

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, all lots shall have street frontage (Lots 1, 2, 3, 4 and 5) unless the Department of Regional Planning (DRP) is prepared to recommend waiving such requirement to the Advisory Agency. Pending notice of approval from Department of Regional Planning on the requested waiver from the Applicant on 10/03/2012.
- (2) As previously requested, mitigate portions of the property with proposed improvement that are lying in and adjacent to the natural drainage courses and are subject to flood hazard. Pending approval of the drainage concept, SUSMP and, LID submitted by the Applicant on 10/30/2012. Please see attached Storm Drain and Hydrology review sheet (Comment 1) for comments and requirements.
- (3) As previously requested, an approved drainage concept, Standard Urban Stormwater Mitigation Plan (SUSMP), and Low Impact Development Plans (LID). Pending approval of the drainage concept, SUSMP and, LID submitted by the Applicant on 10/30/2012. Please see attached Storm Drain and Hydrology review sheet (Comments 2, 3, 4 and 5) for comments and requirements.
- (4) As previously requested, an approved geotechnical report. Pending approval of the submitted geotechnical report by the Applicant dated 7/16/2012. Please see attached Geologic and Soils Engineering review sheet for comments and requirements.
- (5) As previously requested, obtain approval of a drainage concept, SUSMP, and LID from the Storm Drain and Hydrology Section. Pending approval of the drainage concept, SUSMP and, LID submitted by the Applicant on 10/30/2012. Please see attached Grading review sheet (Comment 3) for comments and requirements.
- (6) As previously requested, provide a grading exhibit. Please see attached Grading review sheet (Comment 4) for comments and requirements.
- (7) As previously requested, all lots must have street frontage unless the Department of Regional Planning is prepared to waive such requirement to the Advisory Agency. Pending approval from DRP on the requested waiver from the Applicant on 10/03/2012. Please see attached Road review sheet (Comment 1) for comments and requirements.

- (8) As previously requested, an approved traffic study. The traffic study was submitted by the Applicant on 10/31/2012 and currently under review. Please see attached Road review sheet (Comment 2) for comments and requirements.
- (9) Submit California Environmental Quality Act Report to DRP for distribution to affected county agencies for any environmental impact due to construction of a sewage treatment plant. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- (10) Acquire conceptual approval from Local Agency Formation Commission. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- (11) Acquire conceptual approval from California Regional Water Quality Control Board. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
- (12) Submit an engineering report to address design details of proposed sewerage treatment plan. Please see attached Sewer review sheet (Comment 4) for comments and requirements.
- (13) A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Please see attached Grading review sheet (Comment 1, 2, 4 and 5) for comments and requirements.
 - b. Please see attached Sewer review sheet (Comment 5) for comments and requirements.



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

TRACT MAP NO. 71735

TENTATIVE MAP DATED 10/31/2012
EXHIBIT MAP 10/31/2012

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

- 1. Mitigate portions of the property with proposed improvement that are lying in and adjacent to the natural drainage courses and are subject to flood hazard.
- 2. A Standard Urban Stormwater Mitigation Plan (SUSMP) (as part of the drainage concept) is required prior to tentative approval of the map when any of the following conditions exist:
 - Any restaurant facility that sells prepared foods and drinks for consumption;
 - Parking lot with 5,000 square feet or more of surface area or with 25 or more parking spaces;
 - Redevelopment projects (creation, addition, or replacement of 5,000 square feet of impervious surface area;
 - Location within or directly adjacent to or discharging directly to an environmentally sensitive area if the discharge is likely to impact a sensitive biological species or habitat and the development creates 2,500 square feet or more of impervious surface.
 - 100,000 or more square-feet of impervious surface in industrial/commercial development.
- 3. A Low Impact Development Plans (LID) (as part of the drainage concept) is required prior to the tentative approval of the map.
 - Per County Code Section 12.84.460 comply with LID requirements and provide calculations in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf
- 4. Prior to tentative map approval for drainage, submit a drainage concept showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.



