



Los Angeles County
Department of Regional Planning



Richard J. Bruckner, Director

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SUBDIVISION COMMITTEE MEETING REPORT

Planner: Josh Huntington E-mail: jhuntington@planning.lacounty.gov
 Subdivision Committee Date: 7/8/10 Map Date: 6/3/10
 Parcel Map No: 071073 Project No: PM071073
 Zoned District: The Malibu Community: Unincorporated Malibu
 Supervisorial District: Third APN No.: 4465-004-075, -072, -080, and -013

Map Stage: Tentative Initial 2nd Revision Received Amendment __ Revised

Proposal: **To create 3 single family residential parcels that contain over five acres each and one open space parcel that is approximately 73 acres on 88 total gross acres. The open space lot is proposed to be donated to the Santa Monica Mountains Conservancy.**

Location: **Along and east of Murphy Way, approximately one mile north of the Pacific Coastal Highway**

- This application is deemed complete**, although it has not been cleared to be presented at public hearing with a recommendation for approval from staff.
- This application is deemed incomplete.** This application shall be deemed complete upon the submission and satisfactory review of the requested information and clearance of the holds in this report.
- This application is recommended for denial.** General Plan Hold

TIME EXTENSION 1 Year

HOLDS:

- Drainage Concept (LID) Geologic Report Soils Report Sewer Area Study
- Traffic Study Fire Dept. Parks & Recreation Health Services (WILL SERVE)
- Environmental General Plan Revised Slope Map Plan Amendment
- Zone Change CUP Oak Tree Permit TBD CSD
- Proof of Legal Access Revised Tentative Map Revised Exhibit Map Revised Application
- Other: Other:

- Reschedule for Subdivision Committee Schedule for Subdivision Committee Reports
- Resubmit **35 folded** copies of the Tentative Map and a **cover letter** outlining all changes made to the map.

ENVIRONMENTAL REVIEW (213) 974-6461

- HOLD** Planner: Rudy Silvas
- Categorical Exemption 3/ Pending Initial Study review
- Negative Declaration Mitigated Negative Declaration
- Pending Draft EIR + Agency review

GENERAL PLAN

- HOLD**
- Land Use Category (Land Use Element)
- Countywide General Plan:
- Community or Specific Plan: M2 – Mountain Land (1 du / 20 ac) and 3 – Rural Land I (1 du / 10 ac)
- Altadena Community Plan Antelope Valley Area Plan Catalina Island Land Use Plan
- East Los Angeles Community Plan Hacienda Heights Community Plan Marina Del Rey Land Use Plan
- Rowland Heights Community Plan Santa Clarita Valley Area Plan Santa Monica Mtns. North Area Plan
- W. Athens - Westmont Community Plan Walnut Park Neighborhood Plan Malibu Local Coastal Program Land Use Plan

Maximum Density (not automatic): 6 (if site were generally flat) Proposed Density: 3 (0.03 du/ac)

Plan Highways: _____

Significant Ecological Area (Conservation and Open Space Element). CUP and SEATAC review required.
SEA: _____

Burden of Proof: Satisfactory. Additional information required: _____

Hillside Project (Land Use Element)
 Urban Non-Urban _____ % Open Space Requirement

0-24.99% slope: _____ 25-49.99% slope: _____ 50% slope: _____

Low Density Threshold: _____ Midpoint Threshold: _____ Maximum Density: _____

Proposed Density: 3 units (0.03 du/ac)

Hillside CUP: Possibly Required Not required Not required: Building restriction on slopes >

Proposed Open Space: _____ Public parks _____ Private parks _____ Private yards _____
_____ Landscaped areas, slopes, walkways _____ Undisturbed natural _____

Burden of Proof: Satisfactory. Additional information required: _____

Infill Project (Land Use Element): Request increase by _____ land use category(ies).
Surrounding land use category: _____ Surrounding density: _____

Burden of Proof: Satisfactory. Additional information required: _____

Plan Amendment: _____
Burden of Proof: Satisfactory. Additional information required: _____

The proposed plan amendment must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

General Plan consistency determination: Pending Consistent Inconsistent

After reviewing the viewshed analysis, it is clear that this project is inconsistent with several key policies of the Malibu Local Coastal Plan ("LCP"). These policies include:

- **P125 New development shall be sited and designed to protect public views from LCP-designated scenic highways . . .**
- **P126 Prohibit placement of signs, utilities, and accessory equipment that obstruct views the ocean and scenic elements wherever possible.**
- **P129 Structures should be designed and located so as to create an attractive appearance and a harmonious relationship with the surrounding environment.**
- **P130 In highly scenic areas and along scenic highways, new development (including buildings, fences, paved areas, signs, and landscaping) shall:**
 - be sited and designed to protect views to and along the ocean and to and along of scenic features, as defined and identified in the Malibu LCP.**
 - minimize the alteration of natural landforms.**
 - be landscaped to conceal raw-cut slopes.**
 - be visually compatible with and subordinate to the character of its setting.**
 - be sited so as not to significantly intrude into the skyline as seen from public viewing places.**
- **P131 Where feasible, prohibit placement of structures that will break the ridgeline view, as seen from public places.**
- **P135 Ensure that any alteration of the natural landscape from earthmoving activity blend with the existing terrain of the site and the surroundings.**

Redesign project such that it is consistent with these LCP policies.

