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City of Malibu

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 07-148, SPR 07-142

JOB ADDRESS: 24150 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 4

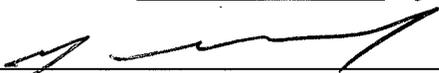
TO: Malibu Planning Division and/or Applicant

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

10/9/12
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.

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Planning Department

BIOLOGICAL REVIEW

Site Address: 24150 Pacific Coast Highway
Applicant/Phone: 310.734.2353
Project Type: "Crummer" revised NSFR – Lot 4
Project Number: CDP 07-148
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 1,615,786 gallons per year. The Estimated Applied Water Use (EAWU) totals 1,111,182 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 (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

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

Date:

10/9/12

