



Los Angeles County
Department of Regional Planning



Director of Planning Bruce W. McClendon, FAICP
320 West Temple St, Los Angeles, 90012 (213) 974-6433 Fax: (213) 626-0434 http://planning.co.la.ca.us

SUBDIVISION COMMITTEE MEETING
REPORTS ONLY

Planner:	<u>Josh Huntington</u>	E-mail:	<u>jhuntington@planning.lacounty.gov</u>
SCM Reports Date:	<u>September 27, 2012</u>	Map Date:	<u>August 28, 2012</u>
Tract/Parcel Map No:	<u>PM069051</u>	Project No:	<u>PM069051</u>
Zoned District:	<u>The Malibu</u>	Community:	<u>Santa Monica Mts North Area</u>
Supervisory District:	<u>Third</u>	APN No.:	<u>4472-002-027</u>
Map Stage:	<u>Tentative; 2nd Revision</u>		

Proposal: **PM 069051: To create two single-family parcels on 46.6 gross acres.**
RCUP 201100028: To ensure compliance with non-urban hillside management design criteria and to allow 6,830 cubic yards of grading in the Santa Monica Mountains North Area.

Location: **557 Westlake Boulevard, west side of Westlake Boulevard, approximately 0.5 miles north of Mulholland Hwy.**

Recommendation: **Approval – once all holds are cleared and the environmental review is completed.**

SUBDIVISION COMMITTEE HOLDS

<input type="checkbox"/> Revised Tentative Map:	<input type="checkbox"/> Reschedule for SC Meeting
<input type="checkbox"/> Revised Exhibit/Exhibit "A" Map	<input type="checkbox"/> Reschedule for SC Reports Only
<input type="checkbox"/> Revised Application	

SUBDIVISION COMMITTEE DEPARTMENTS

Hold Cleared	
<input checked="" type="checkbox"/>	<input type="checkbox"/> Public Works: See attached report.
<input type="checkbox"/>	<input checked="" type="checkbox"/> Fire:
<input type="checkbox"/>	<input checked="" type="checkbox"/> Parks & Recreation:
<input type="checkbox"/>	<input checked="" type="checkbox"/> Health Services:

REGIONAL PLANNING

Hold Cleared	
<input checked="" type="checkbox"/>	<input type="checkbox"/> Environmental: Josh Huntington will be conducting the environmental review. Additional information may be required for this review.
<input type="checkbox"/>	<input checked="" type="checkbox"/> SMMNA Plan Determination
<input type="checkbox"/>	<input checked="" type="checkbox"/> Zoning Consistency
<input type="checkbox"/>	<input checked="" type="checkbox"/> Oak Tree Permit
<input type="checkbox"/>	<input checked="" type="checkbox"/> Revised Slope Map / Calculations
<input checked="" type="checkbox"/>	<input type="checkbox"/> Public Hearing Materials: TBD

ADDITIONAL COMMENTS

- Due to the proximity of the ridgeline, a house on Parcel No. 1 can be no taller than 30 feet, and a house on Parcel No 2 can be no taller than 20 feet.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 69051 (Rev)

Page 1/1

TENTATIVE MAP DATED 08-28-2012
EXHIBIT "A" MAP DATED 08-28-2012

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- Please see attached Grading review sheet (Comments 1 and 2) for requirements.

HCW



Prepared by John Chin

pm69051L-rev2.doc

Phone (626) 458-4918

Date 09-26-2012

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Prior to tentative map approval, submit a notarized covenant or easement documents in a form approved by Public Works indicating acceptance of any off-site impacts or permission for any off-site work. Submit documents for review.
2. Prior to tentative map approval, provide a recorded reciprocal easement/agreement in a form approved by Public Works from adjacent property owner granting both the current owner(s) and future perspective buyer(s) for ingress and egress.



