



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

R2015-03107

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Vesting Tentative Parcel Map No. 073804  
Coastal Development Permit No. 201500112  
Environmental Assessment No. 201500224

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Vladimir and Luba Tomalevski

**MAP/EXHIBIT  
DATE:**

03/22/16

**SCM REPORT  
DATE:**

04/21/16

**SCM DATE:**

Reports Only

**PROJECT OVERVIEW**

Subdivision to create three residential condominium units in the Santa Monica Mountains Coastal Zone.

**MAP STAGE**

Tentative:  Revised:  Amendment:  Amended :  Modification to :  Other:   
Exhibit "A" Recorded Map

**MAP STATUS**

Initial:  1<sup>st</sup> Revision:  2<sup>nd</sup> Revision:  3<sup>rd</sup> Revision (requires a fee):

**LOCATION**

18225 Coastline Drive, Malibu

**ACCESS**

Coastline Drive/Private Street

**ASSESSORS PARCEL NUMBER(S)**

4443-008-021

**SITE AREA**

10,430 square feet (gross)/8.650 square feet (net)

**GENERAL PLAN / LOCAL PLAN**

Santa Monica Mountains Coastal Zone

**ZONED DISTRICT**

The Malibu

**SUP DISTRICT**

5<sup>th</sup>

**LAND USE DESIGNATION**

U20 – Residential (20 du/ac)

**ZONE**

R-3 – Limited Multiple  
Residence

**CSD**

N/A

**PROPOSED UNITS**

(DU)

3

**MAX DENSITY/UNITS**

(DU)

3

**GRADING**

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

1066 cy (cut) 305 cy (fill) 841 cy (export)

**ENVIRONMENTAL DETERMINATION (CEQA)**

An initial study is required

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Edward Rojas (213) 974-6433 <a href="mailto:erojas@planning.lacounty.gov">erojas@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Cleared	Juan Padilla (323) 890-4243 <a href="mailto:juan.padilla@fire.lacounty.gov">juan.padilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Cleared	Vicente Banada (626) 430-5381 <a href="mailto:vbanada@ph.lacounty.gov">vbanada@ph.lacounty.gov</a>

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**PREVIOUS CASES**

R1ST201500057

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**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

*Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative parcel map. Please read below for further details.*

Environmental:

1. Initial study is required and pending.

Coastal Development Permit

1. Two Transfer Development Credits are required for the proposed project and will be a Condition of Approval if the Tentative Map and Coastal Permit are approved. Provide information regarding potential donor lots that meet the transfer of development credit requirement of the LIP. The two lots previously provided as potential donor lots do not meet the requirements in the LIP. Please refer to Section 22.44.1230 of the LIP for more information.
2. A detailed grading plan is required as outlined in 22.44.840(S).
3. Your landscape plan is under review.

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**RESUBMITTAL INSTRUCTIONS**

*If a map revision is required, please submit the following items:*

- *A completed and signed Land Division application,*
- *A signed and dated cover letter describing all changes made to the map,*
- *Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format,*
- *Revision fee payment (for the 3<sup>rd</sup> revision and thereafter), and*
- *Other materials requested by the case planner.*

**NOTE:** *An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.*

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, obtain a Will Serve Letter from the City of Los Angeles for the discharge of sewer into the Hyperion Wastewater Treatment Plant. Please see attached Sewer review sheet (Comment 1) for requirement.
2. As previously requested, an approved sewer area study is required. Please see attached Sewer review sheet (Comment 2) for comments and requirements. Please note that sewer area study PC 12279as is currently under review.

HW



Prepared by Aissa Carrillo

Phone (626) 458-3126

Date Rev. 04-19-2016

pm73804L-rev2.doc

<http://planning.lacounty.gov/case/view/pm73804/>

TENTATIVE MAP DATED 03-22-2016  
EXHIBIT MAP DATED 03-22-2016

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. Obtain a will serve letter from the City of Los Angeles for the discharge of sewer into the Hyperion wastewater treatment plant.
2. Prior to tentative map approval the sewer area study PC 12279as currently in plancheck with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.

