



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

**PROJECT NUMBER** R2013-03409  
**HEARING DATE** TBD

**REQUESTED ENTITLEMENTS**  
Tentative Parcel Map No. 069888  
Conditional Use Permit No. 201300171  
Environmental Assessment No. 201300291

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Walter & Leah Sauter

**MAP/EXHIBIT DATE:**

12/03/13

**SCM REPORT DATE:**

12/31/13

**SCM DATE:**

01/16/14

**PROJECT OVERVIEW**

Tentative parcel map to create three (3) single-family residential parcels on 9.31 gross (8.82 net) acres, for a proposed density of 0.3 dwelling units per gross acre. Also a hillside management conditional use permit (HMM-CUP) to develop the project on a site with slopes of more than 25 percent grade, since the proposed density exceeds the calculated low density threshold of the site (0.2 dwelling units per gross acre), which is within a rural hillside management area. The northern portion of the project site is within a Sensitive Environmental Resource Area (SERA); therefore, the project must also be evaluated by the Environmental Review Board (ERB).

**MAP STAGE**

Tentative:  Revised:  Amendment:  Amended :  Modification to :  Other:   
Exhibit ~~MA~~+ Recorded Map

**MAP STATUS**

Initial:  1<sup>st</sup> Revision:  2<sup>nd</sup> Revision:  Additional Revisions:

**LOCATION**

1636 Decker Canyon Road, Santa Monica Mountains

**ACCESS**

Decker Canyon Road, Lechusa Road

**ASSESSORS PARCEL NUMBER(S)**

4472-010-034

**SITE AREA**

9.31 acres (gross); 8.82 acres (net)

**GENERAL PLAN / LOCAL PLAN**

Malibu Coastal Plan

**ZONED DISTRICT**

The Malibu

**SUP DISTRICT**

3

**LAND USE DESIGNATION**

- 4. Rural Land II (1 dwelling unit/5 acres);
- 5. Rural Land III (1 dwelling unit/2 acres)

**ZONE**

A-1-1 (Light Agricultural- One Acre Minimum Required Lot Area)

**PROPOSED DWELLING UNITS (DU/AC)**

3 units (0.3 DU/AC)

**MAX DENSITY/UNITS (DU/AC)**

3 units (0.3 DU/AC)

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

To be determined- Requires Initial Study

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Tyler Montgomery (213) 974-6433 <a href="mailto:tmontgomery@planning.lacounty.gov">tmontgomery@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	Hold	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Sheela Mathai (213) 351-5121 <a href="mailto:smathai@parks.lacounty.gov">smathai@parks.lacounty.gov</a>
Public Health	Hold	Thao Komura (626) 430-5581 <a href="mailto:tkomura@ph.lacounty.gov">tkomura@ph.lacounty.gov</a>

**SUBDIVISION COMMITTEE STATUS**

Tentative Map Revision Required:   
 Exhibit Map/Exhibit A+Revision Required:   
 Revised Application Required:

Reschedule for Subdivision Committee Meeting:   
 Reschedule for Subdivision Committee Reports Only:   
 Other Holds (see below):

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## REGIONAL PLANNING ADDITIONAL COMMENTS

### Tentative Map:

1. Revise title of map to read ~~Tentative~~ Parcel Map+rather than ~~Tentative~~ Minor Land Division Map.+
2. Add a note identifying the existing and proposed Community Plan land use categories (Rural Land II- 1 dwelling unit/5 acres & Rural Land III- 1 dwelling unit /2 acres).
3. Revise depictions of existing structures to dash-line figures, with all labeled ~~to~~ remain+or ~~to~~ be removed.+
4. Add a note indicating number of existing and proposed parcels.
5. Label all adjacent properties as ~~Not a Part~~ .+
6. Revise note regarding provider of electric utility to read ~~Southern~~ California Edison.+
7. Note on Parcel 2 should read ~~Proposed~~ Pad.+
8. Include a written statement by the registered civil engineer or land surveyor as to whether or not he/she will set boundary monuments prior to the filing of the final map with the County Recorder.

