

R2006-00193, 4133 Maguire Drive, Malibu 90265
BIO DOCUMENTS – TABLE OF CONTENTS

<u>Page</u>	<u>Item</u>
2	Aerial View of Site
3	Aerial View of Bio Constraints Green hatch NE-SW, Escondido Canyon Significant Oak Woodland Green stipple, Latigo Canyon ESHA
4	Aerial View of Bio Constraints – Vicinity Same as above Blue pattern, Corral Canyon Significant Watershed Solid green, area with <i>Pentachaeta lyonii</i>
5	Topographic Map
6-24	Oak Tree Report (tree location map missing)
25	Site plan with jurisdictional oaks
Photos	
26	View to N into oak woodland area
27	View to NW into oak woodland area
28	View to W along oak woodland to bunchgrass area
29	View to NW corner oak woodland area
30	View upslope to house area
31	Walnut stand to be removed
32	Castor Bean stand
33	Castor Bean closeup
34	Bunchgrass area
35	Bunchgrass area
36	Coast live-oak #6



I Want To...

Base Maps

31007008

4461022017

4461080032

4461030028
4461015034

4461030029

4461014019

4461015037

4461015033

4461015010

4461015019

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4461022014

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4461015005

4461020020

446101024

4461014015

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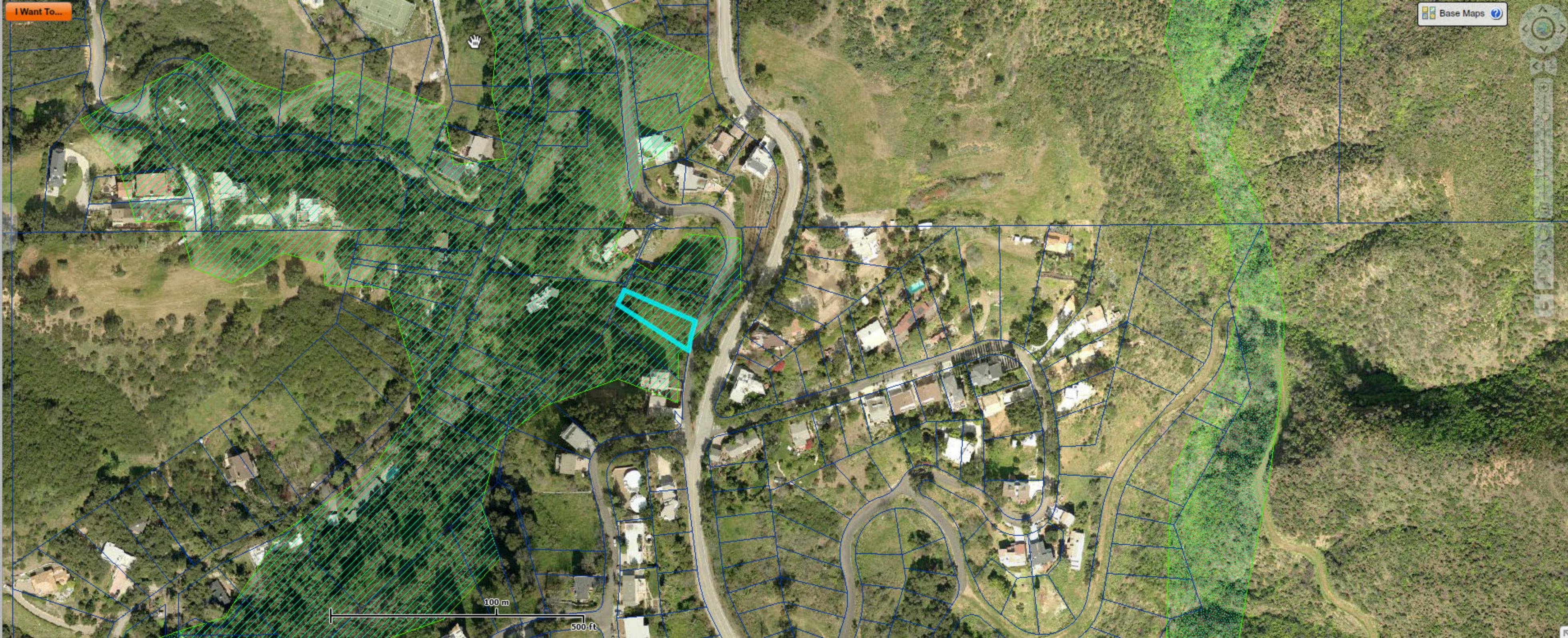
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40 m

