



**EROSION CONTROL NOTES**

1. ALL SLOPES WHETHER NATURAL OR MANUFACTURED SHOULD BE PLANTED USING THE CONTOUR PLANTING METHOD, WITH ALTERNATING ROWS OF PLANTS ALONG THE PROPERTY CONTOURS. THIS METHOD SHALL BE USED FOR ALL CONTAINER PLANTS.
2. LARGE PLANTING AREAS SHALL BE TERRACED SLIGHTLY TO CONTROL IRRIGATION.
3. IRRIGATION OF PLANTS ON SLOPES SHALL CONSIST PRIMARILY OF BUBBLER OR DRIP IRRIGATION. SMALL ARC ROTARY HEADS (18" ARCS) MAY BE USED FOR LARGE OPEN AREAS OF GROUND COVERS. HOWEVER, THE HEADS MUST BE LAID OUT TO CONFORM WITH THE EARTH TERRACE TO AVOID RUN-OFF.

**WEED ERADICATION.**

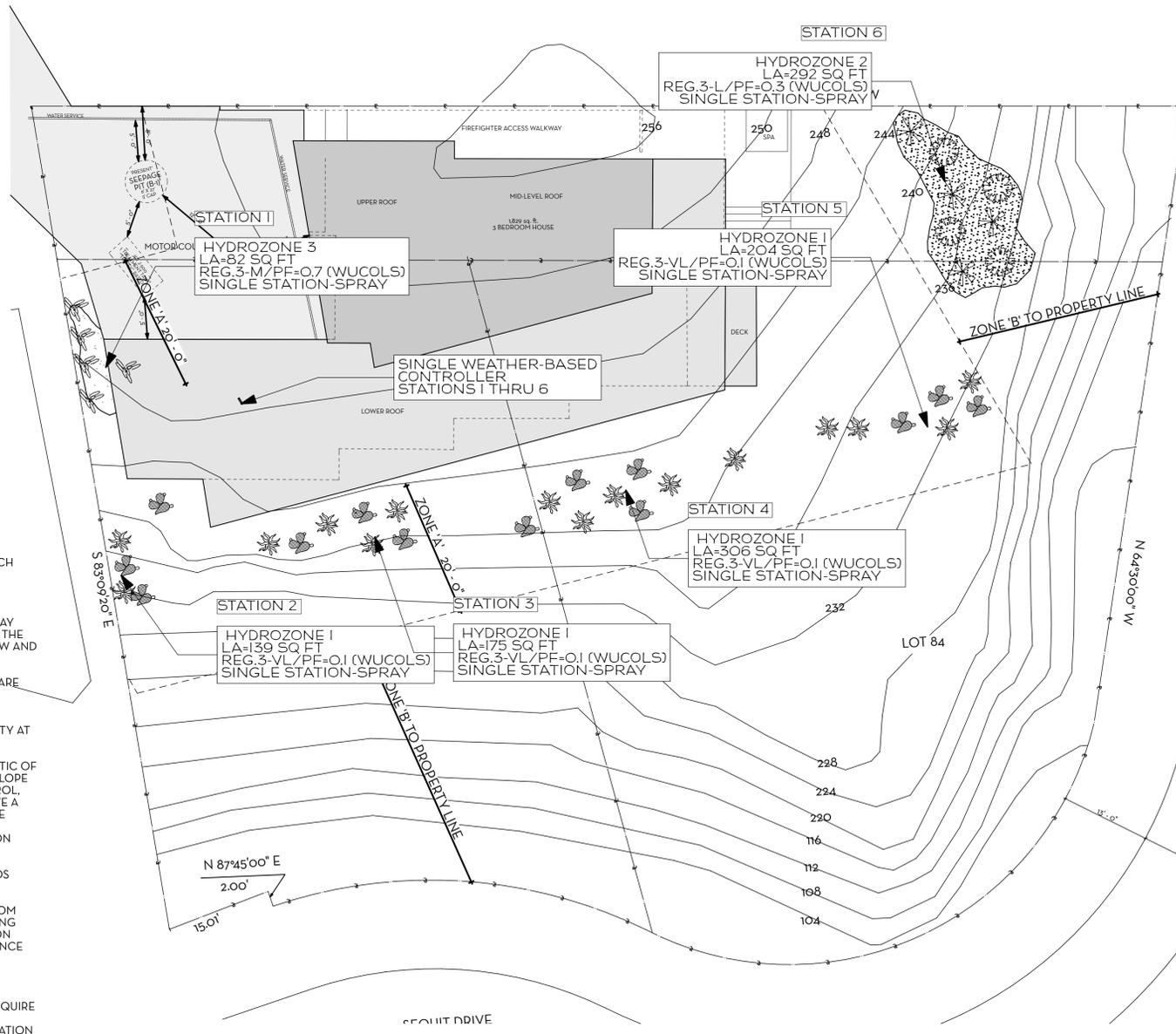
1. THREE MONTHS PRIOR TO PLANTING, THE PLANTING AREAS SHALL BE IRRIGATED EVERY OTHER DAY FOR THREE WEEKS, AND THE WEEDS WHICH EMERGE SHALL BE REMOVED. THIS PROCESS SHALL BE REPEATED TWICE PRIOR TO PLANTING OF THE PLANT MATERIALS SELECTED FOR THE PROJECT LANDSCAPE.

