



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

PROJECT NUMBER

91285

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Parcel Map No. PM23202
Conditional Use Permit No. RCUP201400018
Environmental Assessment No. RENV 201400035

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Abraham Abi Rafeh/Hank Jong

**MAP/EXHIBIT
DATE:**

02/20/14

**SCM REPORT
DATE:**

03/20/14

SCM DATE:

03/27/14

PROJECT OVERVIEW

A request to modify the recorded Vesting Parcel Map 23202 authorizing a three-lot single-family subdivision in conjunction with a CUP request to construct a concrete swale, rip-rap, and retaining wall and review retroactive grading.

Subdivision: To create three single-family lots. The lot is currently vacant.

CUP: To review the grading performed beyond the scope of CUP 91285 authorizing development of three single-family units which is the maximum density permitted for this project site as it is located in a non-urban hillside management area.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: Additional Revisions (requires a fee):

LOCATION

3380, 3386, 3390 N. Summit Pointe Drive, Topanga, CA 90290

ACCESS

N. Summit Pointe Drive

ASSESSORS PARCEL NUMBER(S)

4434-040-030, 4434-040-031, 4434-040-032

SITE AREA

030: 1.40 gross ac / 3.25 net ac; 031: 0.72 gross ac / 0.82 net ac; 032: 1.24 gross ac / 2.11 net ac

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains North Area

ZONED DISTRICT

THE MALIBU

SUP DISTRICT

3rd

LAND USE DESIGNATION

N10: 1 Per 10

ZONE

A-1-10

CSD

SANTA MONICA MOUNTAINS NORTH

**PROPOSED UNITS
(DU)**

3

**MAX DENSITY/UNITS
(DU)**

3

**GRADING, CUBIC YARDS
(CUT/FILL, IMPORT/EXPORT)**

cut: 5,200 cu yd, fill: 2,000 cu yd

Export: 3,200 cu yd

ENVIRONMENTAL DETERMINATION (CEQA)

Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Marie Pavlovic (213) 974-6433 mpavlovic@planning.lacounty.gov
Public Works	Updated Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov

Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Hold	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Vicente Banada (626)430-5381 vbanada@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: Reschedule for Subdivision Committee Meeting:
Exhibit Map/Exhibit "A" Revision Required: Reschedule for Subdivision Committee Reports Only:
Revised Application Required: Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map.

Land Use Policy:

Clear Hold

1. Revise the Land Use Map to show land uses in the City's jurisdiction.

Tentative Map:

Clear Hold

1. Improve graphical clarity through incorporation of the following: a) use **red** to depict the proposed construction, b) shade the areas of the pads, c) depict contour line elevation readings in line with the associated contour line, d) use different symbols to depict different features, and/or e) any other techniques that will clearly show the existing conditions and proposed work.
2. Show all existing and proposed retaining walls, including the length of the walls.
3. Verify pad area, correct figures if necessary.
4. Provide lot dimensions.
5. In the "Notes" section, change the zoning to reflect A-1-10.
6. Provide the accurate school district.
7. Revise "Owner" to "Owner/Subdivider"

Exhibit Map/Exhibit "A":

Clear Hold

1. Improve graphical clarity through incorporation of the following: a) use **red** to depict the proposed construction, b) shade the areas of the pads, c) depict contour line elevation readings in line with the associated contour line, d) use different symbols to depict different features, and/or e) any other techniques that will clearly show the existing conditions and proposed work.
2. As part of the Exhibit A, attach a separate page, titled "Open Space Exhibit A-1," depicting the open space. Also, move the Open Space Area Table to the corresponding exhibit page.
3. Depict the approved pad area as well as the current pad area for each parcel.
4. Verify the current pad area and correct figures if necessary.
5. Provide both the approved and current pad areas for each parcel in the Pad Area Table.
6. Provide lot dimensions.
7. Show topography beyond the easterly project boundary.
8. Depict the significant ridgeline.
9. Depict the oak tree trunk, canopy and protected zone to scale.
10. Provide width and approximate grades of all proposed streets, drives, and fire lanes.
11. Show all existing and proposed retaining walls, including the length of the walls.
12. Provide to scale cross sections of all retaining walls on the project site.
13. The proposed development coupled with the existing physical conditions resulting from deviation from the previously approved entitlement may effect the recorded trail easement and trail. Contact Olga Ruano with the Trails Division of the Parks and Recreation Department at (213) 738-2014 for further information.
14. If additional grading is proposed or required, include additional columns displaying the proposed/required cut, fill, and export volumes and depth. Also, provide the total amount of on-site and off-site grading.
15. Provide a landscape plan depicting the areas to be revegetated. Provide a table specifying the type of native

species and low-water use plants that will be planted, location, and include the corresponding planting phase if applicable.