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

5. Comply with Interim Peak Flow Policy, adopted by the Regional Water Quality Control Board February 1, 2005. The Peak Flow Standard shall require that all post-development runoff from a 2-year, 24-hour storm shall not exceed the pre-development peak flow rate, burned, from a 2-year, 24-hour storm. The Peak Flow Standard shall also require that post-development runoff from the 50-year capital storm shall not exceed the pre-development peak flow rate, burned and bulked, from the 50-year capital storm

* Effective July 30, 1999 all development projects shall comply with Standard Urban Stormwater Mitigation Plans (SUSMP) requirements. For information see SUSMP web page address: <http://888cleanla.com>. The first 0.75 inches of stormwater runoff volume from the site must be treated prior to discharge into stormwater conveyance system.

Reviewed by  Date 11/26/2012 Phone (626) 458-4921
Andrew Ross

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

DISTRIBUTION
_ Geologist
_ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP _____ 71735
SUBDIVIDER _____ Malibu Associates LLC
ENGINEER _____ RCE Consultants
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED _____ 10/31/12 (Revision)
LOCATION _____ Malibu
REPORT DATE _____
REPORT DATE _____

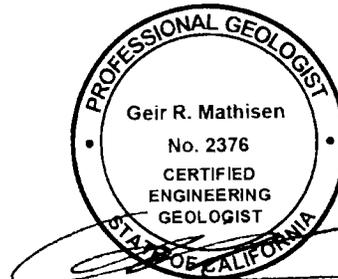
The Regional Planning Commission, developer, and engineer are advised that:

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

- 1. A geotechnical report by Sladden Engineering dated 7/16/12 is currently being reviewed for the proposed subdivision.

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

Prepared by



Geir Mathisen
Geology Section

Date 11/26/12

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:

As previously requested,

1. A revised tentative map is required to show the following additional items:
 - a. Provide and dimension all slope set back as required per grading ordinance (J108) especially for the private driveway and fire lane (esp. on the southerly portion on Trancas Lake driveway at the tract boundary between lot Nos. 24 & 25 on T-2).
 - b. Specify all proposed slope angle/ratio of all cut and fill slopes, show location of daylight line, and indicate proposed cut and fill slope areas on plans by shading.
 - c. Call out the existing and proposed road right-of-way dimension on Encinal Canyon shown on the tentative map (T-2) and the proposed entry details (E/2).
 - d. Indicate the Earthwork quantities (two different earthwork quantities 120,000 cy and 26,798 cy shown on sheet T-1, please clarify)

2. A revised exhibit map is required to show the following additional items:
 - a. Clearly call out all pad elevations and show the building footprints for all proposed rough grading and finished floor elevations for all proposed precise grading. Provide cross-section details and show retaining walls, if any, to clarify (esp. for buildings Nos. 8, 9, 10).
 - b. Provide and dimension all slope set back as required per grading ordinance (J108) especially for the private driveway and fire lane (esp. on the southerly portion on Trancas Lake driveway at the tract boundary between lot Nos. 24 & 25).
 - c. Specify all proposed slope angle/ratio of all cut and fill slopes, show location of daylight line, and indicate proposed cut and fill slope areas on plans by shading.

- d. Provide walls detail for proposed retaining walls adjacent easterly to the buildings Nos. 1-16.
3. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
4. Provide a grading exhibit to demonstrate compatibility of the proposed grading and driveway grades with the future construction and/or widening of Encinal Canyon Road to its ultimate width, including any sidewalk or parkway grading as necessary. Compatibility of proposed grading shall be demonstrated to the satisfaction of Public Works. Call out existing grades and label the proposed grade (tie-in elevations) on detail shown on T-2
5. A breakdown of earthwork volumes should be shown on the map if phased grading is proposed. Earthwork quantities performed with each unit phase should be consistent with, and considered a fraction of, the overall proposed earthwork quantity for the entire tract. Construction staging or phased grading should also be addressed through the CEQA document associated with the project. Clarify total earthwork volume and phased grading, if any (see comment No. 1d above).