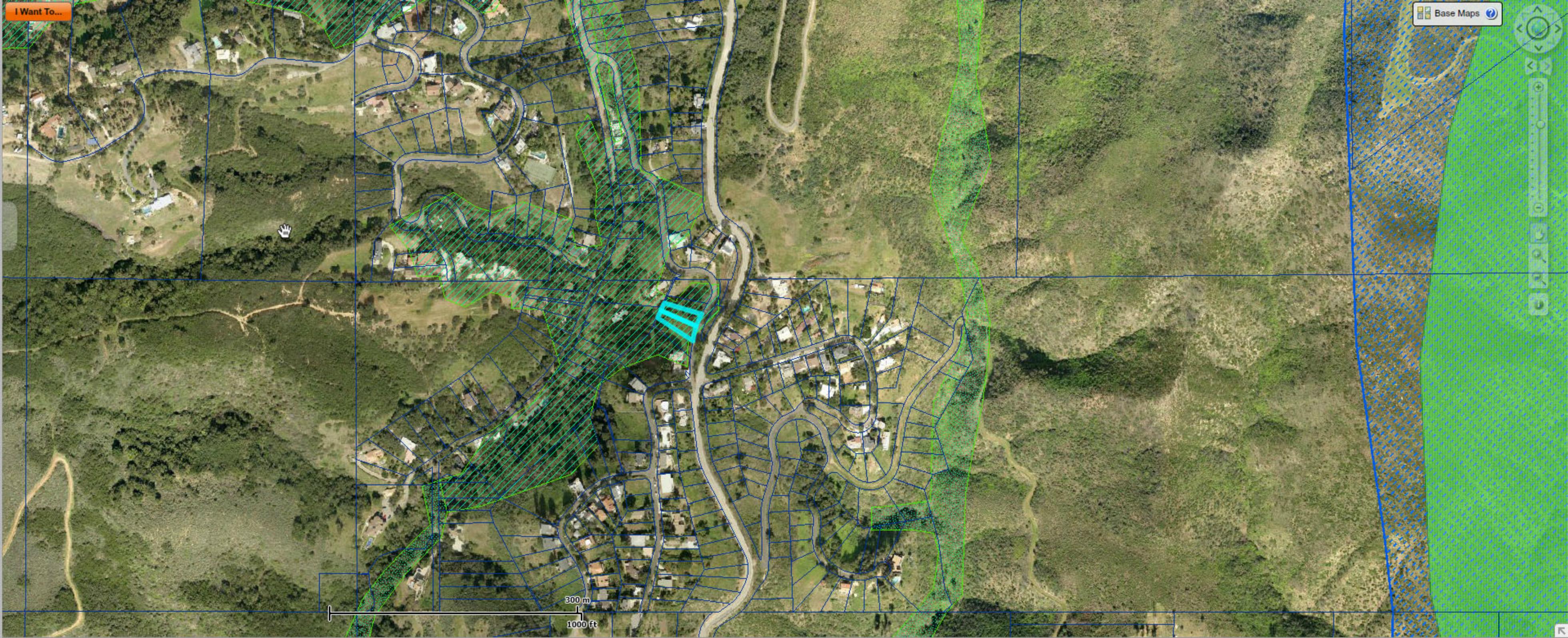
100 ft



100 m
500 ft

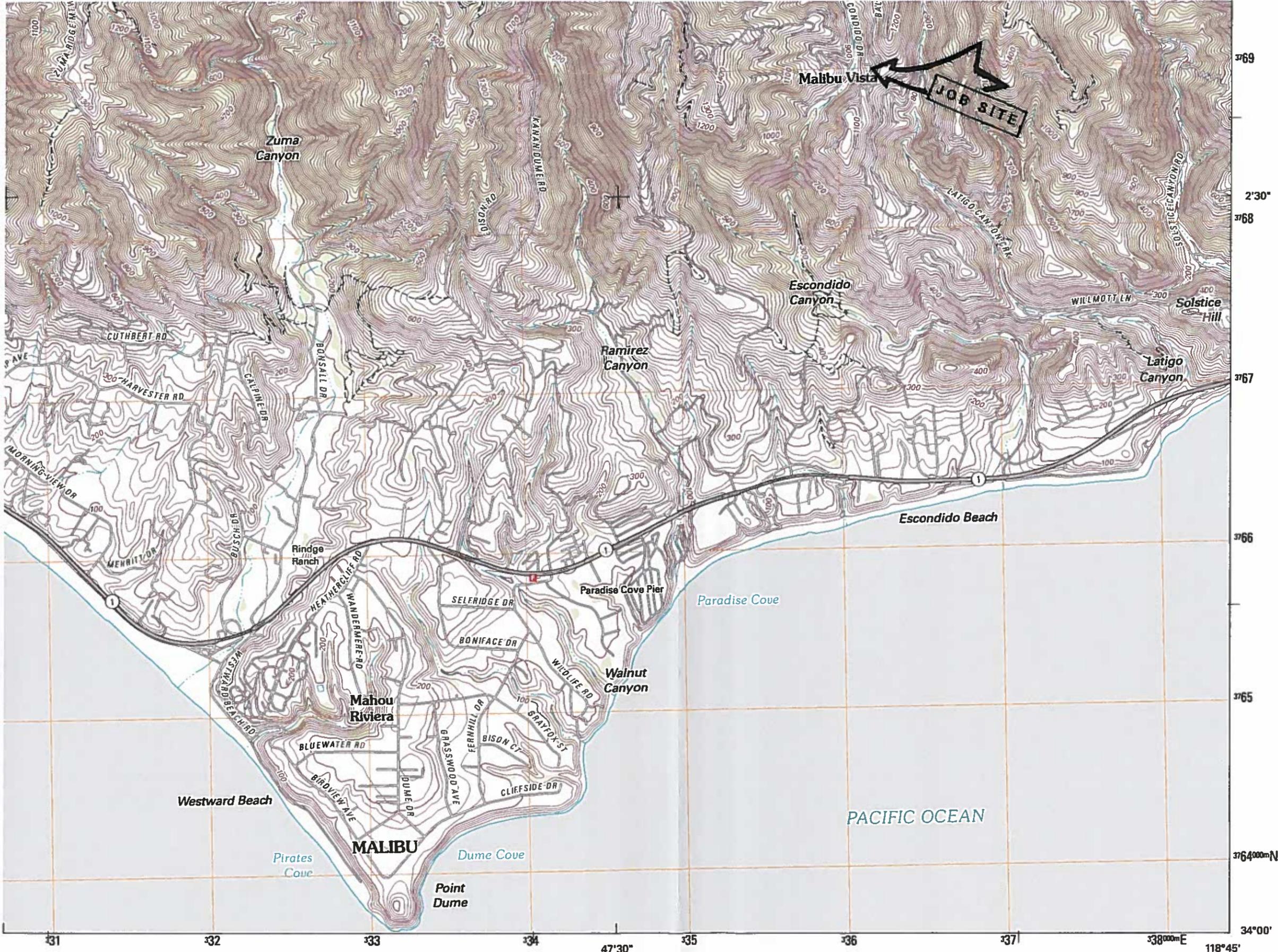
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Base Maps



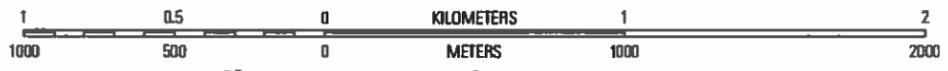
300 m
1000 ft





4133 Maguire Dr. Malibu, CA 90265
 USGS topographic map
 Scale 1:24,000

SCALE 1:24 000



ROAD CLASSIFICATION

Interstate Route		State Route	
US Route		Local Road	
Ramp		4WD	

OAK TREE REPORT

Sadat Residence

4133 Maguire Dr.
Malibu, Ca 90265

for

Ahmad Tabatabeefar

1500 Shasta Dr., #206
Davis, Ca 95616

by

TREES, etc.

[a division of RDI & Associates, Inc.]

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Fax: (805) 832-6398

RDI Project No. 865-1-11

August 30, 2011

OAK TREE REPORT

Sadat House

RDI Project No. 865-1-11

The following are our field observations (of August 24, 2011) & recommendations pertinent to the 6 Coast Live Oak (*Quercus agrifolia*) trees at (on-property) & 2 Coast Live Oaks adjacent (off-property) to the above-mentioned site. This proposed residential project is located at the address of 4133 Maguire Dr. (APN 4461-015-003, 004) within an unincorporated area of Malibu (Los Angeles County), Ca [“The Thomas Guide 2010 (13th Edition) – Los Angeles & Ventura Counties street guide” page 627 // section I-5].

This report is prepared in accordance with Section 22.56.2050 of the Los Angeles County "Oak Tree Permit Regulations (adopted September 13, 1988)" relating to the "Oak Tree Preservation Guidelines". It shall be the policy of Los Angeles County (LACo) to require the preservation of all Oak trees unless compelling reasons justify the removal of such trees. The policy shall apply to the removal, pruning, cutting and/or the encroachment into the Protected Zone of Oak trees. The Los Angeles County Fire Department – Forestry Division (LACoFD-FD) shall have the primary & overall responsibility to administer, evaluate and monitor this policy. No person, partnership, firm, corporation, government agency, or other legal entity shall cut, prune, relocate, endanger or damage any tree protected by ordinance on any public or private land within the unincorporated areas of LACo except in accordance with the conditions of a valid Oak Tree Permit issued by LACo pursuant to the provisions of Section 22.56.2050.

The Permit requirements of Section 22.56.2060 covers the "damaging or removing Oak trees is prohibited". Except as otherwise provided in Section 22.56.2070, a person shall not cut, destroy, remove, relocate, inflict damage or encroach into a Protected Zone of any tree of the Oak genus which is (a) 25" or more in circumference (8" in diameter) as measured at 4½' above mean natural grade; in the case of an Oak with more than one trunk, whose combined circumference of any two trunks is at least 38" (12" in diameter) as measured at 4½' above mean natural grade, on any lot or parcel of land within the unincorporated area of Los Angeles County, or (b) any tree that has been provided as a replacement tree, pursuant to Section 22.56.2180, on any lot or parcel of land within the unincorporated area of Los Angeles County, unless an Oak tree permit is first obtained as provided.

Included within this report are the following: one (1) **TREE EVALUATIONS (on & off property trees)** sheet, one (1) **TREE CANOPY MEASUREMENTS (on & off property trees)** sheet, six (6) **COMPATIBLE NATIVE PLANTS W/IN OR AROUND OAK TREE DRIPLINES (CNPS)** [printed on both sides] sheets, and one (1) **TREE LOCATION MAP** (derived from the '8 scale' "Site Plan – Sheet A-1", as produced by Malibu Design Associates, Inc.). It should be noted, that the trees on the enclosed **TREE LOCATION MAP** were located by others.

Plan Review

1. Pursuant to the enclosed **TREE LOCATION MAP**, the following is proposed:

Tree No(s). Disposition//Requested Encroachment

- 1 to 6 **SAVES** = none of these 6 Coast Live Oaks shall be impacted from the project's proposed house construction. Pruning, other than minor dead wood removal, is not required to occur to these trees. None of these Oaks are of "Heritage" status.
- OP-1 & OP-2 **SAVES** = neither of these off-property Coast Live Oaks shall be impacted from the projects proposed house construction. Pruning is not required to occur to these trees. Neither of these Oaks are of "Heritage" status.

OAK TREE REPORT

Sadat House (Malibu), LACo

RDI Project No.: 865-1-11

Page 2 of 6

Field Observations

1. It is the intention of the present property owner to preserve all of the Oak trees on this property as well as those that are overhanging over his property.
2. The trees are inventoried as to their specie, health & aesthetic considerations. This inventory was reviewed in accordance with presently accepted industry procedures, which are of macro-visual observations only. No extensive microbiological, soil-root excavations, upper crown examination, nor internal tree investigations were conducted.
3. This project's on-property trees were tagged with rectangular ($\frac{3}{4}$ "x3") metal tags with numbers written in black on them. The report's inventoried off-property trees were not tagged, but are only map numbered.
4. Definitions:
 - A. This inventory includes the measuring of trunk diameters at 4½' above existing grade, in inches. It should be noted that these dimensions might change in the next growing season(s) following our initial field measurements.
 - B. The "dripline" or "canopy spread" is defined as the outermost edge of the tree's canopy when viewed from above. These measurements, taken in feet, were taken at a minimum of four compass directions (north, south, east & west). If one or more sides is measured as "0" feet, this means that there is no canopy at that/those location(s). It should be noted that these dimensions might change in the next growing season(s) following our initial field measurements.
 - C. The "Protected Zone" is defined as the area at least 5' beyond the dripline or 15' from the trunk, whichever distance is greater, when viewed from above.
 - D. A "Heritage Oak" in Los Angeles County is any Oak tree that has at least one trunk that is at least 36" in diameter. It is also any Oak tree having a significant historical or have cultural importance to the community, not withstanding that the tree diameter is less than 36" (as identified officially by the local Los Angeles County Resource Conservation District.

