



# City of Malibu

Fick

HV

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

## BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu City Biologist DATE: 12/6/2007  
FROM: City of Malibu Planning Department  
PROJECT NUMBER: CDP 07-146, SPR 07-140  
JOB ADDRESS: 24120 PACIFIC COAST HWY  
APPLICANT / CONTACT: Robert Gold  
APPLICANT ADDRESS: 315 S. Beverly Drive, Suite 211  
Beverly Hills, CA 90212  
APPLICANT PHONE #: (310)734-2353  
APPLICANT FAX #: (310) 734-2297  
PROJECT DESCRIPTION: "Crummer" Revised NSFR - Lot 2

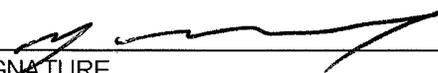
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TO: Malibu Planning Division and/or Applicant  
FROM: Dave Crawford, City Biologist

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).

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

12/9/12  
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:** 310.734.2353  
**Project Type:** "Crummer" revised NSFR – Lot 2  
**Project Number:** CDP 07-145  
**Project Planner:** Ha Ly

**REFERENCES:** Revised Plant Schedule and Notes (6/4/12)

### DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 849,165 gallons per year. The Estimated Applied Water Use (EAWU) totals 616,945 gpy, thus meeting the Landscape Water Conservation Ordinance Requirements.

### RECOMMENDATIONS:

1. The project is **APPROVED** with the following conditions:
  - A. Prior to Final Plan Check Approval, please provide landscape water use approval from the Los Angeles County Waterworks Department. For approval contact:

**Kirk Allen**

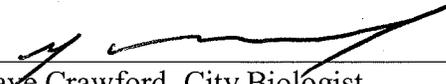
Address: 23533 Civic Center Way, Malibu, CA 90265  
Email: [KALLEN@DPW.LACOUNTY.GOV](mailto:KALLEN@DPW.LACOUNTY.GOV) (preferred)  
Phone: (310) 317-1388

- B. 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.
- C. Invasive plant species, as determined by the City of Malibu, are prohibited.
- D. 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).
- E. 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.

- F. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as copper arsenate.
  - G. Prior to final Plan Check, a detailed irrigation plan shall be submitted to Building Safety Department for review and approval.
  - H. 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.
  - I. 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.
  - J. Grading 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.**
  - 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.
  - L. Up-lighting of landscaping is prohibited greater than 25 feet from the residential structure.
  - 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.
2. **PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY**, 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:

  
Dave Crawford, City Biologist

310-456-2489 ext.277 (City of Malibu); e-mail [dcrawford@malibucity.org](mailto:dcrawford@malibucity.org)

Available at Planning Counter Tuesdays 9:00 to 11:00 a.m

Date:



**PLANTING NOTES**

- CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH THE LAYOUT, GRADING, AND ALL CIVIL ENGINEERING DOCUMENTS TO COORDINATE ACTUAL LOCATION OF TREES AND SHRUBS.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY TO THE SITE.
- OBTAIN OWNER REPRESENTATIVE'S APPROVAL OF FINISH GRADING PRIOR TO THE START OF PLANTING.
- STAKE LOCATIONS OF ALL PROPOSED TREES FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF PLANTING.
- ALL PLANTS SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY TO THE SITE.
- ALL PLANT MATERIAL AND FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS, SOIL PREPARATION TESTING, MATERIALS, EXECUTION, AND MAINTENANCE.
- SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
- ALL GROUND COVERS SHALL BE TRIANGULARLY SPACED.
- ALL TREES OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM UNLESS OTHERWISE NOTED ON THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING BED AS SHOWN ON THE DRAWINGS.
- LANDSCAPE CONTRACTOR SHALL CONFIRM CORRECT QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR IMMEDIATE RESOLUTION. FAILURE TO MAKE SUCH CONTACTS KNOWN TO THE OWNER'S REPRESENTATIVE SHALL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS AT THEIR OWN EXPENSE.
- CONTRACTOR SHALL FURNISH PLANT MATERIALS FREE OF PESTS OR DISEASE AND INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO WARRANT ALL PLANT MATERIALS PER THE SPECIFICATIONS.
- ALL PLANT MATERIALS WILL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, CURRENT EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PERJURANT COSTS FOR EVERY SIZE OF PLANT MATERIALS, AND BY TYPE, AS CALLED OUT ON PLANTING PLANS. UNIT COST TO INCLUDE THE PLANT MATERIAL ITSELF AND INSTALLATION, INCLUDING ALL LABOR, AMENDMENTS, FERTILIZERS, ETC., AS DETAILED AND SPECIFIED FOR EACH SIZE.
- COORDINATE INSTALLATION OF LARGE PLANT MATERIAL WITH INSTALLATION OF WALL FOOTINGS, PAVEMENTS AND CURB AND GUTTER. ANY DAMAGE TO IMPROVEMENTS RESULTING FROM PLANTING INSTALLATION IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- PLANT CROWN ELEVATIONS RELATIVE TO FINISH GRADE ARE SHOWN ON PLANTING DETAILS AND SHALL BE STRICTLY ADHERED TO. PROPER COMPACTION OF BACKFILL TO PREVENT SETTLEMENT SHALL BE REQUIRED.
- ALL SPOT ELEVATIONS OF TREES ARE +/- 6 INCHES.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY SOIL TEST AT HIS EXPENSE PRIOR TO PLANTING AND WILL FOLLOW TEST RECOMMENDATIONS AND LANDSCAPE ARCHITECT'S APPROVAL FOR SOIL AMENDMENTS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE LOCATION OF PLANT MATERIAL DURING INSTALLATION AS APPROPRIATE TO THE PROJECT.
- 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).
- THE LANDSCAPE PLAN SHALL PROHIBIT THE USE OF BUILDING MATERIALS TREATED WITH TOXIC COMPOUNDS SUCH AS COPPER ARSENATE.