16. Provide the accurate school district.

In the "Notes" section, change the zoning to reflect A-1-10.

Conditional Use Permit: Hillside Management

Clear Hold

1. As part of the Exhibit A, attach a separate page, titled "Open Space Exhibit A-1," depicting the open space. Also, move the Open Space Area Table to the corresponding exhibit page.
2. If additional grading is proposed or required, include additional columns displaying the proposed/required cut, fill, and export volumes and depth. Also, provide the total amount of on-site and off-site grading.
3. Depict the approved pad area as well as the current pad area for each parcel.
4. Verify the current pad area and correct figures if necessary.
5. Provide both the approved and current pad areas for each parcel in the Pad Area Table.
6. Provide lot dimensions.
7. Show topography beyond the easterly project boundary.
8. Depict the significant ridgeline.
9. Depict the oak tree trunk, canopy and protected zone to scale.
10. Provide width and approximate grades of all proposed streets, drives, and fire lanes.
11. Show all existing and proposed retaining walls, including the length of the walls.
12. Provide to scale cross sections of all retaining walls on the project site.
13. Provide a landscape plan depicting the areas to be revegetated. Provide a table specifying the type of native species and low-water use plants that will be planted, location, and include the corresponding planting phase if applicable.
14. In the "Notes" section, change the zoning to reflect A-1-10.

Environmental Determination:

Clear Hold

1. Subject to environmental review.
2. For any questions related to site biology, you may contact the biologist, Joseph Decruyenaere, directly at 213-974-1448 or jdecruyenaere@planning.lacounty.gov.

Administrative/Other:

Clear Hold

1. Revise the Land Use Map to show land uses in the City's jurisdiction.
2. Provide copies of all building and grading permits.
3. Abate zoning violations prior to the public hearing.
4. Be sure to date sections #10, #11, & #12.
5. Write-in "vacant" in response to #9 of the Land Division Application.
6. Provide a copy of your Fuel Modification Plan required by the Fire Department.

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
- Six (6) 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 3rd revision and thereafter)
- Any other additional materials requested by the case planner

NOTE: An appointment is required for resubmittal. You must call Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.

Date 11-17-2014

TO: Nooshin Paidar
Department of Regional Planning

Attention Marie Pavlovic

FROM: John Chin
Department of Public Works

PARCEL MAP NO. 23202-new(Mod. to Rec'd Map)(updated 11-17-14)

Public Works' report for NO SCM map dated _____.

Revised Public Works' report for map dated 02-20-2014.

Revised pages of Public Works' report for map dated 02-20-2014 as follows.

Subdivision: Removed Denial No. 1.

Grading: Updated Denials No. 1a and No. 2 prior to Denial No. 1a current.

Removed Denial No. 1b prior.

Updated Denial No. 3 prior to Denial No. 1b current.

Removed Denials No's 4, 5, and 6 prior to Conditions No's 1c, 1d and 2 current.

Updated to include Conditions No's 1a and 1b current.

Removed all prior checked plan comments.

Revised Public Works' report clearing/updating previous Grading denial(s).

Public Works still has Map (Grading) denial(s).

Public Works' clearance for Public Hearing.

Please forward the attached Engineer's and City's copy.

A waiver for the final map; may be filed.

Other:

cc: Hank Jong; EGL Associates, Inc.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SUBDIVISION
PARCEL MAP NO. 23202 (Mod. to Rec'd Map)

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MOD. TO REC'D MAP DATED 02-20-2014
MOD. TO REC'D EXHIBIT "A" MAP DATED 02-20-2014

It is recommended that this modification to the recorded 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:

- A revised modification to recorded map and exhibit map are required to show the following additional items:
 - Please see attached Grading review sheet (Comment 1) for comments and requirements.


