

**Recommendations for 4133 Maguire Drive, Malibu
ERB meeting, 2014.06.16
R2006-00193, RPP 201400234, RENV 201400066
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Coastal Development Permit Requirements:

Important Requirements of the Coastal Development Permit for the biological environment are reiterated here for consideration in the Department of Regional Planning (DRP) Documents. Parentheses show relevant DRP recommendations.

- 1. CDP Staff 4.A.A.(d) CDP requires that grading be done only under dry conditions between April 1 and October 31.**
- 2. CDP Staff 3A. Drainage and erosion control plans, both interim during construction and final, are needed. (Arborist and County biologist need to check the plans to insure no damage will occur to the oak woodland on the west and north sides of the development parcel. Deposition of sediment can kill trees which depend on aerated soil around roots.)**
- 3. CDP Staff 3.A.(7) Drainage plan shall verify capture and retention of the greater of 85th percentile 24-hour storm (CDP) [or 3/4-inch runoff (DRP)] from all hardscape of the Project. (If the project can be responsible for road runoff capture, the project also should design and construct bioswales that can retain road runoff for filtration.)**
- 4. CDP Staff 5.A.(1) & CDP Staff 5.B. Landscape plan shall consist primarily of native/drought-resistant plants. (Locally native plants are those of the Santa Monica Mountains.) Fuel modification is required to be detailed as to types, sizes and location of plant materials to be removed, and thinning management.**
- 5. CDP Staff 5.A.(1) No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or the State of California shall be employed or allowed to naturalize or persist on the site. (The site has a small stand of an invasive plant Castor Bean (*Ricinus communis*). Before any construction begins (any grading permit), these castor bean plants shall be dug out including roots, and all plant parts shall be taken to a landfill in closed containers.)**
- 6. CDP Staff 5.A.(4) Rodenticides shall NOT be used. (This prohibition should be prominent on all landscape plan pages. Suggest trapping and other forms of rodent reduction that do not persist and that do not enter the natural food chain.)**
- 7. CDP Staff 5.B. Fuel modification plans need to be approved by (staff biologist of DRP) and the Forestry Department of Los Angeles County. Fuel modification plans need to be detailed for types, sizes, and location of plant materials to be removed, and have a thinning schedule.**
- 8. CDP Staff 5.D. Monitoring will consist of a report by a licensed Landscape Architect or qualified Resource Specialist that certifies the on-site landscaping is in conformance with the landscape plan approved, and shall include photographic documentation of plant species and plant coverage. The report is to be submitted 3 years after the Certificate of Occupancy. If the report shows that existing landscape**

does not conform to the original plan, the applicant shall have a supplemental, remedial plan submitted within 30 days. The remedial plan shall be implemented within 30 days of the date of the final supplemental landscaping plan. Remedial measures shall be repeated as necessary to meet the requirements of this condition.

9. CDP Staff 6. The house shall be in earth tones to camouflage the structures, coordinating with the color of soil, rocks, and native vegetation of the site. Use of native vegetation in landscaping will help screen the structure.
10. CDP Staff 7.A. No lighting around the perimeter of the site and no lighting for aesthetic purposes is allowed. Exterior night lighting shall be minimized using low intensity, low stature fixtures (2.5-3 ft.) (Lights are to be equivalent to a 60-watt incandescent bulb for CDP; 800 lumens is the DRP maximum.) Lights shall be directed downwards with full shielding against projection into the nighttime sky, surrounding properties, and undeveloped areas. If DPW does not require public lighting, then none shall be used. Security lighting, if used, shall be on an infrared detector or a motion sensor. Refer to the Rural Outdoor Lighting District Ordinance for restrictions on shielding, height, intensity, and encroachment, especially 22.44.540.A-D:
http://planning.lacounty.gov/view/rural_outdoor_lighting_district_ordinance
11. CDP Staff 8. Further development on the parcel with the structure (4461-015-003) is to be retired by deed and joined to conservation of the parcel to the north. In addition, for the CDP to be granted, the developer must similarly conserve 2 additional parcels in the Escondido Canyon watershed. If 2 additional parcels are not obtained and conserved, then the building on the parcel shall be restricted to 641.8 sq.ft. Conservation shall eventually be transferred in a conservation easement to a qualified conservation entity.
12. CDP Staff 9. The restrictive measures of the CDP are to travel with the land on any deeds for the parcel.
13. CDP Staff 13. Oak tree protection is to be a protective barrier fencing at the edge of the protected zone. (Due to close proximity of the planned structure to oak protected zones, an oak tree protection plan is needed that describes how this close contact is to be managed. If branches of diameter greater than 2 inches are to be trimmed, a County Oak Tree Permit will be needed.)

Additional recommendations:

1. In preparing Zone C for fuel modification:
 - a. Retain as many non-sprouting species as possible. (They usually have a single trunk.) Do not cut off the trunk in pruning, as this kills the plant.
 - b. Choose multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs should be pruned in a staggered, clumped pattern on an alternating schedule, allowing 2-3 years between prunings for any one clump. Resprouting species can be pruned to near ground level. Bunch grass also should be allowed to go to seed in any area where pruning is not occurring. Roots of bunch grass are important to erosion control and shall not be removed during a pruning cycle.
 - c. Evergreen, somewhat succulent shrubs such as hollyleaf cherry and redberry should be less harshly pruned for fuel modification. Less severe pruning will enable the plants to put down more roots and better prevent erosion.

- 2. Revise the landscape plan to have only locally native plants. (Catalina perfume is the only local non-native.) Show devices for restriction of irrigation to adjacent oak trees. Devices may include non-plant, decorative cover such as rock and bark without plastic liner, capture of runoff distant from oak tree protected zones.**
- 3. An oak tree permit will be needed for encroachment during construction into the protected zones of oak(s) on the north. The Project impacts oak woodland area on the north. Area should be calculated and mitigation for oak woodland impacts provided at a 2:1 ratio. This could be on the additional 2 parcels to be conserved within the Escondido Canyon watershed.**
- 4. Show details of the septic system on the plans.**
- 5. Perimeter fencing shall not be allowed; however, security fencing adjacent to the house is acceptable, for example, around a swimming pool.**
- 6. Because of the steep nature of the Project site, erosion and runoff will be important to control, and invasive plants brought to the site by earth-moving equipment have a good probability of being in runoff to the oak forest below. Immediately before coming to the site, all vehicles during construction and landscaping should have wheel wells and undercarriage thoroughly pressure-washed to remove invasive plant propagules. This should be done for all the construction and landscape activities of the Project.**