ZONING

HOLD

Current Zoning: A-1-1 (Light Agricultural – one acre minimum lot size)

Zone Change _____ Proposed Zoning: _____

Surrounding zoning: _____ Surrounding land uses: **Residential, Open Space**

Burden of Proof: Satisfactory. Additional information required: _____

The proposed zone change must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

Conditional Use Permit: _____

Submit a revised Exhibit A (6 copies) showing: _____

Burden of Proof: Satisfactory. Additional information required: _____

Oak Tree Permit: _____ Proposed removals: _____ Proposed encroachments: _____

Sent Oak Tree Report to Forester on: _____

Burden of Proof: Satisfactory. Additional information required: _____

Community Standards District: _____

Any zoning violations discovered on the property may affect the scheduling of a public hearing pursuant to the "Clean Hands" provisions of the County Code in Section 22.04.110.

IMPROVEMENTS

HOLD _____

Section 21.32.040: 20-acre parcels; No improvements required.

Section 21.32.040: 10-acre parcels & A-1, A-2, D-2 Zones; No improvements required except for road grading on sloping terrain (unless all lots abutting the road are zoned for a 10-acre minimum lot size).

Section 21.32.050: Minor land division; No improvements required since the existing systems and improvements adequately serve the subdivision and adjacent developed parcels.

Section 21.32.060: Minor land division; No improvements required since all lots are ≥5 acres and the zoning is agricultural, residential, or desert/mountain.

Section 21.32.080: No street improvements required except grading since all lots are ≥2.5 acres, at least 75% of the property has a slope ≤3%, and the property is in a non-urban category and single-family residential, agricultural, or desert/mountain zone.

Section 21.32.060: The following note shall be placed all parcels maps with ≥5 acre lot sizes: " Further division of this property below 5 acres will require standard improvements to be completed as a condition of approval. The improvements will include but not be limited to providing access, installation of water main appurtenances and fire hydrants, conformance to standard Los Angeles County development standards:

ACCESS

HOLD

Primary access is: Murphy Motor Way Secondary access is: _____

Section 21.40.120: Provide proof of legal access prior to tentative map approval and delineate on final map.

Provide proof of off-site access prior to tentative map approval and delineate on final map.

Provide a minimum _____ feet of paved access to the satisfaction of Regional Planning.

Tract/Parcel Map _____ must record first.

A private driveway/ingress-egress easement is to be provided in lieu of required street access.

Section 21.24.020: Single Means of Access

Pavement width shall be ≥20 feet.

- Access shall serve a maximum of 150 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (Not in High Fire Hazard Zone).
- Access shall serve a maximum of 75 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (High Fire Hazard Zone).
- Access shall serve a maximum of 300 dwelling units where the restriction to a single means of access shall be removed through future development.
- If pavement width on the single means of access is < 36 feet and will not to be widened to ≥ 36 feet as part of the subdivision, the permitted number of dwelling units shall be reduced by:
 - 25% if pavement width is ≥ 28 feet.
 - 50% if pavement is < 28 feet.
- Access may serve a maximum of 600 dwelling units if pavement width on the single means of access is ≥ 64 feet and the restriction to a single means of access will be removed through future development.
- Section 21.24.030: Fire department denial of cul-de-sac design or single means of access due to location in high fire hazard area and hindrance to public evacuation and fire-fighting and emergency equipment.
- Section 21.24.040: Modification to access requirement requested. Granted. Not granted.
- Provide tap street(s) to: _____
-

STREETS

- HOLD**
- Section 21.28.080: Show the following street(s) as dedicated street(s) on the final map:

 Sections 21.24.120 and 21.24.060: Private and future streets.
 - Show the following street(s) as private streets on the final map:
 - Murphy Motor Way** / *APPLICANT REQUESTING NAME CHANGE TO MURPHY MOTORWAY*
 - Dedicate an easement to public utilities and the public for ingress and egress over the future street(s).
 - Dedicate _____ feet additional future street right-of-way on: _____
 - Provide for the ownership of the private and future streets:
 - Show lot lines to the centerline of the private and future streets.
 - Show the following streets as lots on the final map.
 - Provide for the maintenance of the private and future street(s) by a:
 - Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
 - Maintenance Agreement. Submit a copy to Planning prior to final map approval.
- Section 21.24.090: Right-of-way modification requested.
 - Granted. Required width of _____ feet from centerline granted to permit _____ feet from centerline, but in no case shall the minimum right-of-way be < 40 feet, except for alleys.
 - Not granted.
- Section 21.24.090: Alternate cross section requested.
 - Recommended by staff.
 - Not granted because it would not be in keeping with the design of adjoining highways or streets.
- Section 21.24.100: Street grade is > 6%. Modification is requested.
 - Modification granted for street grade to be > 6% but $\leq 10\%$ on portions of the following streets, with final determinations made by DPW. _____
 - Street grade modification granted to be > 10%, but not > _____ % on portions of the following streets, with final determinations made by DPW. _____
- Section 21.24.150: For property abutting a major or secondary highway:
 - Service road or local street is required.
 - Alley is required instead of a service road or local street.
 - Service road, local street, and alley requirement is waived.
- Section 21.24.160: Alley is required for multiple residential use, commercial use or _____
- Section 21.24.180. Turnarounds.

- Required at intermediate points on cul-de-sacs > 700 feet in length.
 - Required on local streets where the distance between intersections is > 2,000 feet.
 - Required at the end of stub or dead-end streets
 - Section 21.24.190: Cul-de-sacs.
 - Maximum of 500 feet in length for industrial or commercial uses.
 - Maximum of 700 feet in length for residential uses with a density > 4 dwelling units per acre.
 - Maximum of 1,000 feet in length for residential uses with a density ≤4 dwelling units per acre.
 - Maximum cul-de-sac length: _____
 - Section 21.24.040: Modification to cul-de-sac requirements requested.
 - Granted. Modify length to: _____ Not granted.
 - Section 21.24.210: Transverse pedestrian way with a grade ≤30% required through middle of each block > 700 feet in length.
 - Section 21.24.220: Dedication required for fire protection access easement ≥15 feet width from the public highway to the boundary of the subdivision.
 - Section 21.24.230: Collector streets required on all section lines and quarter-section lines in the Antelope Valley, except on lines designated as highways on the Highway Plan.
 - Section 21.24.400: Street improvement required for existing road with insufficient improvements.
 - Section 21.24.400: Reconstruction of existing street improvements required to connect to existing dead-end or cul-de-sac street in which a turnaround is installed.
 - Section 21.32.080: Rural street section & inverted shoulder allowed since all lots are ≥20,000 ft² and curbs and gutters are not necessary for drainage purposes or to maintain the existing neighborhood pattern.
 - Section 21.32.150: Waive street lights since lots are ≥40,000 sq ft. _____
 - Section 21.32.160: Street tree planting required.**
 - Section 21.32.180: Sidewalks ≥4 feet wide required on both sides of entrance, collector, loop, interior and cul-de-sac streets, along one side of service roads adjacent to abutting lots, and along highways.
 - Section 21.32.190: Waive sidewalks since lots are ≥15,000 sq ft. _____
 - Section 21.32.200: Pay major thoroughfare and bridge fees: _____
 - Section 21.32.400: Pay drainage facilities fees: _____
 - Prepare a feasibility study to Public Works' satisfaction for: _____
 - Dedicate/offer vehicular access rights on: _____
 - Dedicate/offer complete access rights + construct a wall D-65 Slough on: _____
- Homeowners Association to maintain parkway. Submit a copy of the CC&Rs to Regional Planning.

DRIVEWAYS

- HOLD**
- Show the driveway system and paving widths on the tentative map.
- Construct or bond with Public Works for driveway paving as shown on the tentative map.
- Label the driveway as "Private Driveway Fire Lane" on the final map.
- Post the driveway with "No Parking Fire Lane" signs and provide for continued enforcement. Submit a copy of the CC&Rs or maintenance agreement to Regional Planning prior to final map approval.
- Provide for maintenance of the common driveway by a:
 - Homeowners Association. **OR**
 - Maintenance Agreement.
 - Other: _____
- Provide reciprocal easements over the private driveway
- Show lot lines to the _____
- Show as lot(s) on final map.
- _____