- NATIVE BRUSH THINNING ZONE**
- THIN AND REMOVE PLANT SPECIES OF HIGH FIRE RISK, INCLUDING BUT NOT LIMITED TO LAUREL SUMAC, CHAMISE, CEANOETHUS, SAGE, SAGE BRUSH, BUCKWHEAT, AND CALIFORNIA JUNIPER.
  - REMOVE THE LOWER 1/3 OF LARGE SHRUBS AND ALL DEAD WOOD TO REDUCE FUEL LOAD.
  - TREES SHOULD BE LIMBED UP TO AT LEAST 6 FT. ABOVE BARE EARTH AND A MINIMUM OF 3 TIMES THE HEIGHT OF UNDERLYING PLANTS.

**PLANT SCHEDULE**

LOT 2 OF THE WINTER MESA / CRUMMER RESIDENCE DEVELOPMENT  
24108 WINTER MESA DRIVE  
MALIBU, CA 90265

TREES	SYMBOL	CITY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FRE-ZONE	WATER NEEDS	GENERAL NOTES
T-ARUN	Ar	Arbutus	Arbutus	Strawberry Tree	Arbutus	48" Box	As Shown	12-20 ft	20-25 ft	E	A, B, 10	M/L	Spec Planting
T-CHIA	Ch	Chamaecyparis	Chamaecyparis	Monkey Cypress	Monkey Cypress	30" Box	As Shown	20-30 ft	20-30 ft	E	A, B	L	
T-LEA	Le	Quercus	Quercus	Armadillo Tree	Armadillo Tree	30" Box	As Shown	15-20 ft	10 ft +	E	B, 10	L/V/L	X
T-SARG	Sa	Quercus	Quercus	Coastal Live Oak	Coastal Live Oak	30" Box	As Shown	15-20 ft	10 ft +	E	B, 10	L/V/L	X
PAVILIONS	SYMBOL	CITY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FRE-ZONE	WATER NEEDS	GENERAL NOTES
P-1	P1	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	30" Box	As Shown	12-20 ft	10 ft	E	A, B	M	Specimen
P-2	P2	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	30" Box	As Shown	12-20 ft	10 ft	E	A, B	M	Specimen
SHRUBS	SYMBOL	CITY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	E/D	FRE-ZONE	WATER NEEDS	GENERAL NOTES
S-1	S1	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-2	S2	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-3	S3	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-4	S4	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-5	S5	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-6	S6	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-7	S7	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-8	S8	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-9	S9	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-10	S10	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-11	S11	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-12	S12	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-13	S13	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-14	S14	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-15	S15	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-16	S16	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-17	S17	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-18	S18	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-19	S19	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-20	S20	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-21	S21	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-22	S22	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-23	S23	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-24	S24	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-25	S25	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-26	S26	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-27	S27	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-28	S28	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-29	S29	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-30	S30	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-31	S31	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-32	S32	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-33	S33	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-34	S34	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-35	S35	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-36	S36	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-37	S37	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-38	S38	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-39	S39	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-40	S40	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-41	S41	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-42	S42	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-43	S43	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-44	S44	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-45	S45	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-46	S46	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-47	S47	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-48	S48	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-49	S49	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-50	S50	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-51	S51	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-52	S52	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-53	S53	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-54	S54	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-55	S55	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-56	S56	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-57	S57	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-58	S58	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-59	S59	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-60	S60	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-61	S61	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-62	S62	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-63	S63	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-64	S64	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-65	S65	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-66	S66	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-67	S67	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-68	S68	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-69	S69	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-70	S70	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-71	S71	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-72	S72	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-73	S73	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As Shown	12-20 ft	12-21	E	A, B	M	This is warranty
S-74	S74	Arbutus	Arbutus	Strawberry Tree	Strawberry Tree	18" Box	As						



ValleyCrestDesignGroup  
 JAMES HAYAT STUDIO  
 1330 SHAWNEE BLVD., THIRD FLOOR  
 MALIBU, CA 90265  
 TEL: 310.444.1444  
 FAX: 310.444.1405  
 WWW.VCDG.COM

