

Additional requirements/conditions may be imposed upon review of plan revisions. City Biologist may be contacted Tuesday and Thursday between 8:00 am and 11:00 am, by leaving an email at dcrawford@malibucity.org or by leaving a detailed voice message at (310) 456-2489, extension 277.

City of Malibu

23825 Stuart Ranch Road, Malibu, California 90265
(310) 456-2489 Fax (310) 456-7650

Planning Department

BIOLOGICAL REVIEW

Site Address: 24120 Pacific Coast Highway
Applicant/Phone: Robert Gold/ 310.734.2353
Project Type: "Crummer" Pipeline and common areas
Project Number: CDP 07-144
Project Planner: Ha Ly

REFERENCES: Bio Assessment for Pipeline route (GLA 5/22/12); Bio Assessment Update (GLA 5/22/12); Irrigation Plans (5/12), Plant Schedule and Notes (6/04/12)

DISCUSSION:

This review is associated with the proposed "Crummer" subdivision and is limited to only include the proposed water pipeline and common area (HOA Maintained) landscaping. Approval in this review does not constitute approval of the entire subdivision project and is subject to revision pending the results of the Final Environmental Impact Report (FEIR) for the project.

Landscaping

1. The Maximum Applied Water Allowance (MAWA) for this portion of the project totals 945,213 gallons per year. The Estimated Applied Water Use (EAWU) totals 600,135 gpy, thus meeting the Landscape Water Conservation Ordinance Requirements.

RECOMMENDATIONS:

1. The project is **APPROVED** with the following conditions:
 - A. With the exception of the newly proposed water line no new development, planting, or irrigation is permitted within public easements. Any new structure, plant or irrigation system occurring in the public easement shall be removed at the owner's expense.
 - B. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks Department, please provide landscape water use approval from that department. For approval contact:

Kirk Allen

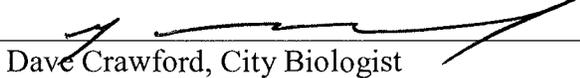
Address: 23533 Civic Center Way, Malibu, CA 90265
Email: KALLEN@DPW.LACOUNTY.GOV (preferred)
Phone: (310) 317-1388

- A. Invasive plant species, as determined by the City of Malibu, are prohibited.
- B. 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).
- C. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below six (6) feet in height. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height.
- E. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as copper arsenate.
- F. Prior to final landscape inspection, provide a signed copy of the Certificate of Completion, certifying the irrigation installation and operational efficiency is consistent with the approved plans.
- G. Pursuant to Section 3.6 F(6) of the LIP: Setbacks from parklands: New development adjacent to parklands, where the purpose of the park is to protect the natural environment and ESHA, shall be sited and designed to minimize impacts to habitat and recreational opportunities, to the maximum extent feasible. Natural vegetation buffer areas shall be provided around parklands. Buffers shall be of a sufficient size to prevent impacts to parkland resources, but in no case shall they be less than 100 feet in width.
 - i. New development, including, but not limited to, vegetation removal, vegetation thinning, or planting of non-native or invasive vegetation shall not be permitted in required park buffer areas, except that habitat restoration and invasive plant eradication may be permitted if designed to protect and enhance habitat values.
 - ii. Variances or modifications to park buffer standards shall not be granted except where there is no other feasible alternative for siting the primary structure. In such cases, one primary structure shall be the only permitted development on the site, and the structure shall be restricted in size and designed to maximize the buffer standard to the maximum extent feasible.
 - iii. Permitted development located within or adjacent to parklands that adversely impact those areas may include open space or conservation restrictions or easements over parkland buffer in order to protect resources.
- H. Grading shall be scheduled only during the dry season from April 1-October 31st. 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.
- I. Grading/excavation/grubbing or any other site preparation activities that has the potential to remove or encroach into existing vegetation (including the pipeline project) scheduled

between February 1 and August 30 will require nesting bird surveys by a qualified biologist prior to initiation of grading activities. Should active nests be identified, a buffer area no less than 300 feet (500 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. Nesting bird survey reports are valid for no more than 5 days.**

- J. Construction fencing shall be installed within five (5) feet of the limits of grading adjacent to native habitat prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.
- K. 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 or lighting of natural habitat areas.
- L. Up-lighting of landscape trees beyond 50 feet of any habitable structure is prohibited.
- M. Necessary boundary fencing of any single area exceeding one half (1/2) acre shall be of an open rail-type design with a wooden rail at the top (instead of wire), be less than 40 inches high, and have a space greater than 14 inches between the ground and the bottom post or wire. A split rail design that blends with the natural environment is preferred.
- N. The upper reaches of the water pipeline are proposed close proximity of an ESHA area on the northwest side of Malibu Canyon Road. As designed, no impacts to ESHA would occur. In the event of any changes of design or construction methodologies that have the potential to extend beyond the identified easement/right-of-way, the City Biologist shall be notified immediately and before any work is done outside the easement/right-of-way.