Name Tony Hui Date 09/25/2012 Phone (626) 458-4921

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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

1/1

PARCEL MAP NO. 69051 (Rev)

TENTATIVE MAP DATED 08-28-2012
EXHIBIT "A" MAP DATED 08-28-2012

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:


Prepared by John Chin
pm69051L-rev2.doc

Phone (626) 458-4918

Date 09-24-2012

The following reports consisting of ___ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk’s Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
8. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
9. Quitclaim or relocate easements running through proposed structures.
10. The following note shall be placed on all tract and parcel maps with lot/parcel sizes of five acres or more: "Further division of this property to lot/parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to Los Angeles County development standards."
11. Delineate proof of access to a public street on the final map.
12. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW

JAC

Prepared by John Chin
pm69051L-rev2.doc

Phone (626) 458-4918

Date 09-06-2012



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

PARCEL MAP NO.: 069051

TENTATIVE MAP DATE: 8/28/2012
EXHIBIT MAP DATE: 8/28/2012

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Grading Plan Approval:

1. Per County Code Section 12.84.440 comply with the Low Impact Development (LID) standards in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf
2. Submit a hydrology study/Standard Urban Stormwater Mitigation Plan (SUSMP)/LID Plan for review and approval to the satisfaction of the Department of Public Works.
3. Obtain and record notarized drainage covenants, in a form approved by Public Works from all impacted offsite property owners, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage covenants reference above do not constitute an offsite easement, license, title, or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

Concurrent with recordation of a Final Map or Parcel map Waiver:

1. Deed restrictions for cross lot-drainage shall be required to the satisfaction of the Department of Public Works.

Name

Lizbeth Calderon
LIZBETH CALDERON

Date

9/20/12

Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT / PARCEL MAP 69051
SUBDIVIDER Kasco, LP
ENGINEER Peak Surveys
GEOLOGIST Gold Coast Geoservices
SOILS ENGINEER Gold Coast Geoservices

TENTATIVE MAP DATED 8/28/12 (Revised, Exhibit)
LOCATION Calabasas
GRADING BY SUBDIVIDER [Y] (3,415 y³)
REPORT DATE 5/23/11
REPORT DATE 5/23/11

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. The Soils Engineering review dated 9/24/12 is attached.



Reviewed by _____

Geir Mathisen

Date 9/17/12

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 9.1
Job Number LX001129
Sheet 1 of 1

Tentative Parcel Map 69051
Location Malibu
Developer/Owner Kasco, L.P.
Engineer/Architect Peak Surveys, Inc.
Soils Engineer Gold Coast Geoservices, Inc. (GC02-071679-C)
Geologist Same as above

DISTRIBUTION:

Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

Tentative Parcel Map Dated by Regional Planning 8/28/12 (Rev)
Soil Engineering and Geology Report Dated 5/23/11
Previous Review Sheet Dated 2/14/11

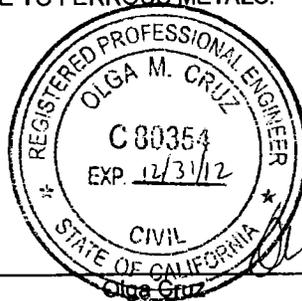
ACTION:

Tentative Map feasibility is recommended for approval, subject to the conditions below:

REMARKS/CONDITIONS:

1. At the grading plan stage, submit a grading plan report which addresses and evaluates the site and the proposed development. Grading plan report must also address existing sub-drains in existing fill material where proposed cuts will be made.
2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:
ON-SITE SOILS ARE MODERATELY CORROSIVE TO FERROUS METALS.



Reviewed by _____ Date 9/24/12

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\gme\pub\Soils Review\Olga\Site\69051 PM, Malibu, A_0912

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
2. No debris flow is allowed over the graded slopes and/or private driveway (parcel 2 driveway and graded slopes).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

5. Due to cross-lot drainage/grading, provide a recorded covenant and agreement to the satisfaction of the Department of Public Works stating that grading for all parcels shall be performed simultaneously (under the same grading permit) in accordance with the approved exhibit map prior to sale of any of the individual parcels.