LOT/BUILDING DESIGN

- HOLD**

- Section 22.52.043: 50 ft minimum average lot width. _____
 - Section 22.52.040: 60 ft minimum average lot width since required area is ≥ 7000 sq ft & located in Lancaster District 31 or Palmdale District 54. _____
 - Section 21.24.300: Provide street frontage \geq average lot width. _____
 - Section 21.24.300: Provide at least 40 feet street frontage on all cul-de-sacs and knuckles. _____
 - Section 21.24.040: Modification to frontage requirements requested. Granted. Not granted
 - Section 21.24.320: Eliminate the flag lots: _____
 - Section 21.24.320: Flag lots shall have paved fee access strips of at least 15 feet in width on single access strips, 20 feet on dual access strips, and 24 feet on three or more access strips. 20% maximum grade.
- Section 21.24.260: Reduced lot area and/or width requested for hillside development.
- Granted. Maximum 43% of the lots may have < the required area if all lots meet the following:
 - If zoning < 10,000 ft²: Minimum lot area: 7000 sq ft. Minimum average width: 60 feet.
 - If 10,000 ft² < 15,000 ft²: Minimum area: 70% of required area. Minimum average width: 60 feet.
 - If 15,000 ft² < 30,000 ft²: Minimum area: 70% of required area. Minimum average width: 80 feet.
 - If $\geq 30,000$ ft²: Minimum area 65% of required area. Minimum average width: 100 feet.
 - Not granted.
 - Section 21.24.310. Eliminate the acute angle point on lots: _____
 - Permission is granted to adjust lot lines to Regional Planning satisfaction. _____
 - Provide evidence that each lot meets zoning requirements. _____
 - Show the setbacks on the tentative map. _____
 - Setback modification requested.
 - Granted. _____ yard setback is modified to: _____
 - Not granted.
 - Existing structure(s) shown on lot(s) _____ to remain. Their continued existence at the present location is in conformance with the requirements of the Zoning Ordinance.
 - Existing structure(s) shown on lot(s) _____ to be removed. Place a note on the final map and submit a copy of the demolition permit(s) prior to final map approval.
 - _____

OPEN SPACE

- HOLD**
- Dedicate construction rights. _____
- Provide for ownership and maintenance by a:
 - Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
 - Other: _____
- Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
- Number as lots on the final map.
- Provide a minimum of 15 feet of access to each lot. _____
- _____

DEDICATIONS

- Section 21.28.080: Dedicate easements for: _____
- Section 21.28.090: Dedicate sewer or storm drain easements and delineate on the map.
- Section 21.28.100: Dedicate right-of-way for required drainage channel.
- Section 21.28.110: Subdivision traverses major watercourse, channel, or stream. Dedicate right-of-way for storm drainage purposes.
- Dedicate secondary residential construction rights over lots having twice the required area. _____

PARKS

- HOLD** _____
- Section 21.24.340: Park space obligation.
- Sections 21.24.350 and 21.28.120: Local park sites.
- Section 21.28.130: Private parks.
- Section 21.28.140: Park fees.**

- Trail requirements. _____

OTHER REQUIREMENTS/COMMENTS

- HOLD** _____
- Meet requirements of the Zone, Subdivision Ordinance** _____
- Withdraw and cancel tract/parcel map _____
- Section 21.38.010 through 21.38.080: Vesting tentative map.
- Property line returns.
- Final parcel map waiver requested. Granted. Not granted.
- California Department of Fish and Game impacts.** The project:
- Is *de minimus* in its impact on fish and wildlife. A \$25 processing fee is necessary for the filing and processing of a Notice of Determination in compliance with Public Resources Code Section 21152
- Is not *de minimus* in its impact on fish and wildlife. A fee of _____ to the California Department of Fish and Game is necessary pursuant to Section 711.4 of the Fish and Game Code
- Submit Affidavit of Acceptance subsequent to conditional use permit approval.
- Pay Conditional Use Permit Inspection Fees subsequent to conditional use permit approval. _____
- Chapter 22.72: Pay library impact fee prior to issuance of building permits.** _____
- Pay Oak Tree Mitigation and Inspection Fees subsequent to oak tree permit approval.
- Pay Mitigation Monitoring Program Fee subsequent to project approval. _____
- Provide slope planting and an irrigation system as required in the grading ordinance.
- Section 21.32.195: Plant one tree in the front yard of each residential lot.**
- The design of the subdivision provides for future passive or natural heating or cooling opportunities.
- The site does not contain or front on a public waterway, river, stream, coastline, shoreline, lake, reservoir
- _____

RESIDENTIAL PLANNED DEVELOPMENT N/A

- HOLD** _____
- Waive the requirement for street frontage. _____
- Conform to the minimum average lot width requirement approved by the CUP. _____
- Conform to the minimum street frontage requirement approved by the CUP. _____
- Conform to the lot area requirements approved by the CUP. _____
- Provide for the maintenance of the common areas by the Homeowners Association (HOA).
- Provide an adequate lighting system along all walkways. Provide for maintenance by the HOA.
- Dedicate construction rights over the common lots. _____

LEASE PROJECTS/LOTS N/A

- HOLD** _____
- This project is approved as a lease project for _____ residential/commercial buildings.
- Section 21.24.370: Modifications to access, highway, and street requirements granted.
- Place a note on the final map that lot _____ is a lease project for _____
- Place "DIVISION OF LAND FOR PURPOSES OF LEASE ONLY" in letters of $\geq\frac{1}{4}$ " in height on the final map.
- Record separate final maps.
- _____