Specific & Overall Recommendations

1. The 'saved' Oak trees within 50' from proposed construction shall be fenced with a temporary chainlink (or similar) protective fence at their driplines or Protected Zones (or at the location of approved encroachment) prior to the start of any on-site grading. This fencing shall remain intact until this Consulting Arborist and/or the Los Angeles County Fire Department - Forestry Division (LACoFD-FD) allows it to be removed or relocated.
2. Soil compaction within the dripline and/or Protected Zone shall be minimized. No equipment, spoils or debris shall be stored within the dripline and/or Protected Zone of the saved tree(s). No dumping of liquids or solvents, cleaning fluids, paints, concrete washout or other harmful substances within the driplines and/or Protected Zones shall be permitted.

OAK TREE REPORT

Sadat House (Malibu), LACo

RDI Project No.: 865-1-11

Page 3 of 6

3. All work, to this project's native Oak trees, shall be in accordance with the LACo 'Oak Tree Ordinance' and tree policies.
4. Prior to the completion of this project, **RDI & Associates, Inc. (dba TREES, etc.)** shall certify in a 'letter of compliance', that the 'Oak Tree Ordinance' and all concerned tree policies have been adhered to.
5. Copies of this report and the 'Oak Tree Ordinance' shall be maintained on site during all project construction.

Tree Care & Maintenance

1. No "new" landscape, irrigation lines, utility lines and/or grade changes shall be designed and/or installed within the dripline and/or Protected Zones of any this report's Oak) trees, unless approved by the LACoFD-FD. If planting is necessary or the leaf litter is removed, the following is recommended:
 - A. Plant Material – only drought tolerant plantings should be used. All plantings should be compatible with the on-site native Oak trees. See the enclosed list "Native Plants Compatible within or around the Oak tree driplines" for some of these plants.

If additional plants are desired around the Oak trees, then use "acceptable" natives & follow these guidelines:

 1. Plant no closer than 10' from any tree trunk.
 2. Plant 1-gallon specimens or smaller, as these plants will establish faster than larger containers.
 3. Use only native backfill with no amendments.
 4. Mulch with an insect/disease free material as needed (minimum) 2" thick, to cover the soil for better water retention, to assist in lessening compaction, and for supplying organic material.
 5. Water only once per week (or when necessary) by using a drip, or similar, irrigation system to a 3' depth. Place the emitters (min. 3/plant) at the edge of the rootball. After the 1st year move the emitters 12" away from their original locations. After the 3rd year move them another 12" out. By the 4th year, the system may be removed or shut-off.
 - B. Irrigation – spray-type irrigation systems should not be used within the driplines and/or Protected Zones. The irrigation systems should not spray onto the tree trunks and/or within 5' of the tree trunks or exposed roots. A continuously wet condition in this area favors unfavorable disease organisms to form, such as Avocado Root Rot (*Phytophthora cinnamomi*) and/or Oak Root Fungus (*Armillaria mellea*).
 - C. Resistant Plant Varieties – avoid plants that are susceptible to either Avocado Root Rot or Oak Root Fungus.
2. Natural rainfall should be sufficient to provide enough water for the Oak trees. Oaks in landscape areas will usually receive enough water from the adjacent & nearby plantings.

OAK TREE REPORT

Sadat House (Malibu), LACo

RDI Project No.: 865-1-11

Page 4 of 6

- A. Watering – if it is needed in addition to the natural rainfall, a water probe should first be used to help determine the need. Watering may be accomplished by using a “Ross Root Feeder”, a low volume soaker hose, drip systems, etc. The water should percolate through the entire root area & the surrounding soil to a 5’ depth. Water as necessary, but generally not in the summer time.
 - B. Fertilization – can generally be applied when the tree is being watered. A total of 0.75 lbs. of actual nitrogen (N) per inch of trunk diameter per year (basic “rule of thumb”) is adequate. All fertilizer applications should be based on the most current soil analysis for correct rates. Fertilizing should only be done in the late spring. Fertilizer may be broadcast or applied through a deep-root watering system, depending on the specific tree & site conditions.
3. The “bare” areas within the driplines and/or Protected Zones of this on-site or “over-hanging” or within 50’ of approved grading/construction of the site’s (native Oak) trees should be covered with an insect & disease free organic mulch. This is done to help alleviate compaction. Compaction is the compression of the soil from walking or equipment uses. When it occurs under or around the tree the roots may be adversely affected. The tree growth may be stunted. All compaction created shall be remedied as soon as possible. The following should alleviate compaction from occurring:
- A. Mulching – place a 2”-4” layer of a light fluffy (insect/disease free) mulch around the tree beginning 6” from the trunk & extending to about 10’ outside of the dripline. Mulch can consist of walnut shells, shredded bark or leaf litter. The mulch size shall be at least 1”-2” in size.
 - B. Grade changes – of as little of 6”, within the dripline, can have a negative affect to the trees. It is important that the natural drainage patterns be maintained to help prevent water from “ponding” at the base of the tree trunk. The natural trunk flare should always be visible.
 - C. Aeration – is the ventilation of the root system, which can be very beneficial in compacted areas. To alleviate a compaction problem, hand-dug holes of 6” dia. by 24” deep by 24” on-center to about 10’ outside of the dripline. Fill the holes with natural organic matter (leaf litter). This material will decompose & will produce a year-around source of fertilizer for the tree.
4. Most Oaks/trees require little or no live wood pruning within their canopies. No major structural pruning shall be allowed. A qualified arborist under the review of **RDI & Associates, Inc. (dba TREES, etc.)** shall complete all dead wood removal and/or pruning.
- A. Trees do not heal the way people do. When a tree is wounded, it must grow over & compartmentalize the wound. As a result, the wound is contained within the tree forever. Small cuts do less damage than large cuts. For that reason, proper pruning or training of young trees is critical. Waiting to prune a tree until it is mature can create the need for large cuts that the tree can not easily close. Correct pruning cuts are critical to a tree’s response in growth & wound closure. Pruning cuts should be made just outside of the branch collar (which contains trunk or parent branch tissues). If the cut is too large, the tree may suffer permanent internal decay from an improper pruning cut.
 - B. Dead wood pruning removal – is the removal of dead tissue, no matter the size, is an acceptable practice. All pruning should follow the standards as set forth by the International Society of Arboriculture (ISA).

OAK TREE REPORT

Sadat House (Malibu), LACo

RDI Project No.: 865-1-11

Page 5 of 6

- C. Live wood pruning removal – live branches that are considered to be unsafe due to decay; branches with cavities, cracks, fire damaged, diseased or infested with insects; branches that are physically imbalanced; especially branches with the above noted problems that are over 2" in diameter should be considered for removal. All pruning should follow the standards as set forth by the ISA.
- D. Cavities & hollows – should be kept free of loose debris, soil & plants. Some contain decayed wood, which should be treated by a qualified arborist only. Concrete or other similar materials should not be used to seal or fill in cavities or hollows. Cavities or hollows may be covered with screening to prevent debris build-up.
- E. Wound Dressings or Sealants – it was once thought that dressings were used to accelerate wound closure, but research has found that dressings do not reduce decay or speed closure & rarely prevent insect or disease infestations. Pruning wounds should not be sealed with any type of "pruning wound sealing compounds". Over time, these materials crack & can create entry points for diseases and/or insects. Wounds will "heal" properly if pruned correctly.
5. Insects & Diseases
- A. Effective pest control begins with the observation by the land owner. Changes such as abnormal leaf drop, oozing sap or discolored or dying twigs or leaves typically indicate that something has changed. Land owners should be careful when using pesticides around an Oak tree. Herbicides (weed killers) should never be used within the Protected Zone of an Oak tree, unless approved & applied by a certified pesticide applicator.
6. Inspections & Reviews
- A. This site's Oak trees should be inspected on a periodic basis by this Consulting Arborist. The inspection basis should be determined by the relative hazard value of the tree. If a tree is in a "high-use" area, it should be inspected at least on a quarterly basis, whereas a tree that is located in a "low-use" area may only require a bi-annual inspection.

NOTICE of DISCLAIMER = Opinions given in this report are those of *RDI & Associates, Inc. (dba TREES, etc.)*, and are derived from current professional standards based on visual recordings at the time of inspection. This visual record does not include aerial or subterranean inspections, and therefore may not reveal existing hidden hazards. Records may not remain accurate after inspection due to changeable deterioration of the inventoried plant material. *RDI & Associates, Inc. (dba TREES, etc.)*, provides no warranty regarding errors of omission resulting from the lack of communication of facts available only to the requester of this report which are expressed or implied as to the fitness of the urban forests for safe uses. *RDI & Associates, Inc. (dba TREES, etc.)* has no past, present or future interest in this property or the subject trees. This report may not be reproduced without the expressed written permission of *RDI & Associates, Inc. (dba TREES, etc.)*. Any change or alteration to this report invalidates the entire report.