### Exhibit A+Map:

1. Revise references to ~~Tentative~~ Minor Land Division Map+to read ~~Tentative~~ Parcel Map.+
2. Add a note identifying the existing and proposed Community Plan land use categories.
3. Revise note regarding provider of electric utility to read ~~Southern~~ California Edison.+
4. Note on Parcel 2 should read ~~Proposed~~ Pad.+
5. Extent of canopies and encroachment zones (canopies plus five feet) of all oak trees must be accurately depicted on the exhibit map. Currently oak tree depictions do not include protected zone.
6. Label all existing structures as ~~to~~ remain+or ~~to~~ be removed.+
7. Add notes indicating the site's low-density threshold (0.2 du/net acre, or 2.1 units) and maximum density (0.3 du/net acre, or 3.0 units).

### Open Space Exhibit

1. Notes 1 through 4 regarding Exhibit A+Map also apply to Open Space Exhibit.

### Slope Density Analysis

1. Revise references to ~~Tentative~~ Minor Land Division Map+to read ~~Tentative~~ Parcel Map.+
2. Slope Analysis and Density Calculation table contains several errors. Revise as follows:
  - a. ~~Gross~~ Average+should read ~~Gross~~ Acreage.+
  - b. ~~Low~~ Density (Threshold for CUP)+for slope ranges above 50% in both plan categories should be zero.
  - c. ~~Low~~ Yield No. of Units+for slope ranges above 50% in both plan categories should be zero.
  - d. Total ~~Low~~ Yield No. of Units+should be 2.11.
  - e. ~~Max~~ Density+for entirety of Plan Category 4 should be 1DU/5AC.
  - f. ~~Max~~ Density+for entirety of Plan Category 5 should be 1DU/2AC
  - g. ~~Max~~ Yield No. of Units+for entirety of Plan Category 4 should be 1.08.
  - h. ~~Max~~ Yield No. of Units+for entirety of Plan Category 5 should be 1.95.
  - i. Total ~~Max~~ Yield No. of Units+should be 3.03.

### Administrative:

1. Copies of any reports prepared for the Department of Public Works should also be submitted to Regional Planning for CEQA review.
2. Please depict proposed haul route for exported soil, including location of final disposal.

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. Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for comment and requirement.
2. A revised tentative map is required to show the following additional items:
  - a. Add the preceding zero to the parcel map number as being "PM 069888".
  - b. Please see attached Road review sheet for and requirements.
  - c. Please see attached Water review sheet (Comment 2) for and requirements.

*HC*

Prepared by John Chin

Phone (626) 458-4918

Date 01-06-2014

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<https://rceconsult.sharefile.com/d/s55fe058798542f69>

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. Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
2. A revised tentative map is required to show the following:
  - a. If existing buildings are to remain, show locations of existing water service lines to the existing buildings. Water service line to the existing building must be with the same parcel as the building it serves; otherwise, it shall be relocated to the same parcel.
  - b. Show how parcels 2 and 3 are to be served by existing public water and call out the proposed points of connection.
  - c. Specify the name of the water purveyor on the tentative map.
  - d. If applicable, show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.

*HW*

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
PARCEL MAP NO. 69888

Page 1/1

TENTATIVE MAP DATED 12-10-2013  
EXHIBIT MAP DATED 12-10-2013

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:

A revised tentative map is required. Please address our road comments as shown in the attached file (2013-12-23 TPM 069888 dated 2013-12-10 road checkprint.pdf) which can be found at the following ftp link: <ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TPM%2069888/>