MOBILEHOME SUBDIVISIONS N/A

- HOLD** _____
- This project is approved as a mobilehome project for _____ mobilehomes.
- Section 21.24.370: Modifications to access, highway, and street requirements granted.
- Place a note on the final map that lot _____ is a mobilehome project for _____
- Place "DIVISION OF LAND FOR MOBILEHOME PURPOSES ONLY" in letters $\geq\frac{1}{4}$ " in height on final map.
- _____

STANDARD CONDOMINIUM CONDITIONS

- HOLD**

- New Condominiums
 - Condominium Conversion
 - Section 21.16.015: Depict condominium footprints and driveways/access on an exhibit map.
 - Provide for the maintenance of the common areas by a Homeowners Association.
 - Provide an adequate lighting system along all walkways and provide for its maintenance by a Homeowners Association.
 - Provide the standard note on the final map.
 - Provide the commercial note on the final map.
 - For condo conversions where building(s) are occupied/leased (Section 66427.1 of Subdivision Map Act
 - Verification that each tenant has received written notification of the intent to convert at least 60 days prior to the filing of the tentative map.
 - Provide tenants with written notification 10 days prior to map recordation that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report to be available on request. Submit a copy of the notarized letter to Regional Planning prior to final map approval.
 - Provide tenants with 180 days notice and 90 days exclusive right to purchase. Submit a copy of the notarized letter to Regional Planning prior to final map approval.
 - Standard condominium conversion ordinance requirements.
 - Record a separate final map over the condominium project.
 -
-

ADDITIONAL COMMENTS

HOLDS:

Malibu Local Coastal Plan Comments

1. Redesign project to be consistent with the Malibu LCP.

Map Comments

1. A Parcel Map Waiver is not allowed for this project. Remove any reference to it on the Tentative Map.

Other Comments

- 1. A Parcel Map Waiver is not allowed for this project. A Final Map is required.
- 2. Land Divisions Research and Enforcement Staff to review legal descriptions, lot line adjustments, and Certificates of Compliance.

Applicant to Re move DEBUTTS TERRACE DRIVE AND NAME IT MURPHY MOTORWAY.

NOTE: Only complete submittals shall be accepted. Incomplete submittals will not be processed and will be disposed. Next submittal includes 35 folded copies of tentative map and one cover letter describing all changes made to the map.

PUBLIC HEARING

Hearing Officer

Regional Planning Commission

Newspaper: _____

Library: _____

COMMUNITY STANDARDS DISTRICTS (CSD)

HOLD

- Section 22.44.112: East Compton
- Section 22.44.114: Walnut Park
- Section 22.44.119: Topanga Canyon
- Section 22.44.121: Twin Lakes
- Section 22.44.123: Malibou Lake
- Section 22.44.126: Acton
- Section 22.44.130: West Rancho Dominguez-Victoria
- Section 22.44.132: Rowland Heights
- Section 22.44.135: East Pasadena-San Gabriel
- Section 22.44.137: Castaic Area

- Section 22.44.113: Agua Dulce
- Section 22.44.118: East Los Angeles
- Section 22.44.120: West Athens-Westmont
- Section 22.44.122: Leona Valley
- Section 22.44.125: Willowbrook
- Section 22.44.127: Altadena
- Section 22.44.131: South San Gabriel
- Section 22.44.133: Santa Monica Mtns North Area
- Section 22.44.136: Avocado Heights
- Section 22.44.138: Florence-Firestone

TOWN COUNCIL _____

DRP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 71073 (Rev.)

Page 1/1

TENTATIVE MAP DATED 06-03-2010

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) An approved drainage concept, and Low Impact Development (LID) Plan. Please see attached Storm Drain and Hydrology review sheet (Comments 1, 2 and 3). A drainage concept/LID Plan was submitted on 5/13/10 and was not approved.
- (2) Determine the area required for geogrid reinforcement of the proposed Geogrid-reinforced wall. Please see attached Geologic review sheet for requirements.
- (3) Address and provide detail location of geo-grid and “Restricted Use Area” on the geotechnical map. Please see attached Soil Engineering review sheet for requirements.
- (4) A revised tentative map is required to show the following additional items:
 - a. Please see attached Drainage review sheet (Comment 4) for requirements.
 - b. Please see attached Grading review sheet (Comment 1) for requirements.
 - c. Please see attached Road review sheet for requirements.

HW
Prepared by  John Chin
pm71073L-rev2.doc

Phone (626) 458-4918

Date 07-07-2010



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
ENGINEERING AND SURVEY BRANCH
STORM DRAIN AND HYDROLOGY SECTION

PARCEL MAP NO. 71073

TENTATIVE MAP DATED 6/03/10
EXHIBIT MAP 6/03/10

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

- 1. Prior to tentative map approval for drainage, submit a drainage concept showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
- 2. A Low Impact Development (LID) Plan (as part of the drainage concept) is required prior to the tentative approval of the map.
 - Per County Code Section 12.84.460 comply with LID requirements in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf
- 3. A drainage concept/LID plan was submitted on 5/13/10 and was not approved.
- 4. Prior to tentative map approval for drainage, submit a revised tentative map showing proposed drainage devices as depicted on drainage concept.