EXHIBIT B

OAK TREE REPORT

Sadat House (Malibu), LACo
RDI Project No.: 865-1-11
Page 6 of 6

If you have any further questions, please do not hesitate to call **RDI & Associates, Inc.** (dba **TREES, etc.**).

Sincerely,
RDI & Associates, Inc.
dba **TREES, etc.**

Richard Ibarra, President
CONSULTING ARBORIST
(OAK TREE CONSULTANT)

865otr-1[a]

865-0783
CONTINUATION
CERTIFICATE OF COMPLIANCE

08/06/11 11:52 AM

2011 11:52 AM 07/11/11

TREE EVALUATIONS

[on & off property Oaks]

The inventory Health & Aesthetic Ratings of the trees are explained in the following:

The Health of the trees was visually determined from the following macroscopic inspection of signs and symptoms of disease.

- A. Excellent (31 to 35 points) - This tree is a healthy & vigorous tree characteristic of its species and free of any visible signs of disease or pest infestation.
- B. Good (26 to 30 points) - This tree is a healthy & vigorous tree. However, there are minor visible signs of disease and pest infestation.
- C. Fair (16 to 25 points) - This tree is healthy in overall appearance, but there is a normal amount of disease and/or pest infestation.
- D. Poor* (11 to 15 points) - This tree is characterized by exhibiting a greater degree of disease and/or pest infestation or structural instability than normal and appears to be in a state of decline.
- E. Very Poor* (6 to 10 points) - This tree exhibits extensive signs of dieback.
- F. Dead* (0 points) - This tree exhibits no signs of life at the time of field evaluation.

* A tree rating of "D" and lower is in low vigor and naturally a meaningful level of recovery is doubtful. Removal should be considered if it is within the proposed development.

The Aesthetic quality of the trees was visually determined from the following overall inspection of appearance.

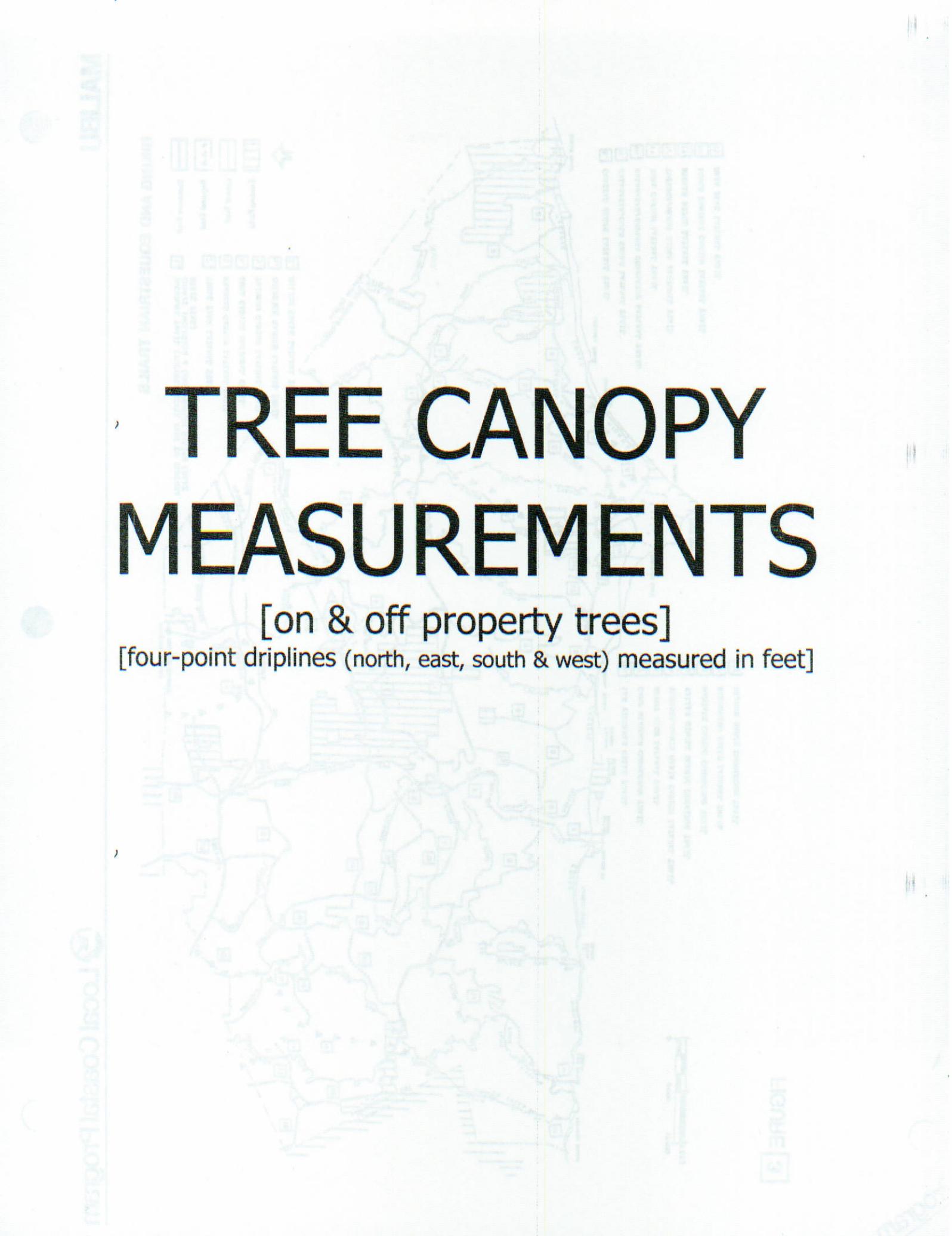
- A. Excellent - This tree is visually symmetrical, having the ideal form and appearance for the species.
- B. Good to Fair - This tree, though non-symmetrical, has an appealing form for the species with very little dieback of foliage or twigs/branches.
- C. Poor - This tree is non-symmetrical for the species with an unappealing form and/or has much dieback of foliage and twigs/branches.
- D. Very Poor - This tree has few, if any, positive characteristics and may detract from the beauty of the landscape.

TREE EVALUATIONS

Inspection Date (Project No.) 8-24-11 (865-1-11)

Page 1/1

TOTAL POINTS	CLASS	GRADE											
31 to 35	Excellent	A											
26 to 30	Good	B											
16 to 25	Fair	C											
11 to 15	Poor	D											
6 to 10	Very Poor	E											
0	Dead	F											
			TREE NUMBER	1	2	3	4	5	6	OP1	OP2		
FACTORS	POINTS												
CROWN DEVELOPMENT													
Well Balanced	5 points										X		
Lacking Natural Symmetry	3 points	X	X	X	X			X		X		X	
Lacking a Full Crown	1 point							X					
TRUNK CONDITION													
Sound & Solid	5 points	X		X	X			X	X	X			
Section of Bark Missing:													
Less Than 1/4 Around	4 points												
1/4 to 1/2 Around	3 points												
1/2 or More Around	2 points		X										
Stump with New Basal Growth	1 point												
Extensive Decay or Hollow Trunk	0 points							X					
BRANCH STRUCTURE													
No Defects	5 points												
Dieback (Limited)	4 points												
Few Structurally Dead or Broken Branches	3 points	X	X	X	X			X	X	X			
Many Structurally Dead or Broken Branches	1 point							X					
TWIG GROWTH													
Typical for Species & Age	5 points	X	X	X	X			X	X	X			
Less Than 1/2 Normal	3 points												
Growth Greatly Reduced	1 point							X					
FOLIAGE													
Normal Size & Color	5 points												
Minor Deficiency Symptoms	3 points	X	X	X	X			X	X	X			
Major Deficiency Symptoms	1 point							X					
INSECTS & DISEASES													
No Insects or Diseases Apparent	5 points												
Few Controllable Insects/Diseases Apparent	3 points	X	X	X	X	X	X	X	X	X			
Severe Infestation	1 point												
ROOTS													
No Root Problems Apparent	5 points												
Minor Root Problems	3 points	X	X	X	X	X	X	X	X	X			
Severe Root Problems	1 point												
TOTAL POINTS		25	22	25	25	10	25	21	25				
Aesthetic Grade		C	C	C	C	D	C	B	C				
ADDITIONAL COMMENTS													
<p>QA = Quercus agrifolia IF = In fill * = 14", 15" trunks at ground level</p>													
<p>17.5" 14.5" 5.5" x 25" QA Boxes IF 8" x 15" QA</p> <p>20.5" 15" 14" x 30" QA *</p> <p>15.5" 13" 12" x 45" QA Crowded IF</p> <p>14" 13" 8" x 45" QA Crowded IF</p> <p>29" 21" 16" x 45" QA</p> <p>24" 11" 7" x 50" QA Birds Nest</p> <p>21" 13" 12" x 30" QA IF</p>													