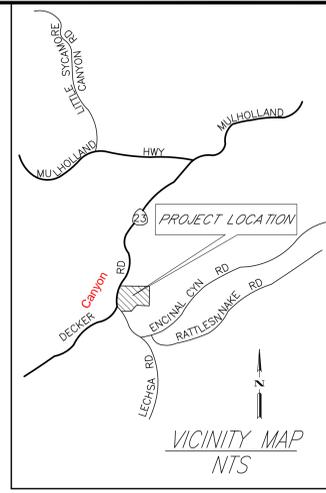


Prepared by Patricia Constanza  
pm69888r.doc

Phone (626) 458-4921

Date 01-06-2013

- LEGEND**
- C CUT
  - F FILL
  - LP LOW POINT
  - WM WATER METER
  - TG TOP OF GRADE
  - FS FINISH SURFACE
  - FL FLOW LINE
  - GB GRADE BREAK
  - INV PIPE INVERT
  - HP HIGH POINT
  - CB CATCH BASIN
  - EXIST EXISTING
  - BLDG BUILDING
  - CONC CONCRETE
  - ESMT EASEMENT
  - (00.00 FS) EXISTING SPOT ELEVATION
  - (00.00 FS) PROPOSED SPOT ELEVATION
  - (0000) EXISTING CONTOUR
  - (---) FINISHED GRADE CONTOUR
  - (---) PROPERTY LINE
  - (---) CUT/ FILL LINE
  - (---) DAYLIGHT CUT
  - (---) LIMITS OF GRADING
  - (---) GRADE BREAK
  - (---) CENTERLINE
  - (---) FLOW LINE
  - (---) 18"x18" CATCH BASIN
  - (---) BROOKS PRODUCTS OR APPROVED EQUAL
  - (---) PROPOSED 4" PVC, SCHED 40 1% MIN SLOPE UNLESS OTHERWISE NOTED
  - (---) TOP OF SLOPE
  - (---) TOE OF SLOPE
  - (---) WATER LINE



**A** EASEMENT TO THE COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY PURPOSES, RECORDED JANUARY 8, 1952 AS INSTRUMENT NO. 3311 IN BOOK 3800 PAGE 132 OR

provide copies of this document

PARCEL NO.	INDIVIDUAL LOT SCHEDULE		TOTAL NET AREA EXCLUDES EASEMENTS	
	(S.F.)	(AC.)	(S.F.)	(AC.)
1	138,956	3.19	128,242	2.94
2	175,111	4.02	173,209	3.98
3	91,446	2.09	82,945	1.90
<b>TOTAL</b>	<b>405,513</b>	<b>9.31</b>	<b>384,396</b>	<b>8.82</b>