By Lizbeth Cordova Date 6/24/10 Phone (626) 458-4921
LIZBETH CORDOVA

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 71073
SUBDIVIDER Malitex Partners, LLC
ENGINEER PLJ Associates, Inc.
GEOLOGIST & SOILS ENGINEER GeoConcepts, Inc.

TENTATIVE MAP DATED 6/3/10 (REV.)
LOCATION Malibu
GRADING BY SUBDIVIDER [] (Y or N)
REPORT DATE 10/26/09, 4/30/09, 6/16/08, 3/11/08, 2/21/06

The Regional Planning Commission, developer, and engineer are advised that:

PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

1. Determine the area required for geogrid reinforcement of the proposed Geogrid-reinforced wall. This area plus an additional 10 feet must be designated as a Restricted Use Area. No perforations of the Geogrid fabric is permitted, therefore, utility easements must be provided outside of the Restricted Use Area and shown on the tentative map.
2. The Soils Engineering review dated 7/7/10 is attached.

Prepared by


Charles Nestle

Reviewed by _____

Date 7/7/10

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

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 Map (Parcel) 71073
Location Malibu
Developer/Owner Malitex Partners, LLC
Engineer/Architect PLJ Associates, Inc.
Soils Engineer GeoConcepts, Inc.
Geologist Same as above

DISTRIBUTION:

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

Review of:
Revised Tentative Map (Parcel) Dated by Regional Planning 6/30/10
Soils Engineering and Geology Report Dated 10/26/09, 4/30/09, 6/16/08, 3/11/08
Previous Review Sheet Dated 6/28/10

ACTION:

This review sheet supersedes the Soils Review Sheet dated 6/28/10.

Tentative Map feasibility is not recommended for approval.

REMARKS:

- Submitted Tentative Map indicates a geo-grid retaining wall up to 14 feet high will be constructed along the proposed driveway. Per County policy all areas of geo-grid and 10 feet beyond the length of the geo-grid must be placed in "Restricted Use Area". No utilities, structures, or foundations (including those of the proposed guard-rail) shall be placed in the "Restricted Use Area". Address and provide detail location of geo-grid and "Restricted Use Area" on the geotechnical map.
- Requirements of the Geology Section are attached.
- Include a copy of this review sheet with your response.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

- THE ON-SITE SOILS ARE SEVERELY CORROSIVE TO FERROUS METALS.
- GEO-GRID WALLS ARE PROPOSED ALONG THE PROPOSED DRIVEWAY. DETAILS FOR THE PROPOSED GUARD-RAILS APPEAR TO SHOW GUARD-RAILS MAY INTERCEPT GEO-GRID.

Reviewed by _____



Date 7/7/10

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:\Yosh\71073 TentPM, NA_6

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. As previously requested, a revised tentative map and/or exhibit map is required to show the following additional items:

- a. ~~Southerly line of lot #2 bisects an existing driveway and/or a dirt road. Specify if there is an easement for the dirt road on the project site. If an easement exists, show the easement on the tentative map.~~ *MDE*
- b. Design of keystone retaining wall with geo-textile fabrics needs to take into consideration restricted use area for the geo-textile fabrics. Proposed guard-rails may not penetrate the geo-textile fabrics. An evaluation is required on how wide the shoulder needs to be designed to avoid penetrating the fabric with the proposed guard-rail. Proposed 3 foot wide shoulder needs to be evaluated by Geotechnical Materials Engineering Division (GMED).

MDE

Name David Esfandi Date July 1, 2010 Phone (626) 458-4921

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. A revised tentative map is required to show the following items:
 - a. As previously requested, add a note to the tentative map requesting for street frontage to be waived.
 - b. Records from Mapping & Property Division indicate that the entire onsite Murphy Motorway (Debutts Terrace) is encumbered with an irrevocable offer to dedicate an easement for public road and highway purposes which make this street a private and future street (not a public street). Please validate and annotate the correct encumbrance on the easement notes and on the tentative map.
 - c. Since the onsite Murphy Motorway (Debutts Terrace) is located in an area which makes the construction of a standard street infeasible, any encumbrance to offer to dedicate shall be vacated. Add a note requesting for the vacation of the existing 'Private and Future' street along the property frontage.
 - d. b. Label the onsite Murphy Motorway (Debutts Terrace) as a 'Private and Future' street to be vacated.
 - e. Re-label the onsite Murphy Motorway (Debutts Terrace) as a proposed ingress and egress easement to the adjacent properties.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 71073 (Rev.)