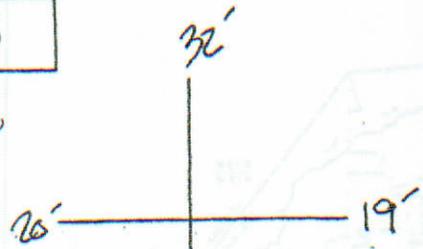
TREE CANOPY MEASUREMENTS

[on & off property trees]

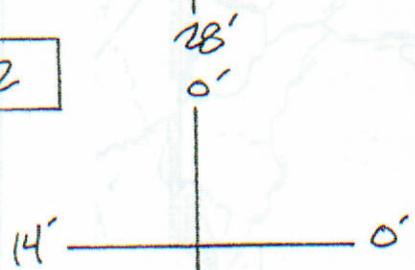
[four-point driplines (north, east, south & west) measured in feet]

FIGURE 3

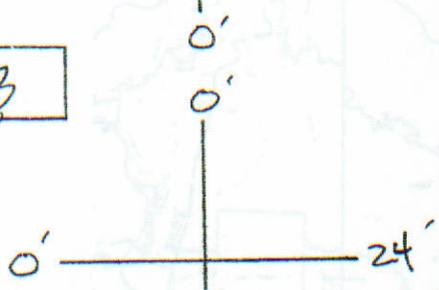
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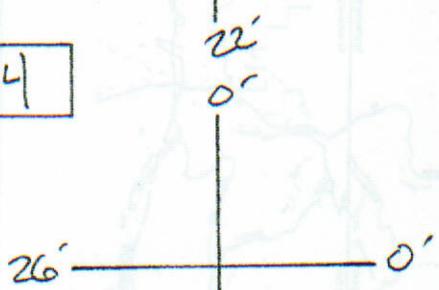
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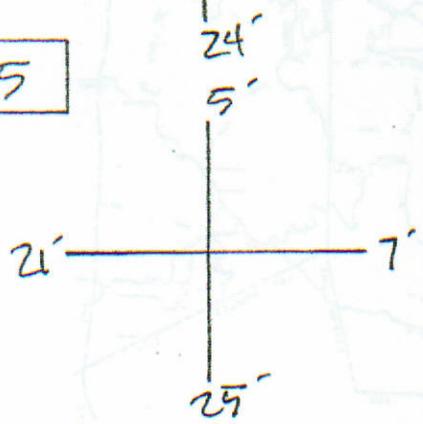
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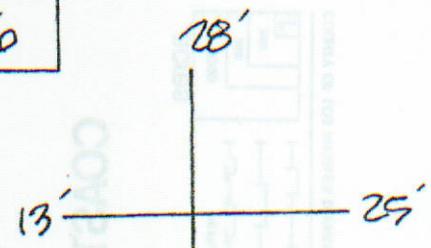
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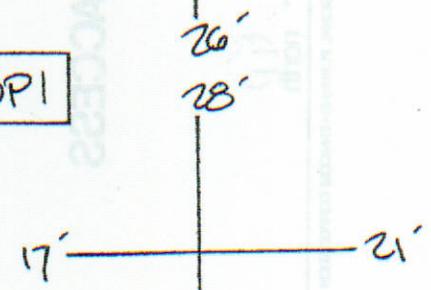
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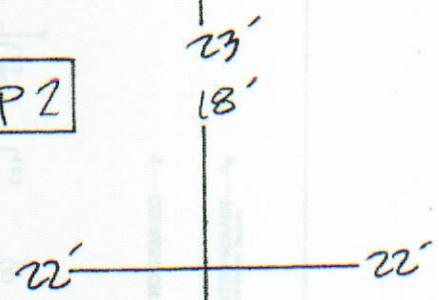
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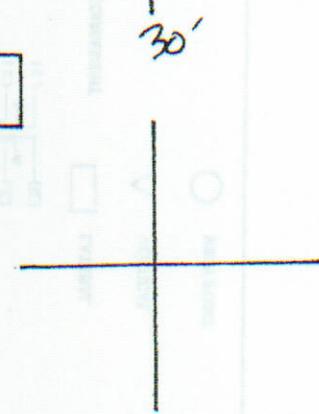
OP1



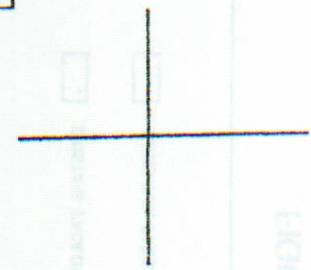
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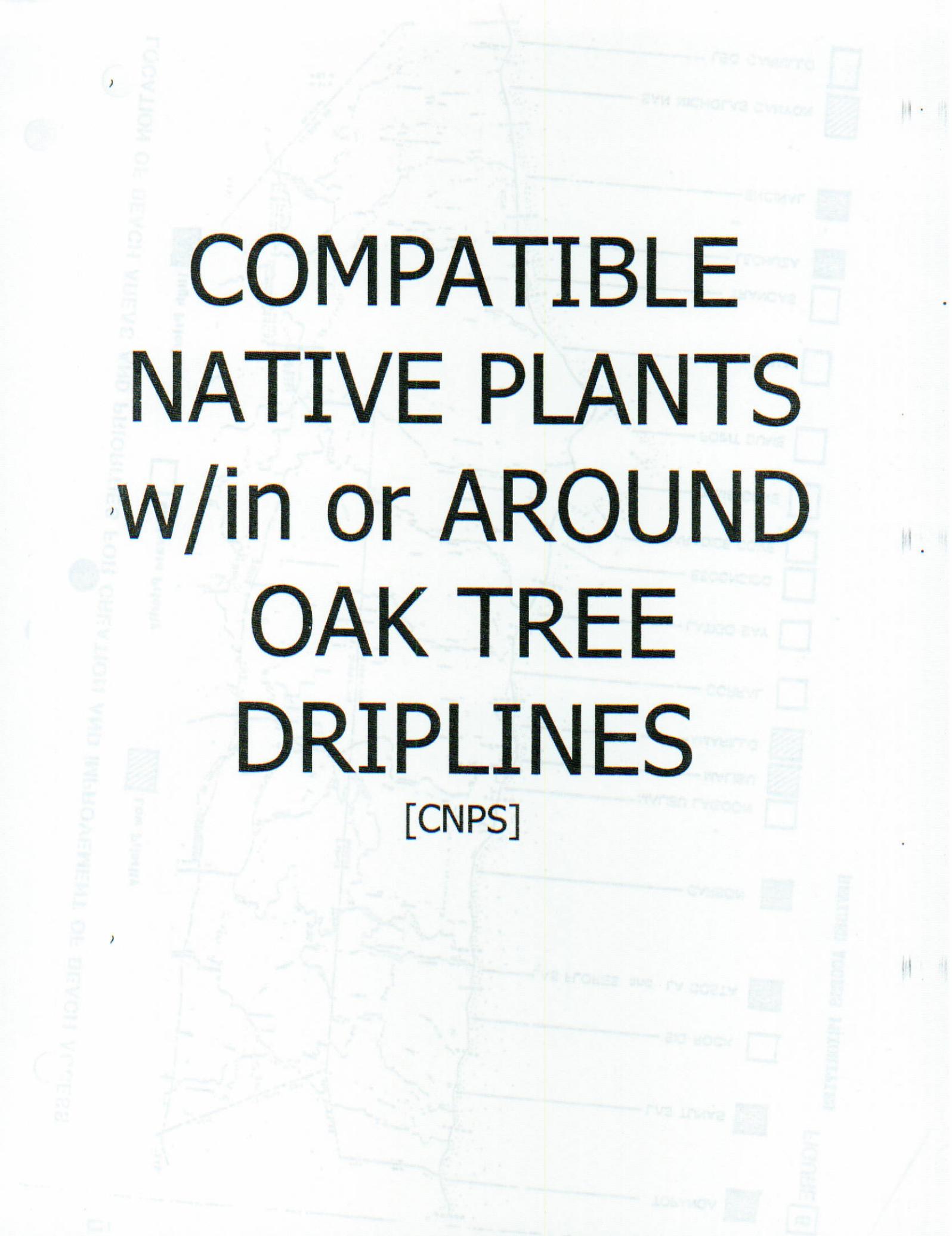