2. **UPON COMPLETION OF LANDSCAPE PLANTING IN THE PROPOSED COMMON AREAS**, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

Reviewed By:  Date: 7/31/12
Dave Crawford, City Biologist
310-456-2489 ext.277 (City of Malibu); e-mail dcrawford@malibucity.org
Available at Planning Counter Tuesdays 9:00 to 11:00 a.m.

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
T-1	FRPR	O. dracaena	Dracaena	Dragon Tree	8' Bp	As Shown	15-25' L	15-20' L	E	A, B-15	L	X	Spaced
T-2	HEAR	O. hirsuta	Arbutus	Strawberry Tree	3' Bp	As Shown	15-30' L	10-15' L	E	A, B-15	L, V, L	X	Pruned ab. Tree Form
T-3	MYCA	O. myrica	Myrica	Wax Myrtle	15' gal	As Shown	10-15' L	10-15' L	E	B	M, L, L	X	Pruned ab. Tree Form
T-4	QUAG	O. quercus	Quercus	Coast Live Oak	8' Bp	As Shown	30-70' L	70' L	E	B-30	L, V, L	X	
T-5	SAVE	O. sarsaparilla	Sarcococca	Blue Elderberry	3' Bp	As Shown	10-30' L	8-20' L	E	L, V, L	L, V, L	X	Pruned ab. Tree Form

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
S-1	HEAR	O. hirsuta	Arbutus	Strawberry Tree	12' gal	12' c.c.	15-30' L	15-20' L	E	A, B-15	L	X	
S-2	MYCA	O. myrica	Myrica	Wax Myrtle	12' gal	12' c.c.	10-15' L	10-15' L	E	B	M, L, L	X	
S-3	QUAG	O. quercus	Quercus	Coast Live Oak	12' gal	12' c.c.	30-70' L	70' L	E	B-30	L, V, L	X	
S-4	SAVE	O. sarsaparilla	Sarcococca	Blue Elderberry	12' gal	12' c.c.	10-30' L	8-20' L	E	L, V, L	L, V, L	X	
S-5	SAVE	O. sarsaparilla	Sarcococca	Blue Elderberry	5' gal	5' c.c.	10-30' L	8-20' L	E	L, V, L	L, V, L	X	
S-6	SAVE	O. sarsaparilla	Sarcococca	Blue Elderberry	5' gal	5' c.c.	10-30' L	8-20' L	E	L, V, L	L, V, L	X	

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
G-1	ESKA	O. eschscholae	Eschscholzia	California Poppy	4" pot	30' c.c.	12"	12-18"	E, D	A, B	L	X	
G-2	SAUD	O. serotina	Rogyania	Yucca Beards	4" pot	12' c.c.	12"	2-3'	E, D	A, B	M, L, L	X	

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
SU-1	ESKA	O. eschscholae	Eschscholzia	California Poppy	4" pot	30' c.c.	12"	12-18"	E, D	A, B	L	X	
SU-2	SAUD	O. serotina	Rogyania	Yucca Beards	4" pot	12' c.c.	12"	2-3'	E, D	A, B	M, L, L	X	

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
SU-3	ESKA	O. eschscholae	Eschscholzia	California Poppy	4" pot	30' c.c.	12"	12-18"	E, D	A, B	L	X	
SU-4	SAUD	O. serotina	Rogyania	Yucca Beards	4" pot	12' c.c.	12"	2-3'	E, D	A, B	M, L, L	X	

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
SU-5	ESKA	O. eschscholae	Eschscholzia	California Poppy	4" pot	30' c.c.	12"	12-18"	E, D	A, B	L	X	
SU-6	SAUD	O. serotina	Rogyania	Yucca Beards	4" pot	12' c.c.	12"	2-3'	E, D	A, B	M, L, L	X	

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
SU-7	ESKA	O. eschscholae	Eschscholzia	California Poppy	4" pot	30' c.c.	12"	12-18"	E, D	A, B	L	X	
SU-8	SAUD	O. serotina	Rogyania	Yucca Beards	4" pot	12' c.c.	12"	2-3'	E, D	A, B	M, L, L	X	