**PLANTING PROCEDURES FOR NATIVE PLANTS**

1. PLANTING TIPS SHOULD BE THE SAME DEPTH AS THE SOIL IN THE PLANT CONTAINER AND ONE AND ONE-HALF TIMES AS WIDE AS THE CONTAINER.
2. DO NOT USE SOIL AMENDMENTS.
3. BACKFILL PLANTING BITS WITH NATIVE SOIL ONLY. WHEN PLANTING NATIVE PLANTS ON CUT OR FILL SLOPES, IMPORT NATIVE TOPSOIL FROM UNDISTURBED PORTIONS OF THE SITE FOR BACKFILL MIX. MIX ONE HALF IMPORTED NATIVE SOIL WITH ON HALF CUT OR FILL MATERIAL FOR BACKFILL MIX.
4. CREATE A BASIN AROUND THE ROOTBALL EDGES OF EACH PLANT TO CATCH AND DIRECT WATER TO THE PLANT ROOT MASS.
5. DO NOT DISTURB THE PLANT ROOTBALL DURING PLANTING.
6. ADD TWO OR THREE INCHES OF MULCH IN THE PLANT BASIN.
7. DO NOT PLACE SOIL OR MULCH ON TOP OF THE CROWN OF THE ROOTBALL (PLANT STEM OF TRUNK).
8. PLANTING OF NATIVE PLANTS SHOULD TAKE PLACE FROM LATE NOVEMBER THROUGH LATE MARCH ONLY. THE PLANTS MUST BE IRRIGATED THROUGH THE FIRST YEAR. GREAT CARE MUST BE TAKEN NOT TO OVERWATER THE NATIVE PLANTS AND TO REDUCE THE IRRIGATION FREQUENCY AND VOLUMES TO A MINIMUM REQUIRED FOR PLANT HEALTH AS SOON AS POSSIBLE AFTER PLANTING.

**LANDSCAPE PLAN NOTES**

- A. PROPOSED LANDSCAPING ON SITE IS MINIMAL AND DOES NOT REACH THE AREA THRESHOLD FOR REVIEW UNDER THE LANDSCAPE WATER CONSERVANCY ORDINANCE (LWCO) THE PROPOSED NEW OR ALTERED LANDSCAPE AREA IS LESS THAN 2,500 SQUARE FEET.
- ANY CHANGES TO PLANTING AREAS OR OTHER LANDSCAPE DESIGN MAY EXCEED THE LWCO AREA THRESHOLD. THEREFORE, ANY CHANGES TO THE FINAL APPROVED LANDSCAPE PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO ANY PLANTING.
- B. INVASIVE PLANT SPECIES, AS DETERMINED BY THE CITY OF MALIBU, ARE PROHIBITED.
- C. 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).
- D. NATIVE SPECIES OF THE SANTA MONICA MOUNTAINS, CHARACTERISTIC OF THE LOCAL HABITAT, SHALL BE USED ON GRADED SLOPES OR WHERE SLOPE PLANTING ARE REQUIRED FOR SLOPE STABILIZATION, EROSION CONTROL, AND WATERSHED PROTECTION. PLANTS SHOULD BE SELECTED TO HAVE A VARIETY OF ROOTING DEPTHS. A SPACING OF 15 FEET BETWEEN LARGE WOODY (GREATER THAN OR EQUAL TO 10-FOOT CANOPY) SHRUBS IS RECOMMENDED BY THE FIRE DEPARTMENT. LAWNS ARE PROHIBITED ON SLOPES GREATER THAN 5%.
- E. THE USE OF BUILDING MATERIALS TREATED WITH TOXIC COMPOUNDS SUCH AS COPPER ARSENATE AND CREOSOTE ARE PROHIBITED.
- F. GRADING SHALL BE SCHEDULED ONLY DURING THE DRY SEASON FROM APRIL 1 - OCTOBER 31. 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.
- G. GRADING, EXCAVATION, DEMOLITION, OR OTHER SITE PREPARATION ACTIVITIES SCHEDULED BETWEEN FEBRUARY 1 AND AUGUST 15 WILL REQUIRE NESTING BIRD SURVEYS BY A QUALIFIED BIOLOGIST. SURVEYS WILL BE COMPLETED WITHIN FIVE (5) DAYS OF INITIATION OF ANY SITE PREPARATION ACTIVITIES. SHOULD ACTIVE NEST BE IDENTIFIED, A BUFFER AREA OF NO LESS THAN 150 FEET (300 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. FAILURE TO ABIDE THIS CONDITION MAY RESULT IN REVOCATION OF THE PERMIT AND PENALTIES ISSUED BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME.
- H. 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.
- I. UP-LIGHTING OF LANDSCAPING IS PROHIBITED.
- J. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE CITY BIOLOGIST SHALL INSPECT THE PROJECT SITE AND DETERMINE THAT ALL PLANTING CONDITIONS THAT PROTECT NATURAL RESOURCES ARE IN COMPLIANCE WITH THE APPROVED PLANS.