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Coastal Program

FIGURE 4



**COMPATIBLE
NATIVE PLANTS
w/in or AROUND
OAK TREE
DRIPLINES**

[CNPS]

Native Plants Compatible w/in or around the Oak tree driplines

<u>Scientific Name</u>	<u>Type</u>	<u>Common Name</u>
<i>Abelia grandiflora</i>	s	Glossy Abelia
<i>Acanthus mollis</i>	ph	Bear's Breach
<i>Achillea millefolium</i>	p	Common Yarrow ***
<i>Adenostoma fasciculatum</i>	s	Chamise ***
<i>Aesculus californica</i>	s	California Buckeye ***
<i>Adiantum jordanii</i>	f	California Maidenhair Fern
<i>Agave deserti</i>	su	Desert Century Plant
<i>Agrostis diegoensis</i>	pg	San Diego Bent Grass
<i>Allium</i> sp.	b	Wild Onion ***
<i>Aloe</i> spp.	su	Aloe
<i>Astroemeria ligta</i> 'hybrids'	b	Peruvian Lily
<i>Amaryllis belladonna</i>	b	Naked Lady Lily
<i>Amelanchier pallida</i>	s	Serviceberry
<i>Amorpha californica</i>	s	False Indigo
<i>Anemone blanda</i>	b	Anemone
<i>Aquilegia</i> spp.	ph	Columine
<i>Arabis</i> spp.	ph	Rock Cress
<i>Arbutus unedo</i>	s	Dwarf Strawberry Tree
<i>Arctostaphylos densiflora</i>	s	Sonoma Manzanita ****
<i>Arctostaphylos hookeri</i>	s	Monterey Manzanita
<i>Arctostaphylos manzanita</i>	s	Manzanita ***
<i>Arctostaphylos pajaroensis</i>	s	Pajaro Manzanita *****
<i>Arctostaphylos rudis</i>	s	Shagbark Manzanita ****
<i>Aristolochia californica</i>	v	Dutchman's Pipe ****
<i>Artemisia californica</i>	s	California Sagebrush
<i>Artemisia tridentata</i>	s	Basin Sagebrush ***
<i>Arum italicum</i>	ph	Italian Arum
<i>Asarum caudatum</i>	ph	Wild Ginger
<i>Asclepias eriocarpa</i>	ph	Indian Milkweed
<i>Asclepias fascicularis</i>	ph	Narrow-Leaved Milkweed
<i>Asparagus officinalis</i>	ph	Asparagus
<i>Aspidistra elatior</i>	ph	Cast Iron Plant
<i>Athyrium filix-femina</i>	f	Western Lady Fern
<i>Babiana stricta</i>	ph	Baboon-Flower
<i>Baccharis pilularis</i> "Twin Peaks"	gc/s	Coyote Bush ***
<i>Baccharis salicifolia</i>	s	Summer Holly
<i>Berberis darwinii</i>	s	Darwin Barberry
<i>Bergenia crassifolia</i>	ph	Winter Blooming Bergenia
<i>Bloomeria crocea</i>	ph	Golden Stars
<i>Brodiaea</i> spp.	b	----- ***
<i>Bromus carinatus</i>	pg	California Brome
<i>Bromus pseudolaevipes</i>	pg	Woodland Brome
<i>Buddleia davidii</i>	s	Butterfly Bush
<i>Buxus microphylla japonica</i>	s	Japanese Boxwood
<i>Calandrina ciliata menziesii</i>	a	Red Maids
<i>Calochortus</i> spp.	b/ph	Mariposa Lily ***
<i>Calycanthus occidentalis</i>	s	Western Spicebush *

Native Plants Compatible w/in or around the Oak tree driplines

<u>Scientific Name</u>	<u>Type</u>	<u>Common Name</u>
<i>Campanula</i> spp	ph	Bellflower
<i>Carpenteria californica</i>	s	Bush Anemone ****
<i>Ceanothus</i> spp.	gc/s	Ceanothus ***
<i>Centaurea cyranus</i>	a	Bachelor's Button
<i>Centranthus rubra</i>	ph	Red Valerian
<i>Ceratostigma plumbaginoides</i>	gc	Dwarf Plumbago
<i>Cercis occidentalis</i>	s	Western Redbud ****
<i>Cercis siliquastrum</i>	s	Judas Tree
<i>Cercocarpus betuloides</i>	s	Mountain Mahogany
<i>Chlorogalum pomeridianum</i>	b	Soap Plant ***
<i>Chrysanthemum balsamita</i>	s	Costmary
<i>Cissus antarctica</i>	v	Kangaroo Ivy
<i>Cistus</i> spp.	s	Rockrose
<i>Clarkia</i> spp.	a	Farewell to Spring ***
<i>Clematis ligusticifolia</i>	s	Virgin's Bower
<i>Colchicum</i> spp.	ph	Autumn Crocus
<i>Collinsia</i> spp.	a	Chinese Houses
<i>Collomia</i> spp.	a	Collomia
<i>Comarostaphylos diversifolia</i>	s	Summer Holly ****
<i>Comus</i> spp.	s	Dogwood
<i>Convolvulus mauritanicus</i>	ph	Ground Morning Glory
<i>Coprosma kirkii</i>	gc	Creeping Coprosma
<i>Cornus stolonifera</i> var. <i>californica</i>	s	Creek Dogwood
<i>Correa</i> spp.	s	Australian Fuchsia
<i>Cotoneaster</i> spp.	gc/s	Cotoneaster
<i>Crocsmia crocosmiiflora</i>	b	Montbretia
<i>Crytomium falcatum</i>	f	Holly Fern
<i>Cyclamen</i> spp.	ph	Cyclamen
<i>Cynoglossum grande</i>	p	Neapolitan Cyclamen
<i>Daphne odorata</i>	s	Fragrant Daphne
<i>Delphinium parryi</i>	ph	Hound's Tonge, Parry's Larkspur
<i>Dendromecon rigida</i>	s	Bush Poppy ***
<i>Deschampsia caespitosa</i>	gc	Tufted Hairgrass
<i>Diplacus hybrids</i>	s	Monkey Flower
<i>Diascia</i> spp.	ph	Twinspur
<i>Dicentra formosa</i>	ph	Western Bleeding Heart
<i>Dodecatheon clevelandtii</i>	ph	Shooting Star
<i>Dryopteris</i> spp.	f	Wood Fern
<i>Dudleya</i> spp.	ph	Live-Forever ***
<i>Elaeagnus pungens</i>	s	Elaeagnus
<i>Elymus condensatus</i> "Canyon Prince"	pg	Canyon Prince Wild Rye
<i>Elymus glaucus</i>	pg	Western Rye Grass
<i>Elymus triticoides</i>	pg	Creeping Wild Rye
<i>Encelia californica</i>	s	Encelia ***
<i>Endymion non-scriptus</i>	ph	Bluebell-of-Scotland
<i>Ephedra</i> sp.	s	Morman Tea ***
<i>Erigeron glaucus</i>	ph	Seaside Daisy

Native Plants Compatible w/in or around the Oak tree driplines

<u>Scientific Name</u>	<u>Type</u>	<u>Common Name</u>
<i>Eriogonum</i> spp.	ph/s	Buckwheat ***
<i>Eriophyllum lanatum</i> var. <i>arachnoideum</i>	ph	Woody Sunflower
<i>Erysimum</i> spp.	ph	Wallflower
<i>Escallonia exoniensis</i> 'Frades'	s	Frades Escallonia
<i>Eschscholzia</i> spp.	a	Poppy ***
<i>Fallugia paradoxa</i>	s	Apache Plume ***
<i>Feijoa sellowiana</i>	s	Pineapple Guava
<i>Festuca</i> spp.	pg	Fescue ****
<i>Forestiera neo-mexicana</i>	s	Desert Olive ***
<i>Forsythia x intermedia</i>	s	Forsythia
<i>Fragaria californica</i>	ph	California Strawberry
<i>Freesia</i> 'Tecolote' hybrids	b	Freesia
<i>Fremontodendron californicum mexicanum</i>	s	Flannel Bush ***
<i>Galvezia speciosa</i>	s	Island Snapdragon
<i>Garrya</i> spp.	s	Silktassel ****
<i>Gaultheria shallon</i>	s	Lemon Leaf
<i>Gaura lindheimeri</i>	ph	Gaura
<i>Gilia achilleaefolia</i> spp. <i>multicaulis</i>	a	California Gilia
<i>Gnaphalium californicum</i>	ph	California Everlasting
<i>Grevillea rosmarinifolia</i>	s	Rosemary Grevillea
<i>Grindelia robusta</i>	ph	Gum Plant
<i>Hardenbergia violacea</i>	v	Lilac Vine
<i>Helictotrichon sempervirens</i>	pg	Blue Oat Grass
<i>Helleborus foetidus</i>	s	Corsican Hellebore
<i>Hemerocallis</i> hybrids	ph	Day Lily
<i>Heteromeles arbutifolia</i>	s	Toyon, Christmas Berry ***
<i>Heuchera maxima</i>	ph	Island Alum-Root
<i>Holodiscus discolor</i>	s	Cream Bush
<i>Ilex cornuta rotunda</i>	s	Dwarf Chinese Holly
<i>Iris douglasiana</i>	ph	Douglas Iris
<i>Isomeris arborea</i>	s	Bladderpot ***
<i>Ixia</i> spp.	ph	Ixia
<i>Juglans californica</i>	t	Southern California Black Walnut
<i>Juniperus</i> spp.	gc/s	Juniper
<i>Keckeilla cordifolia</i>	s	Honeysuckle Penstemon
<i>Kniphofia uvaria</i>	ph	Red Hot Poker Plant
<i>Koeleria cristata</i>	g	Prairie Junegrass
<i>Lasthenia chrysostoma</i>	a	Gold Fields
<i>Lathyrus laetiflorus</i>	v	Wild Sweet Pea
<i>Layia platyglossa campanstris</i>	a	Tidy Tips
<i>Lepechinia</i> spp.	s	Pitcher Sage
<i>Lilium humboldtii</i>	ph	Humbolt Lily
<i>Limonium perezii</i>	ph	Sea Lavender
<i>Linanthus androsaceus</i>	a	Common Linanthus
<i>Liriope</i> spp. & <i>Ophiopogon</i> spp.	pg	Lily Turf
<i>Lobelia laxiflora</i>	ph	Mexican Lobelia
<i>Lonicera hispidula</i>	ph	California Honeysuckle