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
SU-9	ESKA	O. eschscholae	Eschscholzia	California Poppy	4" pot	30' c.c.	12"	12-18"	E, D	A, B	L	X	
SU-10	SAUD	O. serotina	Rogyania	Yucca Beards	4" pot	12' c.c.	12"	2-3'	E, D	A, B	M, L, L	X	

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
SU-11	ESKA	O. eschscholae	Eschscholzia	California Poppy	4" pot	30' c.c.	12"	12-18"	E, D	A, B	L	X	
SU-12	SAUD	O. serotina	Rogyania	Yucca Beards	4" pot	12' c.c.	12"	2-3'	E, D	A, B	M, L, L	X	

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
SU-13	ESKA	O. eschscholae	Eschscholzia	California Poppy	4" pot	30' c.c.	12"	12-18"	E, D	A, B	L	X	
SU-14	SAUD	O. serotina	Rogyania	Yucca Beards	4" pot	12' c.c.	12"	2-3'	E, D	A, B	M, L, L	X	

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
SU-15	ESKA	O. eschscholae	Eschscholzia	California Poppy	4" pot	30' c.c.	12"	12-18"	E, D	A, B	L	X	
SU-16	SAUD	O. serotina	Rogyania	Yucca Beards	4" pot	12' c.c.	12"	2-3'	E, D	A, B	M, L, L	X	

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
SU-17	ESKA	O. eschscholae	Eschscholzia	California Poppy	4" pot	30' c.c.	12"	12-18"	E, D	A, B	L	X	
SU-18	SAUD	O. serotina	Rogyania	Yucca Beards	4" pot	12' c.c.	12"	2-3'	E, D	A, B	M, L, L	X	

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
SU-19	ESKA	O. eschscholae	Eschscholzia	California Poppy	4" pot	30' c.c.	12"	12-18"	E, D	A, B	L	X	
SU-20	SAUD	O. serotina	Rogyania	Yucca Beards	4" pot	12' c.c.	12"	2-3'	E, D	A, B	M, L, L	X	

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
SU-21	ESKA	O. eschscholae	Eschscholzia	California Poppy	4" pot	30' c.c.	12"	12-18"	E, D	A, B	L	X	
SU-22	SAUD	O. serotina	Rogyania	Yucca Beards	4" pot	12' c.c.	12"	2-3'	E, D	A, B	M, L, L	X	

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
SU-23	ESKA	O. eschscholae	Eschscholzia	California Poppy	4" pot	30' c.c.	12"	12-18"	E, D	A, B	L	X	
SU-24	SAUD	O. serotina	Rogyania	Yucca Beards	4" pot	12' c.c.	12"	2-3'	E, D	A, B	M, L, L	X	

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
SU-25	ESKA	O. eschscholae	Eschscholzia	California Poppy	4" pot	30' c.c.	12"	12-18"	E, D	A, B	L	X	
SU-26	SAUD	O. serotina	Rogyania	Yucca Beards	4" pot	12' c.c.	12"	2-3'	E, D	A, B	M, L, L	X	

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
SU-27	ESKA	O. eschscholae	Eschscholzia	California Poppy	4" pot	30' c.c.	12"	12-18"	E, D	A, B	L	X	
SU-28	SAUD	O. serotina	Rogyania	Yucca Beards	4" pot	12' c.c.	12"	2-3'	E, D	A, B	M, L, L	X	

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
SU-29	ESKA	O. eschscholae	Eschscholzia	California Poppy	4" pot	30' c.c.	12"	12-18"	E, D	A, B	L	X	
SU-30	SAUD	O. serotina	Rogyania	Yucca Beards	4" pot	12' c.c.	12"	2-3'	E, D	A, B	M, L, L	X	

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
SU-31	ESKA	O. eschscholae	Eschscholzia	California Poppy	4" pot	30' c.c.	12"	12-18"	E, D	A, B	L	X	
SU-32	SAUD	O. serotina	Rogyania	Yucca Beards	4" pot	12' c.c.	12"	2-3'	E, D	A, B	M, L, L	X	

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
SU-33	ESKA	O. eschscholae	Eschscholzia	California Poppy	4" pot	30' c.c.	12"	12-18"	E, D	A, B	L	X	
SU-34	SAUD	O. serotina	Rogyania	Yucca Beards	4" pot	12' c.c.	12"	2-3'	E, D	A, B	M, L, L	X	