Prepared by John Chin

Phone (626) 458-4918

Date 11-17-2014

Pm23202L-new(Mod.to Rec'd Map).(updated 11-17-14).doc
<http://planning.lacounty.gov/case/view/pm23202/>

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
PARCEL MAP NO. 23202 (Mod. to Rec'd Map)

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MOD. TO REC'D MAP DATED 02/20/2014
MOD. TO REC'D EXHIBIT "A" MAP DATED 02/20/2014

It is recommended that this modification to the recorded 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 map and/or exhibit map is required to show the following additional items:
 - a. All unauthorized grading or unpermitted grading to be identified and called out as proposed. Show limit of previously approved grading and earthwork volumes based on previously approved tentative map and new volume accounting for the extended grading limits.
 - b. Extension of proposed improvements of Summit Point Dr. to the project site driveway access per the previously approved tentative map.

Name Nazem Said  Date 11/17/2014 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 23202\GP 23202

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SUBDIVISION
PARCEL MAP NO. 23202 (Mod. to Rec'd Map)

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MOD. TO REC'D MAP DATED 02-20-2014
MOD. TO REC'D EXHIBIT "A" MAP DATED 02-20-2014

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



Prepared by John Chin

Phone (626) 458-4918

Date 03-17-2014

Pm23202L-new(Mod.to Rec'd Map).doc
<http://planning.lacounty.gov/case/view/pm23202/>

MOD. TO REC'D MAP DATED 02-20-2014
MOD. TO REC'D EXHIBIT "A" MAP DATED 02-20-2014

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. Record an amended final map to the satisfaction of Public Works.
2. 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.
3. Comply with all other previously approved subdivision conditions to the satisfaction of Public Works.

HW
Prepared by John Chin
Pm23202L-new(Mod.to Rec'd Map).doc
<http://planning.lacounty.gov/case/view/pm23202/>

Phone (626) 458-4918

Date 03-17-2014



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL NO.: 23202

AMENDED TENTATIVE MAP DATE: 2/20/2014

EXHIBIT MAP DATE: 2/20/2014

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

Approval to drainage is recommended with the following drainage conditions:

Prior to Building Permit:

1. Per County Code Section 12.84.440 comply with 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

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  Date 03/17/2014 Phone (626) 458-4921
Hazel Paroan

**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

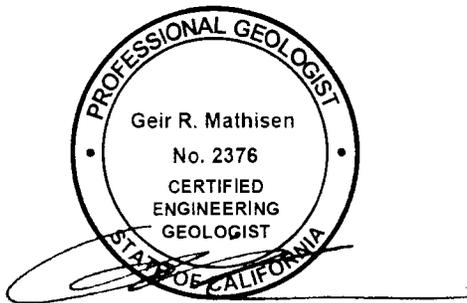
TENTATIVE PARCEL MAP 23202 TENTATIVE MAP SUBMITTAL DATE 2/20/14 (Mod. Rec. Map)
 SUBDIVIDER Rafeh LOCATION Woodland Hills
 ENGINEER EGL Associates, Inc. GRADING BY SUBDIVIDER [Y] (5,200 y³)
 GEOLOGIST & SOILS ENGINEER GeoSoils Consultants, Inc. REPORT DATE 6/17/03, 4/21/03, 1/31/03

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- 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>).
- 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.
- Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
- All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports*).
- The following note must be placed on the Final Map: "Geotechnical Note, Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s) 1-3
 refer to reports by GeoSoils Consultants, Inc., dated 6/17/03, 4/21/03, 1/31/03."
- The Soils Engineering review dated 3-17-14 is attached.

Note to LDD: The Restricted Use Area should be removed from the Tentative Map.



Reviewed by _____ Date 3/17/14
 Geir Mathisen

MOD. TO REC'D MAP DATED 02/20/2014
MOD. TO REC'D EXHIBIT "A" MAP DATED 02/20/2014

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 Hydrology Study approved by the Storm Drain and Hydrology Section of Land Development Division as applicable.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED). The approval may require necessary remediation to the unauthorized graded areas and adjoining slopes.
 - c. Department Parks and Recreation to construct access driveway for Lot 1 within their trail limits
 - d. State of California Department of Fish and Wildlife Permits and/or letters of non-jurisdiction.
2. Submit a revised grading plan for approval. The grading plan must show and call out the following items, including but not limited to: required remediation or no remediation required to all unauthorized graded area and constructed drainage devices and access driveway.