TH

Name Tony Hui Date 09/25/2012 Phone (626) 458-4921

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The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Make an offer of private and future right of way 80 feet from centerline along the property frontage on Westlake Boulevard. 20 feet of additional right of way is required along the property frontage.
2. Whenever there is an offer of a private and future street, provide a drainage statement/letter.
3. Dedicate slope and drainage easements along Westlake Boulevard to the satisfaction of Public Works. The 20 feet slope easement shown on the tentative map is not necessarily approved and is subject to final review prior to the final map approval.

PC

Prepared by Patricia Constanza
pm69051r-rev2.doc

Phone (626) 458-4921

Date 09-24-2012

TENTATIVE MAP DATED 08-28-2012
EXHIBIT "A" MAP DATED 08-28-2012

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Approved without conditions. There are no existing public sewer facilities within proximity of the project and the applicant proposes to use private sewer system.
2. The use and installation of a private sewage system (septic system) must be approved by the Department of Public Health (DPH). Please call Mr. Ken Habaradas of DPH at (626) 430-5382 for additional information and requirements.



Prepared by Tony Khalkhali
Pm69051s-rev2.doc

Phone (626) 458-4921

Date 09-24-2012

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 69051(Rev.)

Page 1/1

TENTATIVE MAP DATED 08-28-2012
EXHIBIT "A" MAP DATED 08-28-2012

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. This is a 20+ acres subdivision.



Prepared by Tony Khalkhali
pm69051w-rev2.doc

Phone (626) 458-4921

Date 09-24-2012



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 69051 Map Date: August 28, 2012 - Ex A

C.U.P. _____ Vicinity: 342C2

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department recommends clearance of this project as presently submitted with conditions of approval:**
- Fire Department access shall provide a minimum unobstructed with of 20 feet (both on-site and off-site), clear to the sky.
- The grade within the Fire Department turnaround in Parcel 2 shall not exceed 5% with a 2% cross slope. Change is grades shall not exceed 10% in a 10 feet distance. Compliance required during the architectural plan review by the Fire Department prior to building permit issuance and/or on the Grading Plan as requested by the Department of Public Works.
- An approved Fuel Modification Plan is required prior to building permit issuance.
- An approved Reciprocal easement agreement is required to the satisfaction of the Dept of Regional Planning prior to Final Map clearance.

By Inspector: Juan C. Padilla Date September 26, 2012

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040



WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: PM 69051 Map Date: August 28, 2012 - Ex A

Revised Report

- Checkboxes for fire hydrant requirements, including flow rates, installation details, and testing procedures.

Comments: Water requirements for all new construction within this project will be required during the architectural plan review by the Fire Department prior to building permit issuance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations.

By Inspector Juan C. Padilla Date September 26, 2012



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map #	69051	DRP Map Date:	08/28/2012	SCM Date:	09/27/2012	Report Date:	08/30/2012
Park Planning Area #	27A		MALIBU			Map Type:	REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

This project is exempt from park obligation requirements because:

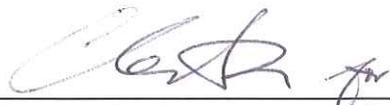
Residential lot(s) [specify lot #'s] are 10 or more acres in size. Both parcels are ten (10) or more acres in size.