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
SU-35	ESKA	O. eschscholae	Eschscholzia	California Poppy	4" pot	30' c.c.	12"	12-18"	E, D	A, B	L	X	
SU-36	SAUD	O. serotina	Rogyania	Yucca Beards	4" pot	12' c.c.	12"	2-3'	E, D	A, B	M, L, L	X	

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FREZZONE	WATER NEEDS	NATIVE	GENERAL NOTES
SU-37	ESKA	O. eschscholae	Eschscholzia	California Poppy	4" pot	30' c.c.</							

ValleyCrestDesignGroup
JamesHunt Studio
James Hunt, Architect, AIA
13331 Bona Avenue
Malibu, CA 90263
Tel: 310.444.5000
Fax: 310.444.1900
www.valleycrestdesign.com

PROJECT: WINTER MESA RESIDENCES
13331 BONA AVENUE
MALIBU, CA 90263
PH: 310.444.5000
FAX: 310.444.1900

DATE: 11/14/12
DRAWN BY: JH
CHECKED BY: JH

OWNER: JAMES HUNT STUDIO
221 HANCOCK ST., SUITE 209
MALIBU, CA 90263
747.938.5056

WINTER MESA CRUMMER RESIDENCES
24108 / 24120 / 24134 / 24150 / 24174
MALIBU, CALIFORNIA 90065

SCALE: 1" = 10'-0"

DATE: JUNE 4, 2012
JOB NUMBER: 113089
SHEET INFORMATION: 11 OF 15
CHECKED BY: JH

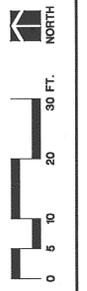
100% CONSTRUCTION DOCUMENTS REVISIONS

CITY OF MALIBU
PLANNING DIVISION
CITY BIOLOGIST APPROVAL
DATE: 06/27/12
PLANNING REVIEW NO.: 0627-12-001
PROJECT: WINTER MESA CRUMMER RESIDENCES
LOT 6
ENTRY ROAD
MALIBU, CA 90065

LP601
CONTRACT: 002 - VALLEYCREST DESIGN GROUP



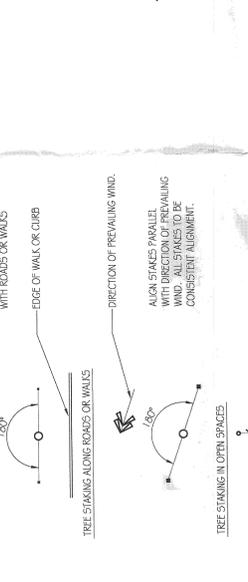
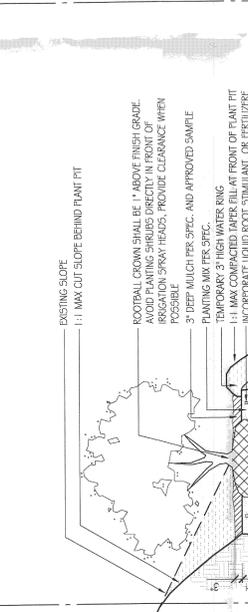
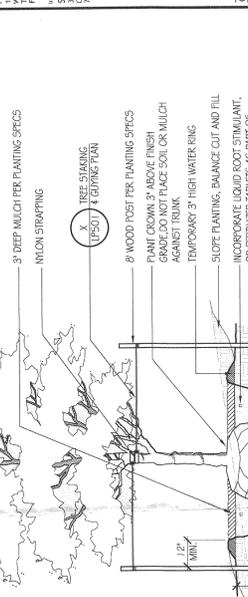
CITY OF MALIBU
PLANNING DIVISION
CITY BIOLOGIST APPROVAL
DATE: 06/27/12
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PROJECT: WINTER MESA CRUMMER RESIDENCES
LOT 6
ENTRY ROAD
MALIBU, CA 90065





TYPICAL SPACING CHART

P	R	AREA PER ROW	50 FT.
4'	3 7/16"	285	
6'	7 1/4"	395	
8'	10 3/4"	500	
10'	15 1/2"	675	
12'	20 3/4"	840	
15'	28 1/2"	1125	
20'	38 1/2"	1500	
25'	48 1/2"	1950	
30'	58 1/2"	2400	
36'	70 1/2"	2925	
42'	84 1/2"	3525	
50'	100 1/2"	4200	
60'	120 1/2"	5025	
72'	144 1/2"	6000	



REVISIONS

NO.	DATE	DESCRIPTION
1	JUNE 2, 2010	ISSUED FOR PERMITS
2	JUNE 11, 2010	REVISED PER COMMENTS
3	JUNE 11, 2010	REVISED PER COMMENTS