  
Prepared by Imelda Ng  
pm73804s-rev2.doc

Phone (626) 458-4921

Date 04-11-2016

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 073804 (Rev.)

Page 1/1

TENTATIVE MAP DATED 03-22-2016  
EXHIBIT MAP DATED 03-22-2016

- 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 Aissa Carrillo  
pm73804L-rev2.doc  
<http://planning.lacounty.gov/case/view/pm73804/>

Phone (626) 458-3126

Date 04-19-2016

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 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. If applicable, quitclaim or relocate easements running through proposed structures.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
9. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
10. Place standard condominium notes on the final map to the satisfaction of Public Works.
11. 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.
12. 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.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
14. 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 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HW

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**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

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

PARCEL MAP NO.: 073804

TENTATIVE MAP DATE: 03/22/16  
EXHIBIT MAP DATE 03/22/16

**HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

**Prior to Improvement Plans Approval:**

1. Comply with hydrology study, which was approved on 04/19/16 to the satisfaction of the Department of Public Works.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Name M.D. Esfandi Date 04/19/16 Phone (626) 458-7130  
DAVID ESFANDI

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Tentative Parcel Map 73804 Tentative Map Dated 3/22/16 (REV.) Parent Tract \_\_\_\_\_  
Grading By Subdivider? [Y] (Y or N) 1,146 yd<sup>3</sup> Location Malibu APN 4443-008-021  
Geologist Bay City Geology, Inc. Subdivider Tomalevski Trust  
Soils Engineer Bay City Geology, Inc. Engineer/Arch. \_\_\_\_\_

Review of:

Geologic Report(s) Dated: \_\_\_\_\_  
Soils Engineering Report(s) Dated: \_\_\_\_\_  
Geotechnical Report(s) Dated: 12/4/15 (Stormwater Infiltration), 5/20/15  
References: \_\_\_\_\_

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

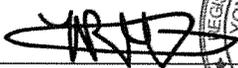
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.
- S2. At the grading plan stage, provide a geotechnical report that at minimum, specifically addresses the grading plans, provides specific recommendations for proposed retaining walls shown on the grading plans, all temporary conditions, construction sequencing, and foundation details. Geotechnical review of building plans for retaining structures will be required at the grading plan stage.
- S3. At the grading plan review stage, provide information, analyses, and/or recommendations for the following:
  - a. *Cross-Sections.* Provide additional cross sections that are oriented both parallel and perpendicular to the cross section provided in the soils report.
  - b. *Slope stability analyses.* Provide static, seismic, and temporary stability analyses for slopes based on a 40-scale. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.
  - c. *Foundations plans and details.* All foundations and details relating to retaining structures and proposed buildings must be accurately shown on the grading plans.
  - d. *De-watering details and/or notes.* Provide de-watering details and/or notes on the grading plans.
  - e. *Chemical Test Results.* Provide chemical testing of on-site soils.
- S4. At the grading plan stage, additional comments may arise based on the submitted grading plans and the geotechnical report submitted for grading plan construction.

NOTE: Provide a copy of this review sheet with your resubmittal.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:  
PER THE SOILS ENGINEER

- A. ON-SITE STORMWATER INFILTRATION IS NOT FEASIBLE FOR LID COMPLIANCE.
- B. ON-SITE SOILS HAVE MEDIUM EXPANSION POTENTIAL.

Prepared by

  
Yonah Halpern  
Soils Section



  
Geir Mathisen  
Geology Section

Date 4/6/16

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

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.

1. Approval of this map pertaining to grading is recommended.

**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:**

2. Provide approval of:
  - a. The latest hydrology study 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. These agencies may include, but may not be limited to the California Coastal Commission.

**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 (fill in whichever is 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.

Name Nazem Said  Date 3/28/2016 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073804\GP 073804\2016-03-23 TPM 073804 SUBMITTAL

TENTATIVE MAP DATED 03-22-2016  
EXHIBIT MAP DATED 03-22-2016

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

1. Repair any damaged curb, gutter, and sidewalk along the property frontage on Coastline Drive to the satisfaction of Public Works.
2. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
3. Install postal delivery receptacles in groups to serve two or more residential units.