EXISTING ZONE: A-1-1  
PROPOSED ZONE: A-1-1

**EARTHWORK QUANTITIES**  
CUT: 1,567 Cubic Yards  
FILL: 1,543 Cubic Yards  
EXPORT: 24 Cubic Yards

**UTILITIES**

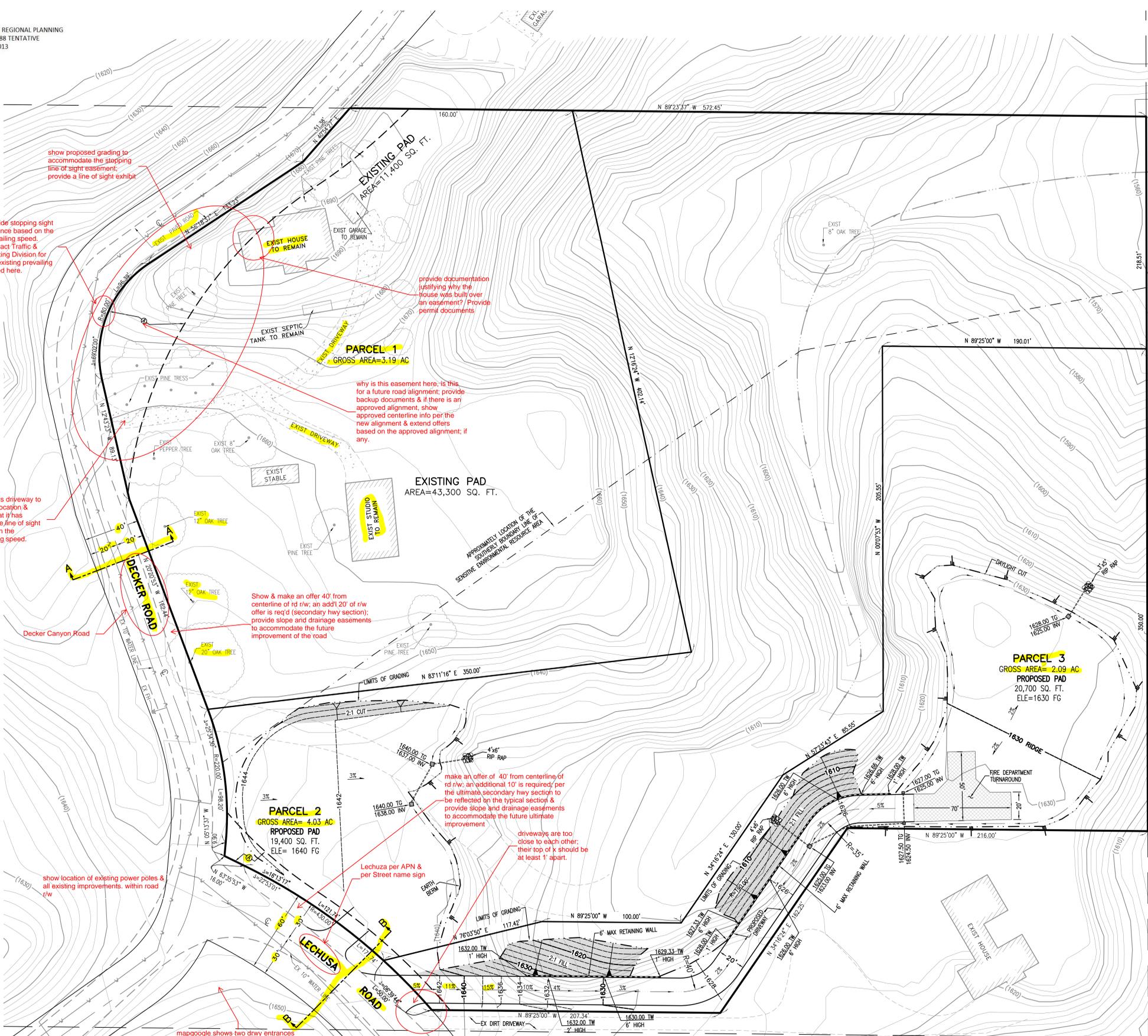
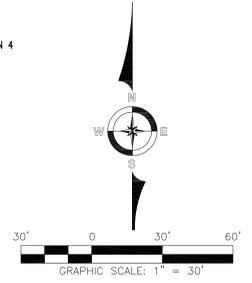
**WATER**  
LAS VIRGENES MUNICIPAL WATER DIVISION 4  
4232 LAS VIRGENES ROAD  
CALABASAS, CA. 91302  
(818) 251-2100

**GAS**  
SOUTHERN CALIFORNIA GAS COMPANY  
9400 OAKDALE AVENUE  
CHATHAM, CA. 91311  
(800) 427-2200

**ELECTRICITY**  
SOUTHERN CALIFORNIA GAS COMPANY  
3589 FOOTHILL DRIVE  
THOUSAND OAKS, CA. 91361  
(805) 494-7065

**TELEPHONE**  
VERIZON  
201 FLYN ROAD  
CAMARILLO, CA. 93012

**CABLE TV**  
CHARTER COMMUNICATIONS  
3806 CROSS CREEK ROAD  
MALIBU, CA. 90265  
(310) 579-7061



show proposed grading to accommodate the stopping line of sight easement; provide a line of sight exhibit

provide stopping sight distance based on the prevailing speed. Contact Traffic & Lighting Division for the existing prevailing speed here.

provide documentation justifying why the house was built over an easement? Provide permit documents

why is this easement here, is this for a future road alignment, provide backup documents & if there is an approved alignment, show approved centerline info per the new alignment & extend offers based on the approved alignment; if any.

move this driveway to a safer location & show that it has adequate line of sight based on the prevailing speed.