Name Nazem Said  Date 11/17/2014 Phone (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
PARCEL MAP NO. 23202 (Mod. to Recorded Map) APPLICATION DATE 03-04-2014

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The following revised conditions are recommended for inclusion in the tentative approval:

1. Conform with all previously approved and amended road conditions to the satisfaction of Public Works.

PC

Prepared by Patricia Constanza
Pm23202r_Modification to Recorded Map 3-18-2014.doc

Phone (626) 458-4921

Date 03-18-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 23202 (Mod. to Rec'd Map)

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MOD.TO REC'D MAP DATED 02-20-2014
MOD. TO REC'D EXHIBIT "A" MAP DATED 02-20-2014

The following revised conditions are recommended for inclusion in the tentative approval:

- Conform with all previously approved and amended road conditions to the satisfaction of Public Works.



Prepared by Tony Khalkhali
pm23202s-new-mod. to rec'd map.doc

Phone (626) 458-4921

Date 03-17-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 23202 (Mod. to Rec'd Map)

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MOD. TO REC'D MAP DATED 02-20-2014
MOD. TO REC'D EXHIBIT "A" MAP DATED 02-20-2014

The following revised conditions are recommended for inclusion in the tentative approval:

- Conform with all previously approved and amended road conditions to the satisfaction of Public Works.


Prepared by Tony Khalkhali
pm23202s-new-mod. to rec'd map.doc

Phone (626) 458-4921

Date 03-17-2014



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No. PM 23202 Tentative Map Date February 20, 2014 - Modification to Recorded Map

C.U.P. 91-285 Vicinity Malibu

- 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) 88162404.
- 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 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: **HOLDS: Show each lot will provide a minimum paved Private Driveway and Fire Lane width of 20ft to the proposed path location from the 26ft Private Driveway and Fire Lane.**

CONDITIONS: Private driveway shall be posted with an approved street sign as per the Department of Public Works. Maintain minimum turning radii of 32' on the centerline for all vehicular access.

By Inspector: Juan C. Padilla Date March 18, 2014



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM 23202 Tentative Map Date February 20, 2014 - Modification to Recorded Map

Revised Report yes

- 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 **1000** gallons per minute at 20 psi for a duration of **2** hours, over and above maximum daily domestic demand. **1** 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 **1** public fire hydrant(s). Upgrade / Verify existing _____ public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6öx 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: **See exhibit "A" for precise 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.
- Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: _____

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 March 18, 2014

Land Development Unit 6 Fire Prevention Division 6 (323) 890-4243, Fax (323) 890-9783



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



PARK OBLIGATION REPORT

Tentative Map #	23202	DRP Map Date:	02/20/2014	SCM Date:	03/27/2014	Report Date:	03/17/2014
Park Planning Area #	33C	TOPANGA / FRANKLIN CANYON				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:

Trails:

See also attached Trail Report.

Comments:

Project was previously exempt from Quimby fee, 1989 Quimby Ordinance (Title 21, Los Angeles County Code Section 21.24.340,E), lots are larger than one (1) acre.

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 #	23202	DRP Map Date:	02/20/2014	SMC Date:	03/27/2014	Report Date:	03/17/2014
Park Planning Area #	33C	TOPANGA / FRANKLIN CANYON			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	2.36	0.0030	0	0.00
M.F. < 5 Units	0.86	0.0030	0	0.00
M.F. >= 5 Units	1.85	0.0030	0	0.00
Mobile Units	1.57	0.0030	0	0.00
Exempt Units			3	
Total Acre Obligation =				0.00

Park Planning Area = **33C TOPANGA / FRANKLIN CANYON**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$190,412	\$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	\$190,412	\$0



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Parcel Map No.023202

Vicinity: The Malibu

Tentative Parcel Map Date: February 20, 2014

The Los Angeles County Department of Public Health – Environmental Health Division approves **Vesting Tentative Parcel Map 023202** based on the use of public water (County of Los Angeles Water District) and public sewer as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval. Prior to final map approval, please forward a copy of the "Will Serve" letter from the water purveyor to this Department.

Prepared by: Vicente Banada

Phone: (626) 430-5381

Date: March 19, 2014