Prepared by Sam Richards  
pm073804r-rev2.doc

Phone (626) 458-4921

Date 04-15-2016

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all units in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated 10/28/2015 from the Los Angeles County Water Works District No. 29 to the satisfaction of Public Works. The Will Serve letter will expire on 10/28/2016, it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.
3. Submit landscape and irrigation plans for each common area in the land division, with landscape area greater than 1000 square feet, in accordance with the Water Efficient Landscape Ordinance.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 73804

MAP DATE: March 22, 2016

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**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

### **FINAL MAP CONDITIONS OF APPROVAL**

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The Private Street is required for fire apparatus access and shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. A reciprocal access agreement along the Private Street is required since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.

### **PROJECT CONDITIONS OF APPROVAL**

1. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

Reviewed by: Juan Padilla

Date: April 19, 2016



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 73804

MAP DATE: March 22, 2016

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2. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  3. The Private Street shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  4. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  5. Per the fire flow test performed by Los Angeles County Waterworks District #29 dated 07-06-15, the existing fire hydrants and water system meet the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
  6. The required fire flow from the public fire hydrant for this development can be up to **2000** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  7. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
  8. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
  9. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

Reviewed by: Juan Padilla

Date: April 19, 2016



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 73804

MAP DATE: March 22, 2016

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For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or [Juan.Padilla@fire.lacounty.gov](mailto:Juan.Padilla@fire.lacounty.gov).



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>73804</b>	DRP Map Date:	<b>03/22/2016</b>	SCM Date:	/ /	Report Date:	<b>04/19/2016</b>
Park Planning Area #	<b>27B</b>		<b>EAST MALIBU</b>			Map Type:	<b>REV. (REV RECD)</b>

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:	<b>0.02</b>
IN-LIEU FEES:	<b>\$5,722</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The payment of \$5,722 in-lieu fees.

**Trails:**

No trails.

**Comments:**

\*\*\* Advisory:

The Representative Land Value (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: *Kathline J. King*  
Kathline J. King, Chief of Planning



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>73804</b>	DRP Map Date:	<b>03/22/2016</b>	SMC Date:	/ /	Report Date:	<b>04/19/2016</b>
Park Planning Area #	<b>27B</b>		<b>EAST MALIBU</b>			Map Type:	<b>REV. (REV RECD)</b>

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	<b>2.59</b>	<b>0.0030</b>	<b>1</b>	<b>0.01</b>
M.F. < 5 Units	<b>2.26</b>	<b>0.0030</b>	<b>2</b>	<b>0.01</b>
M.F. >= 5 Units	2.01	0.0030	0	0.00
Mobile Units	1.06	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				<b>0.02</b>

Park Planning Area = **27B EAST MALIBU**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$286,080	<b>\$5,722</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	\$286,080	<b>\$5,722</b>

**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
Deputy Director for Health Protection

**TERRI S. WILLIAMS, REHS**  
Acting Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5100 • FAX (626) 813-3000

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

**BOARD OF SUPERVISORS**

**Hilda Soils**  
First District

**Mark Ridley-Thomas**  
Second District

**Sheila Kuehl**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

April 18, 2016

Tentative Parcel Map No. 073804

Vicinity: The Malibu

Tentative Parcel Map Date: March 22, 2016

The Los Angeles County Department of Public Health – Environmental Health Division approves **Tentative Parcel Map 073804** based on the use of public water (Los Angeles County Waterworks District #29) and public sewer (Los Angeles County Sanitation District) as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by:

*V.B.*  
**VICENTE BAÑADA, REHS**

Environmental Health Specialist IV

Land Use Program

5050 Commerce Drive

Baldwin Park, California 91706

[vbanada@ph.lacounty.gov](mailto:vbanada@ph.lacounty.gov)

TEL (626) 430-5381 • FAX (626) 813-3016