Show & make an offer 40' from centerline of rd r/w; an addtl 20' of r/w offer is req'd (secondary hwy section); provide slope and drainage easements to accommodate the future improvement of the road

make an offer of 40' from centerline of rd r/w; an additional 10' is required; per the ultimate secondary hwy section to be reflected on the typical section & provide slope and drainage easements to accommodate the future ultimate improvement

driveways are too close to each other; their top of x should be at least 1' apart.

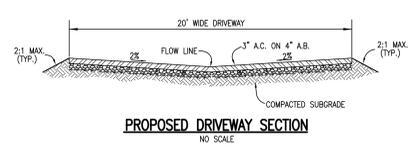
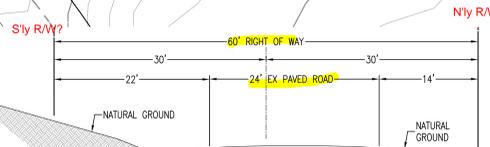
Lechusa per APN & per Street name sign

show location of existing power poles & all existing improvements, within road r/w

mappoogle shows two drwy entrances on this side, topo is not accurate



Revise the typical section to show the private & future offers & slope easements



PREPARED BY:  
**CALIFORNIA CIVIL DESIGN GROUP, INC.**  
133 LA VETA DRIVE  
CAMARILLO, CA. 93012  
(805) 379-9222  
FAX (805) 484-8635  
Mary J. Widmann 10/21/13  
MARY J. WIDMANN DATE



**TENTATIVE MINOR LAND DIVISION MAP NO. 69888**  
UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
APN 4472-010-034  
1636 DECKER ROAD, MALIBU, CA. 90265

**LEGAL DESCRIPTION:**  
BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SECTION 16, T11S, R19W IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

**OWNER/DEVELOPER:**  
**WALTER A. & LEAH B. SAUTER**  
6061 GALAHAD DRIVE, MALIBU, CA 90265

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 069888

Page 1/1

TENTATIVE MAP DATED 12-03-2013  
EXHIBIT "A" MAP DATED 12-03-2013

- 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

Phone (626) 458-4918

Date 12-17-2013

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<https://rceconsult.sharefile.com/d/s55fe058798542f69>

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. If applicable, quitclaim or relocate easements running through proposed structures.
8. 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.
9. 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.
10. 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.
11. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW



Prepared by John Chin

Phone (626) 458-4918

Date 12-17-2013

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<https://rceconsult.sharefile.com/d/s55fe058798542f69>



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

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

PARCEL NO.: 69888

TENTATIVE MAP DATE: 12-03-2013

EXHIBIT MAP DATE: 12-03-2013

**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](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 12-19-2013 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  
\_\_\_\_ Geologist  
\_\_\_\_ Soils Engineer  
1 GMED File  
1 Subdivision

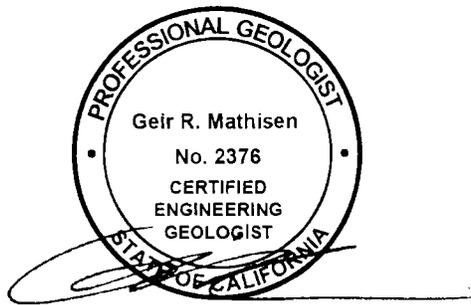
TENTATIVE PARCEL MAP \_\_\_\_\_ 69888 \_\_\_\_\_  
SUBDIVIDER \_\_\_\_\_ Sauter \_\_\_\_\_  
ENGINEER \_\_\_\_\_ California Civil Design Group, Inc. \_\_\_\_\_  
GEOLOGIST \_\_\_\_\_ --- \_\_\_\_\_  
SOILS ENGINEER \_\_\_\_\_ --- \_\_\_\_\_

TENTATIVE MAP DATED \_\_\_\_\_ 12/3/13 (Tentative) \_\_\_\_\_  
LOCATION \_\_\_\_\_ Malibu \_\_\_\_\_  
GRADING BY SUBDIVIDER [Y] (1,567 y<sup>3</sup>) \_\_\_\_\_  
REPORT DATE \_\_\_\_\_ --- \_\_\_\_\_  
REPORT DATE \_\_\_\_\_ --- \_\_\_\_\_

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 12-19-13 is attached.