Native Plants Compatible w/in or around the Oak tree driplines

<u>Scientific Name</u>	<u>Type</u>	<u>Common Name</u>
<i>Lupinus</i> spp.	ph/s	Lupine ***
<i>Lycoris radiata</i>	ph	Spider Lily
<i>Lyonothamnus floribundus</i>	s	Santa Cruz Island Ironwood
<i>Mahonia</i> spp.	s	Oregon Grape ***
<i>Malosma laurina</i>	s	Laurel Sumac
<i>Melica imperfecta</i>	pg	Coast Range Melic Grass
<i>Mimulus</i> spp.	s	Monkeyflower **
<i>Monardella villosa</i>	ph	Lavender Coyote Mint *****
<i>Montia perfoliata</i>	a	Miners Lettuce
<i>Muhlenbergia rigens</i>	g	Deergrass ****
<i>Muscari</i> spp.	b	Grape Hyacinth
<i>Myosotis sylvantica</i>	ph	Forget-Me-Not
<i>Myrica californica</i>	s	Pacific Wax Myrtle
<i>Myrsine africanum</i>	s	African Box
<i>Myrtus communis</i>	s	Myrtle
<i>Nandina domestica</i>	s	Heavenly Bamboo
<i>Narcissus</i> spp.	b	Daffodil
<i>Nemophila maculata</i>	a	Five-Spot ***
<i>Nemophila menziesii</i>	a	Baby-Blue-Eyes
<i>Nepeta faassenii</i>	ph	Catmint
<i>Nephrolepis cordifolia</i>	f	Southern Sword Fern
<i>Nerine</i> spp.	ph	Nerine
<i>Nerium oleander</i> 'Petite'	s	Petite Oleander
<i>Nigella damascena</i>	a	Love-in-a-Mist
<i>Nolina</i> spp.	gc	Nolina
<i>Ochna serrulata</i>	s	Mickey Mouse Plant
<i>Oenothera</i> spp.	a	Evening Primrose
<i>Orignum dictamnus</i>	ph	Dittany of Crete
<i>Ornithogalum</i> spp.	ph	Ornithogalum
<i>Orthocarpus densiflorus</i>	a	Owl's Clover
<i>Osmoronia cerasiformis</i>	s	Oso Berry
<i>Oxalis oregana</i>	ph	Redwood Sorrel
<i>Oxalis purpurea</i>	b	Pink Bulb Oxalis
<i>Pellaea mucronata</i>	f	Bird's Foot Fern
<i>Pennisetum alopecuroides</i>	g	Fountain Grass
<i>Penstemon</i> spp.	s	Penstemon **
<i>Phacelia parryi</i>	a	Phacelia
<i>Pholistoma racemosa</i>	a	Fiesta Flower
<i>Physocarpus capitatus</i>	s	Nine-Bark
<i>Pickeringia montana</i>	s	Chaparral Pea ***
<i>Pinus mugo</i>	s	Mugho Pine
<i>Pityrogramma triangularis</i>	f	California Goldback Fern
<i>Platystemon californicum</i>	a	Cream Cups
<i>Plumbago auriculata</i>	s	Cape Plumbago
<i>Polygonum capitatum</i>	gc	Pink Knotwood
<i>Polypodium</i> spp.	f	Leather Fern
<i>Polypody californicum</i>	f	California Polypody

Native Plants Compatible w/in or around the Oak tree driplines

<u>Scientific Name</u>	<u>Type</u>	<u>Common Name</u>
<i>Polystichum munitum</i>	f	Western Sword Fern
<i>Potentilla glandulosa</i>	ph	Sticky Cinquefoil
<i>Prunus ilicifolia</i>	s	Hollyleaf Cherry ****
<i>Prunus lyonii</i>	s	Santa Catalina Cherry ***
<i>Punica granatum</i> 'Nana'	s	Dwarf Pomegranate
<i>Quercus agrifolia</i>	t	Coast Live Oak
<i>Quercus dumosa</i>	s	Scrub Oak
<i>Quercus durata</i>	s	Leather Oak
<i>Quercus lobata</i>	t	Valley Oak
<i>Quercus parvula</i>	s	Santa Cruz Island Oak
<i>Quercus wizlizenii</i>	t	Interior Live Oak
<i>Ranunculus californicus</i>	ph	California Buttercup
<i>Rhamnus</i> spp.	s	Coffeeberry ****
<i>Rhododendron</i> spp.	s	Azalea
<i>Rhus</i> spp.	s	Sugar Bush ***
<i>Ribes</i> spp.	gc/s	Current, Gooseberry ****
<i>Romneya coulteri</i>	ph/s	Matilija Poppy ***
<i>Rosa californica</i>	s	California Wild Rose ****
<i>Rosemarinus officianalis</i>	gc/s	Rosemary
<i>Rubus ursinus</i>	ph	Blackberry
<i>Rumohra adiantiformis</i> / <i>Aspidium capensis</i>	f	Leather-Leaf Fern
<i>Ruscus aculeatus</i>	s	Butcher's Broom
<i>Salvia</i> spp.	ph/s	Salvia ***
<i>Sambucus mexicana</i>	s/t	Mexican Elderberry
<i>Santolina chamaecyparissus</i>	ph	Gray Lavender Cotton
<i>Saponaria officinalis</i>	s	Bouncing-Bet
<i>Sarcococca ruscifolia</i>	s	Fragrant Sarcococca
<i>Satureja douglasii</i>	ph	Yerba Buena
<i>Scabiosa atropurpurea</i>	a	Pincushion Flower
<i>Scaevola</i> 'Mauve Clusters'	gc	Fan Flower
<i>Scilla peruviana</i>	b	Peruvian Scilla
<i>Scophularia californica</i>	ph	California Figwort
<i>Scutellaria tuberosa</i>	ph	Skull Cap
<i>Sedum acre</i>	ph	Golden Moss Sedum
<i>Sidalcea candida</i>	ph	Dwarf Hollyhock
<i>Simmondsia chinensis</i>	s	Jojoba ***
<i>Sisyrinchium bellum</i>	ph	Blue-Eyed Grass *****
<i>Sitanion</i> spp.	pg	Squirreltail
<i>Solanum xantii</i>	ph	Purple Nightshade
<i>Sollya heterophylla</i>	s	Australian Bluebell Creeper
<i>Sparaxis</i> spp.	ph	Sparaxis
<i>Stachys bullata</i>	ph	Wood Mint
<i>Sternbergia lutea</i>	b	Fall Yellow Crocus
<i>Stipa cernua</i>	pg	Spear Grass ***
<i>Stipa lepida</i>	pg	Needlegrass ***
<i>Stipa pulchra</i>	pg	Needle Grass ***
<i>Symphoricarpos</i> spp.	s	Snowberry ****