Trails:

No trails.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: 
James Barber, Land Acquisition & Development Section



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	69051	DRP Map Date:	08/28/2012	SMC Date:	09/27/2012	Report Date:	08/30/2012
Park Planning Area #	27A	MALIBU				Map Type:	REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where:
- P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
 - Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
 - U = Total approved number of Dwelling Units.
 - X = Local park space obligation expressed in terms of acres.
 - RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.67	0.0030	0	0.00
M.F. < 5 Units	2.03	0.0030	0	0.00
M.F. >= 5 Units	1.81	0.0030	0	0.00
Mobile Units	1.47	0.0030	0	0.00
Exempt Units			2	
Total Acre Obligation =				0.00

Park Planning Area = 27A MALIBU

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$306,067	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$306,067	\$0



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

Parcel Map No. 069051

Vicinity: Malibu

Tentative Parcel Map Date: August 28, 2012 (2nd Revision)

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Parcel Map 069051**, subject to the conditions listed in the attached reports. Any change to the method of sewage disposal and approved source of potable water supply shall invalidate this approval.

Prepared by: 
Ken Habaradas

Phone No: (626) 430-5382

Date: September 26, 2012

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ DRINKING WATER PROGRAM

5050 Commerce Drive
Baldwin Park, CA 91706

Date: September 26, 2012

Page 1 of 1

Map No. Parcel Map 069051

Map Date: August 28, 2012

The Drinking Water Program recommends approval of this map with the following condition:

1. Potable water will be supplied by the Las Virgenes Municipal Water District, a public water system which guarantees water connection and service to the proposed subdivision.

For questions regarding the potable water requirements, please contact Richard Lavin at (626) 430-5420.

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ LAND USE PROGRAM

5050 Commerce Drive
Baldwin Park, CA 91706

Date: September 26, 2012

Page 1 of 1

Map No. Parcel Map 069051

Map Date: August 28, 2012



Land Use Program recommends approval of this map with the following conditions:



Land Use Program cannot recommend approval of this map until the following requirements have been satisfied:

The Land Use Program has reviewed the percolation test report dated May 26, 2011, prepared by Gold Coast GeoServices, Inc. to determine the feasibility of installing an onsite wastewater treatment system (OWTS) on parcel 2 of the proposed subdivision. This conceptual approval is intended for the subdivision review process only that encompasses the requirements applicable to OWTS, and does not authorize any land development until the following conditions have been satisfactorily fulfilled:

1. Prior to installation of any onsite wastewater treatment systems (OWTS), a complete feasibility report shall be submitted to the Land Use Program for review and approval. The feasibility report shall be prepared in accordance with the requirements outlined in Environmental Health's "*A Professional Guide to Requirements and Procedures for Onsite Wastewater Treatment Systems (OWTS)*". The data contained in the abovementioned percolation test report provides the basis for OWTS installation on Parcel 2. However, the following corrections/requirements shall be addressed in the plan submittal:
 - A. A detailed description of the percolation test method in accordance with procedures established in the above-mentioned guidelines.
 - B. A groundwater determination shall be required for the designated primary dispersal area (B-39, 41, 42, and 44). The Plumbing Code requires that there be a 10 foot vertical separation between the bottom of the seepage pit and the highest groundwater level. If the above requirement cannot be met at the designated primary dispersal area, the developer will have the option to use a portion of the designated future expansion for primary dispersal. Based on the number of percolation test performed at the future expansion area, sufficient area is available to accommodate primary and future dispersal requirements.

Note: If a public sewer connection is available within 200 feet of any part of a proposed building or exterior drainage, all future drainage and piping from any land development shall be connected to such public sewer.

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ LAND USE PROGRAM

5050 Commerce Drive
Baldwin Park, CA 91706

Date: September 26, 2012

Page 1 of 1

Map No. Parcel Map 069051

Map Date: August 28, 2012

2. At the time of construction if public sewer connection is available within 200 feet of any part of the proposed building or building's exterior drainage, all future sewage drainage and piping from any land development shall be connected to such public sewer.
3. If, due to the proposed development, grading, geological limitations, required setbacks and flood or surface/ground water related concerns or for any other related reasons, conformance with all applicable requirements cannot be achieved, this conceptual approval shall be rendered void and consequently no construction permits shall be issued.

For questions regarding OWTS requirements, please contact Patrick Nejadian at (626) 430-5390.