Reviewed by \_\_\_\_\_ Date 12/19/13  
Geir Mathisen

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 ---  
PCA LX001129  
Sheet 1 of 1

Tentative Parcel Map 69888  
Location Malibu  
Developer/Owner Sauter  
Engineer/Architect California Civil Design Group, Inc.  
Soils Engineer ---  
Geologist ---

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

Review of:

Tentative Parcel Map Dated by Processing Center 12/3/13

ACTION:

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

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "**Manual for Preparation of Geotechnical Reports**" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://dpw.lacounty.gov/qmed/Manual.pdf>
2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Prepared by \_\_\_\_\_ Date 12/19/13



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

P:\gmepub\Development Review\Soils Review\Jeremy\PR 69888, Malibu, TPM-A\_1.doc

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:**

1. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. (Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively)
2. Provide approval of:
  - a. The latest Hydrology Report approved by Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
3. If deemed applicable, submit a covenant or a letter of permission to enter and construct.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

4. Submit a grading plan for approval. The grading plan must show and call out the

following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

5. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.



Name Nazem Said Date 12/11/2013 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 069888\SUB 069888\2013-12-10 TPM 069888 SUBMITTAL

Preliminary Conditions

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

1. Make an offer of private and future right of way 20 feet beyond the existing Decker Canyon Road right of way along the property frontage to the satisfaction of Public Works.
2. Make an offer of private and future right of way 10 feet beyond the existing Lechuza Road right of way along the property frontage to the satisfaction of Public Works.
3. Whenever there is an offer of private and future street, provide a drainage statement/letter.
4. Dedicate slope and drainage easements to the satisfaction of Public Works.
5. Provide stopping sight distance easement based on the prevailing speed on Decker Canyon Road.
6. Grade the shoulder within the stopping sight easement on Decker Canyon Road to the satisfaction of Public Works.
7. Relocate the driveway entrance along Decker Canyon Road to provide adequate line of sight based on the prevailing speed to the satisfaction of Public Works.
8. Repair any damaged improvements during construction to the satisfaction of Public Works.
9. Execute a covenant for private maintenance of curb/parkway drains; if any and any landscaping within the public right of way along the property frontage to the satisfaction of Public Works.
10. 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.
11. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

PC

Prepared by Patricia Constanza  
pm69888r.doc

Phone (626) 458-4921

Date 01-06-2013

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 systems. The use and installation of a private sewage system (septic system) must be approved by the Department of Public Health (DPH). Please call Ms. Michelle Tsiebos of DPH at (626) 430-5382 for additional information and requirements.

*HW*

Prepared by Imelda Ng  
pm69888s-new.doc

Phone (626) 458-4921

Date 12-26-2013



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 69888 Map Date: December 03, 2013 - Ex A

C.U.P. \_\_\_\_\_ Vicinity: 362B1

- 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 Fire Lane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department approved address numbers and Department of Public Works approved street signs prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **The proposed driveway for Parcel 3 shall be labeled as Private Driveway and Fire Lane on the Exhibit Map. The access to Parcel 2 and Parcel 3 will be further reviewed when architectural plans are submitted to the Fire Department for review and approval prior to building permit issuance.**

By Inspector: Juan C. Padilla Date January 7, 2014

Land Development Unit ó Fire Prevention Division ó (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 69888 Map Date: December 03, 2013 - 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 **TBD** 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). Verify / Upgrade existing 1 public fire hydrant(s).  
Install \_\_\_\_\_ private on-site fire hydrant(s).
- All hydrants shall measure 6øx 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: **Submit a fire flow test, FORM 195, to our office for review prior to Tentative Map clearance. The distance of the existing public fire hydrant on Decker Road as shown on the Exhibit Map exceed the allowable distance to all structure to Parcel 3, an on-site fire hydrant will be required within Parcel 3 (location to be determined).**

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 January 7, 2014

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



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>69888</b>	DRP Map Date:	<b>12/03/2013</b>	SCM Date:	<b>01/16/2014</b>	Report Date:	<b>01/07/2014</b>
Park Planning Area #	<b>27A</b>		<b>MALIBU</b>			Map Type:	<b>TENTATIVE</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>0.01</b>
IN-LIEU FEES:	<b>\$3,100</b>

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$3,100 in-lieu fees.