CONSULTANTS  
 ARCHITECT: JAMES HAYAT GROUP  
 11311 WINTER MESA DRIVE  
 MALIBU, CA 90265  
 TEL: 310.444.1444  
 FAX: 310.444.1405

LAND ENGINEERING  
 1144 WEST OLYMPIC BLVD. #790  
 MALIBU, CA 90265  
 TEL: 310.444.1444  
 FAX: 310.444.1405

PLANNING  
 218 BAYVIEW ST., SUITE 209  
 MALIBU, CA 90265  
 TEL: 310.444.1444  
 FAX: 310.444.1405

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

SETPLAN

SIGNATURE & SEAL

TOWN CONSTRUCTION DOCUMENTS REVISIONS

NO.	COMMENTS	DATE
1	SHEET INFORMATION	JUNE 4, 2017
2	SHEET NUMBER	11/28/19
3	DRAWN BY	NS
4	CHECKED BY	JH

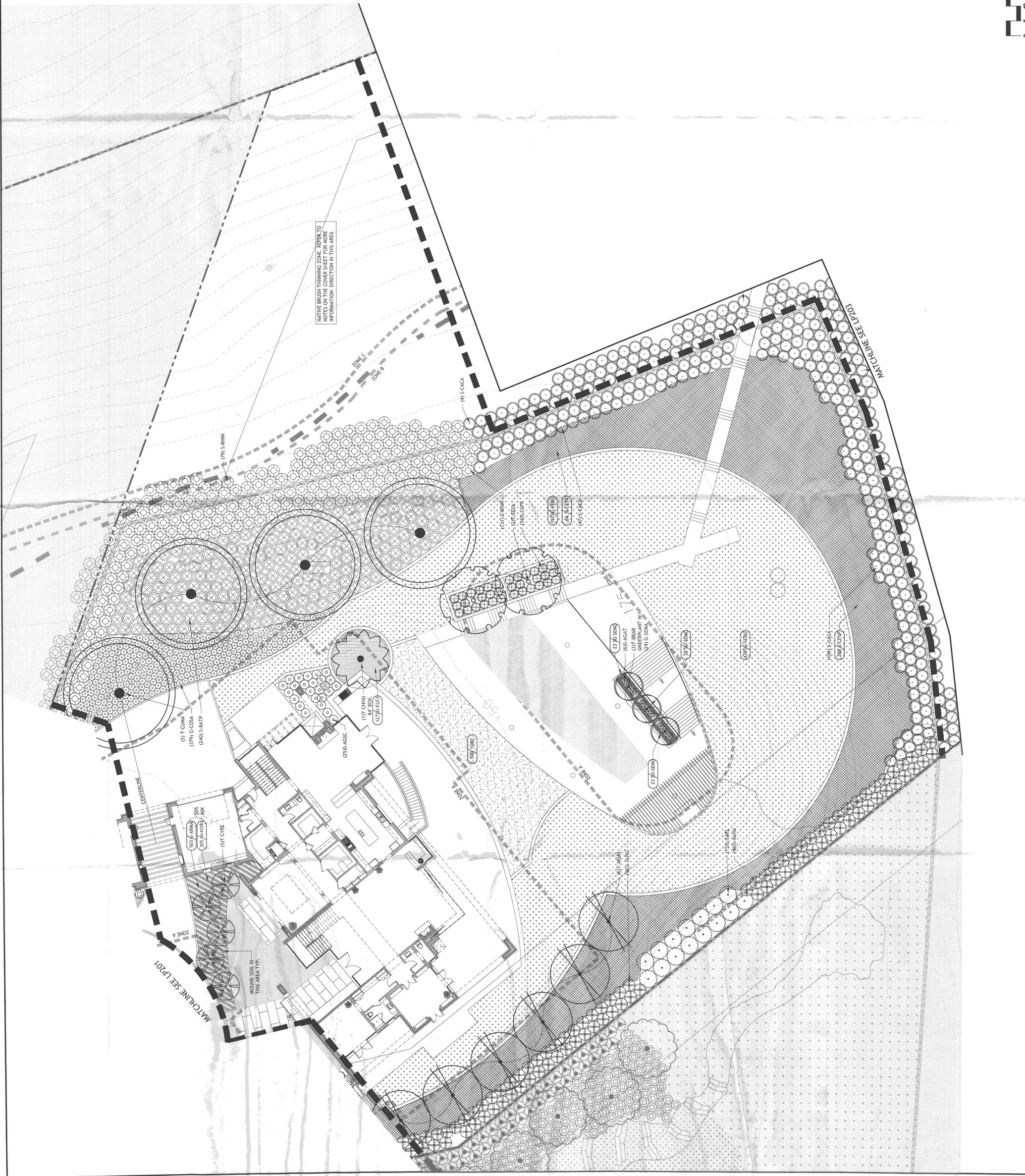
CITY OF MALIBU  
 PLANNING DIVISION  
 CITY BIOLOGIST APPROVAL  
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LOT 2  
 24120 WINTER MESA DR.  
 MALIBU, CA 90065

PLANTING PLAN

LP202

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