TENTATIVE MAP DATED 06-03-2010

- 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
pm71073L-rev2.doc

Phone (626) 458-4918

Date 07-06-2010

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, Undergrounding 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. Quitclaim or relocate easements running through proposed structures.
8. 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."
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. 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.
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 at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. 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

HCW
Prepared by John Chin
pm71073L-rev2.doc

Phone (626) 458-4918

Date 07-06-2010

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

1. The request to waive street frontage is subject to approval by the advisory agency.
2. Permission is granted to vacate the existing private and future offer along the property frontage on Murphy Motorway (Debutts Terrace) and a reciprocal easement for private access and maintenance for offsite property accessibility shall be provided to the satisfaction of the Department of Regional Planning and Public Works.

PC

Prepared by Patricia Constanza
Pm71073r-rev2.doc

Phone (626) 458-4921

Date 07-07-2010

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. Please call Mr. Ken Habaradas (626) 430-5262 for additional information and requirements.



Prepared by Julian Garcia
pm71073s-rev2-septic.doc

Phone (626) 458-4921

Date 07-06-2010

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – WATER
PARCEL MAP NO. 71073 (Rev.)

Page 1/1

TENTATIVE MAP DATED 06-03-2010

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 5+ acres subdivision.

Prepared by  Julian Garcia
pm71073w-rev2.doc

Phone (626) 458-4921

Date 07-06-2010



COUNTY OF LOS ANGELES

pp. Josh

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 71073 Map Date: June 03, 2010 - Ex A

C.U.P. Vicinity:

- 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 "Fuel Modification Plan" shall be submitted and approved prior to final 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: Access as shown on the Exhibit Maps is adequate.
The final gate design and the turnaround design within Lot 3, will be reviewed and approved prior to building permit issuance. The Preliminary Fuel Modification Plan has been approved.

By Inspector: Juan C. Padilla Date July 1, 2010

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: PM 71073 Map Date: June 03, 2010 - Ex A

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is _____ gallons per minute at 20 psi for a duration of _____ hours, over and above maximum daily domestic demand. _____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
 Install _____ public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
 Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 - Location: As per map on file with the office.
 - Other location: _____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Water requirements for this project will be determined during the building plan check phase 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. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date July 1, 2010

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



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



PARK OBLIGATION REPORT

Tentative Map #	71073	DRP Map Date: 06/03/2010	SCM Date: 07/08/2010	Report Date: 07/01/2010
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:	0.02
IN-LIEU FEES:	\$5,825

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$5,825 in-lieu fees.

Trails:

See also attached Trail Report.

Comments:

The proposed project is the development of three new detached single-family units.

*****Advisory:**

The Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

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

Supv D 3rd
June 30, 2010 07:23:53
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	71073	DRP Map Date:	06/03/2010	SMC Date:	07/08/2010	Report Date:	07/01/2010
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)people 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	3	0.02
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			0	
Total Acre Obligation =				0.02

Park Planning Area = **27A MALIBU**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$291,266	\$5,825

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
0.02	0.00	0.00	0.02	\$291,266	\$5,825



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

July 8, 2010

TO: Mr. Jodie Sackett, Planner
Land Divisions Section
Regional Planning

FROM: Mr. Frank Moreno, Planning and Trails Section Manager
Parks and Recreation *[Signature]*

SUBJECT: **NOTICE OF TRAIL CONDITIONS
TENTATIVE PARCEL MAP (TPM) #71073
MAP STAMPED BY REGIONAL PLANNING ON JUNE 3, 2010**

The Department of Parks and Recreation has completed the review of TPM #71073 with requested National Park Service Murphy Motorway Trail easement alignment. The location of the requested sixty (60) foot wide trail easement alignment with associated note "A" is approved as shown on map.

Because of the necessity to show the trail alignment as it pertains to topographical lines, all information pertaining to trail requirements, must be shown prior to final map recordation.

 X Map approved with one condition of approval that must be satisfied prior to final map recordation.

 X Depict on map Murphy Way (PVT) as an;

"Existing easement for 40' wide road right-of-way, water pipe lines and appurtenances, public utility purposes, public hiking and equestrian trail, ingress and egress for purposes of constructing, maintaining and operating a public water system, including reservoir, water pipelines and appurtenances, in, over, upon and across the real property in the unincorporated territory of the County of Los Angeles per instrument #88 1107429 (easement deed) dated May 29, 1986, and recorded on July 14, 1988"

Title Page: We hereby dedicate to the County of Los Angeles a sixty (60) foot wide easement, approximate length of 1,550 linear feet, for multi-use (equestrian, bicycling, and hiking purposes) for the Murphy Motorway Trail.

Mr. Jodie Sackett
July 8, 2010
Page 2

 X TRAIL DEDICATIONS MUST BE SHOWN ON FINAL MAP.

 X IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL MUST ACCOMPANY THE WAIVER.

For any questions concerning trail alignment or other trail requirements, please contact Frank Moreno at (213) 351-5136.