Name Tony Hui Date 11/26/2012 Phone (626) 458-4921

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TENTATIVE MAP DATED 10-31-2012
EXHIBIT MAP DATED 10-31-2012

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

- (1) All lots must have street frontage unless the Department of Regional Planning (DRP) is prepared to waive such requirement to the Advisory Agency. Submit evidence of DRP's concurrence that street frontage can be waived. If the request is not granted, the subdivider shall revise the tentative map to provide a private and future street (commensurate with public standards) to serve each lot.
- (2) As previously requested, an approved traffic study is required per the attached memoranda/letter dated 10-03-2011 prior to tentative map approval. The traffic study shall be submitted directly to Public Works for review and approval and a review fee is also required. Based on the approved traffic study, a revised tentative map and/or conceptual striping plan may be required. For additional information, please contact Jeff Pletyak at (626) 300-4721 of our Traffic and Lighting Division.

 Prepared by Patricia Constanza
tr71735r-rev2.doc

Phone (626) 458-4921

Date 11-26-2012

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

1. We recommend submitting California Environmental Quality Act (CEQA) Report to Department of Regional Planning for distribution to affected county agencies for any environmental impact due to construction of a sewage treatment plant.
2. Acquire conceptual approval from Local Agency Formation Commission (LAFCO). Formation of a CSD within Las Virgenes Municipal Water District boundary may not be permissible so should be vetted out with LAFCO.
3. Acquire conceptual approval from California Regional Water Quality Control Board (CRWQCB). Applicant shall acquire potential WDR requirements to determine feasibility of system.
4. Submit an engineering report to address design details of proposed sewerage treatment plan.
5. A revised tentative and exhibit map is required to show the following items:
 - a. Exhibit map to coincide with tentative map for the method of sewage disposal.
 - b. Provide one house lateral connection per each lot in compliance with plumbing code's section 721.2 (such as lots 22, 23, 24, and 27).
 - c. Show foot-print/ boundary of proposed sewerage treatment plant to verify the location feasibility and off-site improvements (if any).

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

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TRACT NO. 71735 (Rev.)

TENTATIVE MAP DATED 10-31-2012
EXHIBIT "A" MAP DATED 10-31-2012

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


Prepared by John Chin
Tr71735L-rev2.doc
<http://planning.lacounty.gov/case/view/tr071735-3/>

Phone (626) 458-4918

Date 11-26-2012

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

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

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

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Quitclaim or relocate easements running through proposed structures.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
10. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
11. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
12. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
13. The first unit of this subdivision shall be filed as Tract No. 71735-01, the second unit, Tract No. 71735-02, and the last unit, Tract No. 71735.
14. The street frontage requirement for Lots #1, #2, #3, #4 and #5 needs to be waived by the Advisory Agency.
15. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
16. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

17. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 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.
18. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
19. 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.



Prepared by John Chin

Phone (626) 458-4918

Date 11/26/2012

Tr71735L-rev2.doc

<http://planning.lacounty.gov/case/view/tr071735-3/>

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

1. Dedicate right of way 40 feet from centerline along the property frontage on Encinal Canyon Road. 10 feet of additional right of way is required along the property frontage.
2. Dedicate right of way 40 feet from centerline along the property frontage on Westlake Boulevard. 20 feet of additional right of way is required along the property frontage.
3. Dedicate right of way 50 feet from centerline along the property frontage on Mulholland Highway per Section 22.48.200 of the Subdivision Code. 30 feet of additional right of way is required along APN 4471-001-028 and 029 and 50 feet of additional right of way is required along APN 4471-001-033 property frontages.
4. Dedicate slope and drainage easements on Westlake Boulevard and Mulholland Highway to the satisfaction of Public Works. The limits of slope and drainage easements shall be determined based on topography prior to final map approval.
5. Dedicate the right to restrict vehicular access on Mulholland Highway and Westlake Boulevard.
6. Set back the raised median nose in the private driveway a minimum 20 feet beyond the right of way off Encinal Canyon Road to the satisfaction of Public Works.
7. The request to waive street frontage is subject to approval by the advisory agency. If not waived, the subdivider shall revise the tentative map and provide street frontage to every parcel to the satisfaction of Public Works.
8. Comply with the mitigation measures identified in the attached _____ memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works.

PC

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 lots 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. There shall be filed with Public Works a statement 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 lot.
3. If necessary, install off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. Depict all line of sight easements on the landscaping and grading plans.
5. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
6. Submit landscape and irrigation plans for each lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
7. If recycled water is available, the irrigation systems shall be designed and operated in accordance with all local and state Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.