**1 LANDSCAPE AND WATER CONSERVATION PLAN**  
 SCALE: 3/32" = 1'-0"  
**FUEL MODIFICATION PLAN #6008**  
**FFFM# 201500834**  
 NOTE: THIS SITE WAS FORMERLY KNOWN AS 2940 SEQUIT DRIVE.

The ICE rating should begin with the 315-page report of titled **EVALUATION OF CALIFORNIA WEATHER-BASED "SMART" IRRIGATION CONTROLLER PROGRAMS**. This report covers the operation of thousands of controllers installed with Proposition 13 funds to evaluate performance on irrigation controllers in the field.

The results of this field testing are shown in the chart below. This testing eliminates the five defects of the SWAT/IA testing.

- the 315 page report covers more than one year and is not limited to 30 days
- the 315-page report covers thousands of controllers, not one from each manufacturer
- the controllers are installed and programmed by homeowners and contractors, not the technical staff of the manufacturer, and monitored/verified by water districts
- the 315-page report shows wide variance of irrigation efficiency among the controllers that will provide the basis for an ICE rating system for irrigation controllers
- the report is on-going, will cover 5 year of operation and will reveal consumer resistance to paying on-going monthly signal fees for HydroPoint/Toro/Irritrol controllers

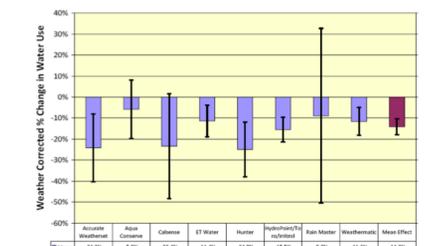


Figure ES.1: Weather-normalized % change in water use by controller manufacturer/brand with 95% confidence error bars

**MAXIMUM APPLIED WATER ALLOWANCE**

**MAWA = 25,216** gallons per year  
 MAWA = (ETo) (0.62) [0.55 x LA + 0.3 x SLA]

ETo (Malibu) = 44.2 inches per year  
 LA = Landscape Area (including pool\*) = 1,673 sq ft  
 SLA = Special Landscape Area\*\*  
 Area Conversion factor = 0.62 (inches to gallons per square foot)  
 ET Adjustment factor (ETAF) = 0.55  
 Special Area\*\* ET adjustment Factor = 0.3

\*covered spa exempted from LA total  
 \*\*none proposed

**ESTIMATED WATER USE**

**EWU = 12,214** gallons per year total  
 EWU = (ETo) (0.62) (PF x HA/IE) + Special Area EWU + Pool EWU

HZ1 - PF = 0.1, LA = 824 sq ft, EWU = 3,011 gal per yr  
 HZ2 - PF = 0.3, LA = 292 sq ft, EWU = 3,201 gal per yr  
 HZ3 - PF = 0.7, LA = 82 sq ft, EWU = 2,097 gal per yr  
 POOL + SPA - \*\*ET = 0.3, LA = 475 sq ft, EWU = 3,905 gal per yr

HA = Hydrozone in square feet  
 PF = Average plant factor for each hydrozone based on WUCOLS area specific classification  
 IE = Irrigation controller efficiency rating (75% for Hunter WEC)\*

**PLANTING LEGEND**

MARK	SIZE	WUCOLS AREA / RATING*
	CUTTINGS	OPUNTIA LITTORALIS/COASTAL PRICKLY PEAR REG.3-VL
	2 GAL	AGAVE ATTENUATA 'NOVA' REG.3-VL
	4 IN 1 GAL	PENSTEMON HETEROPHYLLUS / FOOTHILL PENSTEMON REG.3-L ZONE B/C
	1 GAL	LUPINUS LONGIFOLIUS / BUSH LUPINE, OR SALVIA LEUCOPHYLLA / PURPLE SAGE, OR TRICHOSTEMA LANATUM / WOOLY BLUE CURLS REG.3-L ZONE B/C
	1 GAL	EUPHORIA TIRUCALLI / STICKS ON FIRE REG.3-L
	SEED	SEED, IN DRIFTS OF SINGLE SPECIES: SISYRINCHIUM BELLUM / BLUE EYED GRASS; THINNED, TRIMMED EXISTING NATIVE PLANTS REG.3-L
	15 GAL	STRELITZIA NICOLAI / GIANT BIRD OF PARADISE REG.3-M

\*IN CASES OF OFFERED ALTERNATIVES THE HIGHER WUCOLS RATING IS INDICATED

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PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

**MANDEL RESIDENCE**  
**3004 SEQUIT DRIVE**  
 MALIBU, CA 90265 - UNINCORPORATED L.A. COUNTY  
**LANDSCAPE WATER CONSERV. PLAN**

Rev. #	Date	Signature
1	06-28-15	FT
2	09-07-15	VM
3	11-15-15	TH
4	01-22-16	VM

**FM-2**

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