NATIONAL PARK SERVICE (NPS) LA

Murphy Mtwy

NPS Murphy Motorway Trail Alignment

R-4-J Mtwy

Tentative Parcel Map #71073 within blue coded boundary

De Butts Ter

Existing Riding and Hiking Trail easement within the forty (40) foot wide road right-of-way per instrument # 88 1107429 easement deed.

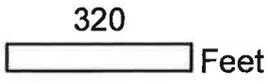
TPM# 71073 Murphy Motorway Trail Alignment

County of Los Angeles Department of Parks and Recreation

Date: 07.08.2010
Map Prepared By: RLE



Aerial: LAR-IAC2
Parcels: Assessor 2010
HWY's and Roads: Thomas Brothers (All rights reserved)
Trails: DPR



Legend
— NPS_Trail_Data_06



COUNTY OF LOS ANGELES
Public Health

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

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
Acting Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, CA 91706
TEL (626) 430-5280 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

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Michael D. Antonovich
Fifth District

June 18, 2010

Parcel Map No. 071073

Vicinity: Malibu

Tentative Parcel Map Date: June 3, 2010 (2nd Revision)

- Environmental Health recommends approval of this map.
 Environmental Health does NOT recommend approval of this map.

The Los Angeles County Department of Public Health – Environmental Health Division cannot recommend approval of **Tentative Parcel Map 071073** until the requirements listed on the attached reports have been satisfied. For questions regarding the attached reports, please contact the individual listed on each report.

All requested documents shall be sent directly to the following address:

**Los Angeles County Environmental Health
Bureau of Environmental Protection
5050 Commerce Drive
Baldwin Park, CA 91706-1423
Attention: Ken Habaradas
Email: khabaradas@ph.lacounty.gov**

If you should have any other questions or require additional information, please contact me at (626) 430-5262.

Sincerely,

Ken Habaradas, MS, REHS
Bureau of Environmental Protection

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH ♦ DRINKING WATER PROGRAM

5050 Commerce Drive
Baldwin Park, CA 91706

Date: 06.18.010

Page 1 of 1

Map No. Parcel Map 071073

Date: June 3, 2010 (2nd Revision)

- Drinking Water Program recommends approval of this map.
- Drinking Water Program cannot recommend approval of this map until the following requirement(s) have been satisfied:

-
1. Potable water will be supplied by the Los Angeles County Water Works District No. 29, a public water system. **Prior to tentative map approval**, the applicant shall submit to the Department a current water availability from Los Angeles County Water Works District No. 29 assuring water connection and service. Use of "master meters" is prohibited.

For questions regarding the above requirements, please contact Richard Lavin, Chief, Drinking Water Program, 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: 06.18.10

Page 1 of 2

Map No. Parcel Map 071073

Map Date: June 3, 2010 (2nd Revision)

- 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 preliminary report prepared by GeoConcepts, Inc., dated December 14, 2009, to determine the feasibility for the installation of onsite wastewater treatment systems (OWTS) at lots X, Y and Z (referenced in parcel map as lots 2, 3 and 4, respectively). Based on review of the preliminary report, the Land Use Program has no objection to the approval of the tentative map. This conceptual approval is intended for the subdivision review process only that encompasses the requirements applicable to OWTS, and it does not authorize any land development until the following conditions have been satisfactorily fulfilled:

1. Prior to installation of any onsite wastewater treatment system (OWTS), a complete feasibility report shall be submitted to the Department for review and approval. The feasibility report shall be prepared in accordance with the Department's guidelines, "Onsite Wastewater Treatment System (OWTS) Guidelines." The data contained in preliminary report supports the feasibility for the installation of OWTS for the above-referenced lots. However, the following concerns were noticed at this time (additional requirements may apply) that are required to be addressed and incorporated into the plan submittal for the development of either Lot, if the same tested holes were to be utilized as dispersal seepage pits:
 - A. The seepage pits that are excavated deeper for groundwater exploration are required to be topped by a layer of bentonite clay neat cement that is at least two feet in thickness after back filling the hole to the desired level and prior to the percolation test.
 - B. The percolation tests revealed absorption rates greater than 5.12 gallons per square foot per day. Therefore, OWTS proposed for the development of the lot shall be equipped with Supplemental Treatment components.
2. If, at the time of construction, public sewer 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.

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ LAND USE PROGRAM

5050 Commerce Drive

Baldwin Park, CA 91706

Date: 06.18.10

Page 2 of 2

Map No. Parcel Map 071073

Map Date: June 3, 2010 (2nd Revision)

3. If due to the proposed development, grading, geological limitations, required setbacks and flood or surface/groundwater related concerns or for any other related reasons, conformance with applicable requirements cannot be achieved, this conceptual approval shall be rendered void.

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

For questions regarding the above requirements, please contact Patrick Nejadian, Chief, Land Use Program, at (626) 430-5390.