Native Plants Compatible w/in or around the Oak tree driplines

<u>Scientific Name</u>	<u>Type</u>	<u>Common Name</u>
<i>Syringia vulgaris</i>	s	Lilac
<i>Tellima grandiflora</i>	ph	Fringe Cups
<i>Teucrium fruticans</i>	s	Bush Germander
<i>Thalictrum polycarpum</i>	ph	Meadow Rue
<i>Thymus praecox arcticus</i>	ph	Mother-of-Thyme
<i>Tiarella unifoliata</i>	ph	Sugar Scoop
<i>Tolmeia menziesii</i>	ph	Piggy-Back Plant
<i>Trichostema lanatum</i>	s	Woody Blue Curis
<i>Trillium chloropetalum</i>	b	Common Trillium
<i>Tropaeolum majus</i>	a	Garden Nasturtium
<i>Tulbaghia violacea</i>	ph	Society Garlic
<i>Umbellularia californica</i>	s	California Bay Laurel ****
<i>Vaccinium ovatum</i>	s	California Huckleberry
<i>Vancouveria planipetala</i>	ph	Inside-Out Flower
<i>Viburnum suspensum</i>	s	Sandankwa Viburnum
<i>Viguiera deltoidea</i> var. <i>parishii</i>	ph	Desert Sunflower ***
<i>Viola pedunculata</i>	a	Yellow Pansy
<i>Vitis</i> spp.	v	Wild Grape ****
<i>Whipplea modesta</i>	ph	Yerba de Selva ****
<i>Woodwardia fimbriata</i>	f	Giant Chain Fern
<i>Xylosma congestum</i>	s	Xylosma
<i>Yucca whipplei</i>	su	Yucca ***
<i>Zauschneria</i> spp.	a/s	California Fuchsia ***
<i>Zigadenus fremontii</i>	b	Star Lily

Notes:

- * Water monthly when young.
- ** Needs no summer watering, unless otherwise indicated.
- *** Full Sun (tolerates west and south exposures).
- **** Protect from afternoon Sun (partial Shade).
- ***** Full Shade or Morning Sun.

a	Annual	b	Bulb
f	Fern	gc	Groundcover
pg	Perennial Grass	ph	Perennial Herb
s	Shrub	su	Succulent
v	Vine	t	Tree

None of the above noted species should be planted within five (5) feet of the tree trunk.
 The above noted plants will do best if given a thorough deep watering 2 to 3 times during the growing season.

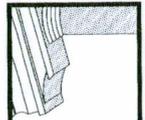
TREE LOCATION MAP

[Oak trees]

match approved PD Access

APN NO. 4461-015-003, 004

REVISIONS	DY.
△ DAY/ MO/ YR	JJA

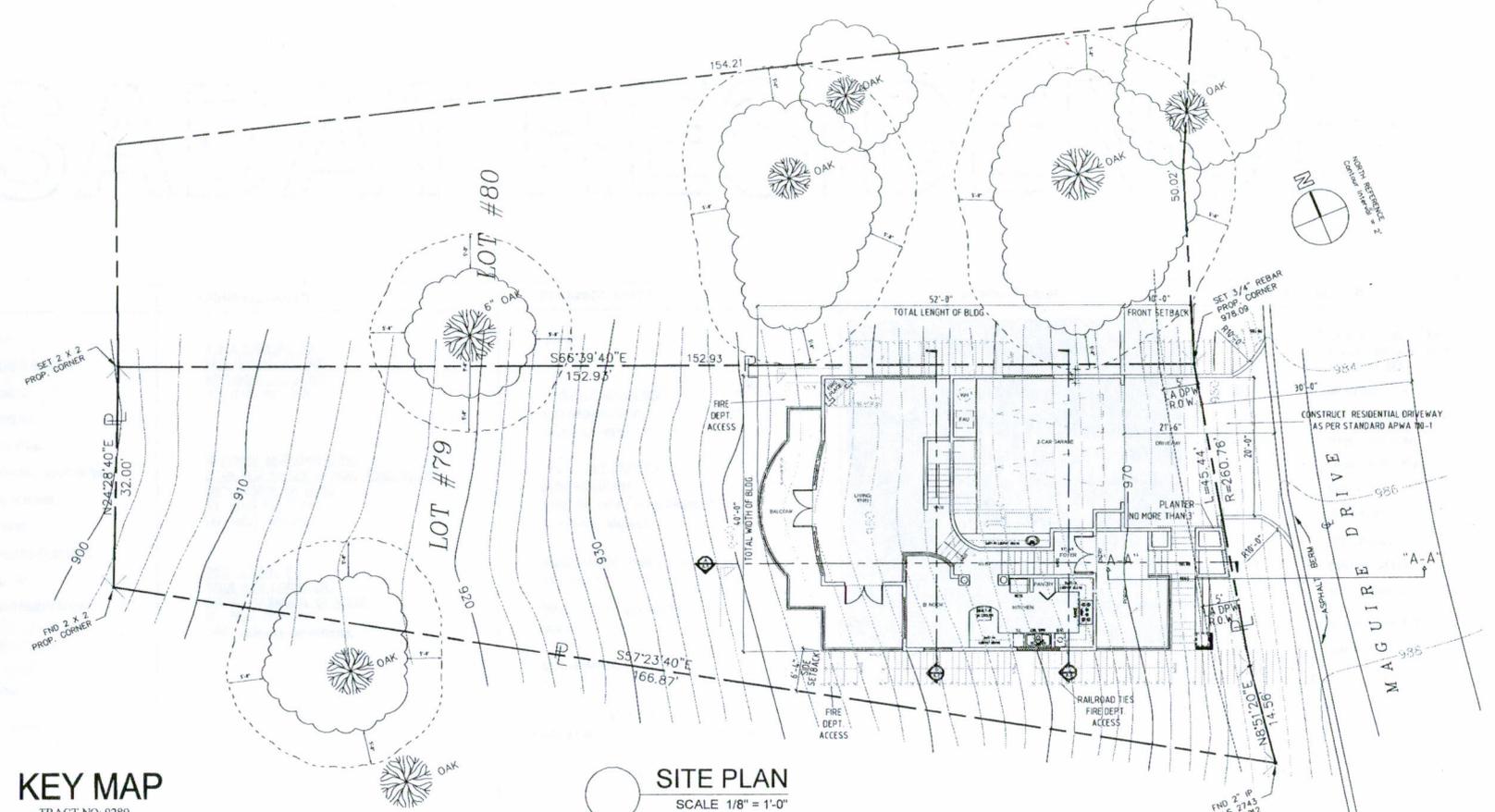


MALIBU DESIGN ASSOCIATES, INC.
 28955 PACIFIC COAST HIGHWAY SUITE 210 MALIBU, CA 90265
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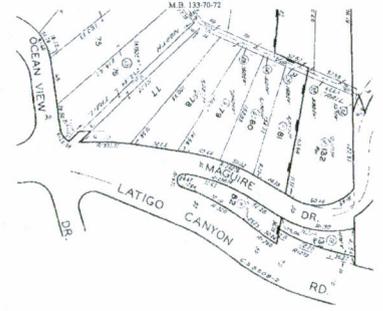
PREPARED FOR:
 AHMAD TAHARI/ABAEER AR
 OWNERS ADDRESS: 28955 PACIFIC COAST HIGHWAY, #206 DAVIS, CA 95616

PROJECT:
 SUIT HOUSE
 JOB ADDRESS: 28955 PACIFIC COAST HIGHWAY, MALIBU, CA 90265
 SHEET NO. 1
 SITE PLAN

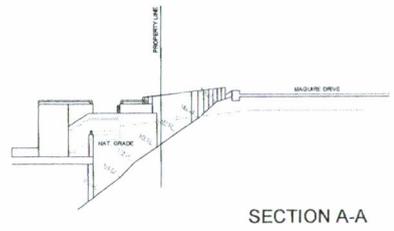
DRAWN BY: MALPAGLIA
 CHECKED BY: M. SAWYER
 DATE: 08/20/11
 JOB NUMBER: 080404-01
 SHEET
A1-Tree
 OF SHEETS



KEY MAP
 TRACT NO. 9289
 M.B. 133-70-72



SITE PLAN
 SCALE 1/8" = 1'-0"



SECTION A-A

NOTES:

- GREEN BUILDING REQUIREMENTS: (as applicable)
- Smart Irrigation controller shall be installed for all landscaping.
- Project shall be designed to achieve at least 15% more energy efficiency than the 2005 California Energy Efficiency Standards, Title 24 Part 6.
- Project shall recycle and/or salvage the minimum amount of non-hazardous construction and demolition debris and in compliance with requirements set forth by the Department of Public works, Environmental Programs division.
- Project shall comply with the requirement that tank-type toilets be high-efficient toilets (maximum 1.28 gallons/flush)
- BEST MANAGEMENT PRACTICES (BMPs): LID BMPs shall be installed as required by the Department of Public Works (DPW) pursuant to the county's "Low Impact Development standards Manual," unless modified or waived by DPW.





