Trails:

No trails.

Comments:

Propose 3 single family units with 2 single family units to remain

\*\*\*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: James Barber  
James Barber, Land Acquisition & Development Section



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>69888</b>	DRP Map Date:	<b>12/03/2013</b>	SMC Date:	<b>01/16/2014</b>	Report Date:	<b>01/07/2014</b>
Park Planning Area #	<b>27A</b>		<b>MALIBU</b>			Map Type:	<b>TENTATIVE</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	2.75	0.0030	1	0.01
M.F. < 5 Units	1.71	0.0030	0	0.00
M.F. >= 5 Units	2.13	0.0030	0	0.00
Mobile Units	1.99	0.0030	0	0.00
Exempt Units			2	
Total Acre Obligation =				0.01

Park Planning Area = **27A MALIBU**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$310,012	\$3,100

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
0.01	0.00	0.00	0.01	\$310,012	\$3,100



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

**CYNTHIA A. HARDING, M.P.H.**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

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

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Fifth District

December 20, 2013

Tentative Parcel Map No. 069888

Vicinity: Malibu

Tentative Parcel Map Date: December 3, 2013

The Los Angeles County Department of Public Health (DPH) – Environmental Health Division has reviewed **Tentative Parcel Map 069888** based on the use of public water (Las Virgenes Municipal Water Division) and private septic system as proposed. The following conditions shall be satisfied prior to approval of the tentative parcel map by this Department.

**Land Use Program**

1. A report to determine the feasibility of installing onsite wastewater treatment systems (OWTS) for the new proposed parcels shall be submitted to the DPH's Land Use Program for review and approval. The report shall be prepared in compliance with DPH's "A Professional Guide to Requirements and Procedures for Onsite Wastewater Treatment Systems (OWTS)." The guideline is available on-line at [www.lapublichealth.org/eh](http://www.lapublichealth.org/eh).

The report shall consist of a soil profile excavation, exploratory boring to determine historic and seasonal high groundwater mark and presence of subsurface water, and percolation testing to confirm that the soil on the property can support the use of OWTS. Testing shall be conducted in an area likely to be utilized as a disposal field.

2. The applicant shall demonstrate to the satisfaction of Public Health that the existing onsite wastewater treatment system (OWTS) is functional and in good repair. The applicant shall submit to Public Health's Land Use Program for review and approval a certified inspection report prepared by a qualified professional attesting to the functionality of the OWTS. The inspection report shall be prepared in conformance with the Public Health's guidelines. As part of demonstrating system competency, the system components including septic tank, plumbing lines, distribution boxes and dispersal systems (leach lines or seepage pits) shall be inspected and tested by the qualified professional. Additional percolation testing and groundwater exploratory excavations may be required. The applicant/qualified professional is advised to contact the Land Use Program prior to conducting any tests.

Documentation of any prior approval for the existing system shall be submitted to this Department for verification purposes. The feasibility of installing a future expansion area in compliance with the Los Angeles County Plumbing Code may be required. Additional requirements, such as, percolation testing and groundwater exploratory excavations may be required.

Note: Systems that cannot be certified shall be abandoned, and a complete feasibility report for the installation of a new OWTS shall be submitted to the Land Use Program for review and approval.

**Note: If a public sewer connection is available within 200 feet 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 conditions, please contact Patrick Nejadian at (626) 430-5380.

Prepared by:

**MICHELLE TSIEBOS, MPA, REHS** (M.T)  
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Land Use Program  
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