



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

PROJECT NUMBER **HEARING DATE**
R2015-02638 TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 073766
Conditional Use Permit No. 201500109
Environmental Assessment No. 201500190

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

26 Bell Canyon, LLC / Ramy Awad

**MAP/EXHIBIT
DATE:**

8/26/15

**SCM REPORT
DATE:**

9/24/15

SCM DATE:

10/1/15

PROJECT OVERVIEW

Subdivision: To create 46 single-family residential lots with one water tank lot, one private driveway lot, and three open space lots.

CUP: For development within a Significant Ecological Area, hillside management, on-site grading exceeding 100,000 cubic yards, export of grading materials exceeding 42,000 cubic yards, and density-controlled development (DCD).

MAP STAGE

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

MAP STATUS

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

LOCATION

Bell Canyon Road at Overland Drive

ACCESS

Bell Canyon Road via private easement

ASSESSORS PARCEL NUMBER(S)

2017-012-012, -013, -014 & 2017-013-011, -012

SITE AREA

89.9 acres

GENERAL PLAN / LOCAL PLAN

Countywide

ZONED DISTRICT

Chatsworth

SUP DISTRICT

5th

LAND USE DESIGNATION

R (Rural)

ZONE

A-1-2

CSD

NA

**PROPOSED UNITS
(DU)**

46

**MAX DENSITY/UNITS
(DU)**

45

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

1.93 million cy cut / 1.888 million cy fill /
42,000 cy of export

ENVIRONMENTAL DETERMINATION (CEQA)

Initial Study required

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Lynda Hikichi (213) 974-6433 lhikichi@planning.lacounty.gov

Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

R1st 200600142

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

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

Environmental Determination:

1. A Biological Constraints Analysis (BCA) is required. The following are potential concerns: wildlife movement, rare plants and animals, oak trees, jurisdictional drainages, etc.
2. Additional studies or reports may be required after the initial review of the environmental assessment.
3. For any questions related to site biology, you may contact the departmental biologist, Joseph Decruyenaere, directly at 213-974-1448 or jdecruyenaere@planning.lacounty.gov.

Tentative Map / Exhibit Map:

4. The property does not have any street frontage, and access is proposed via an easement through property with Assessor's Parcel Number 2017-013-018. Records show that parcel 2017-013-018 is not currently owned by 26 Bell Canyon LLC or Sunland Investment Properties. Unless proof of ownership for parcel 2017-013-018 can be provided, the Land Divisions application submitted on August 26, 2015 is considered an incomplete application.
5. Based on the slope density analysis, the maximum density is 45 and not 46.
6. Irregular lots (e.g., lot numbers 1, 11, 42) are proposed. The proposed lots shall have side lines at an approximate right angle to the street. Redesign the lots to meet this requirement.
7. Provide the lot width dimension for lots 12 and 13. Provide the lot width dimensions for all proposed lots.
8. Lots 24 and 25 do not meet the minimum 60 feet lot width. Redesign to meet the minimum lot width requirement.
9. Clearly delineate lot lines, open space areas, private driveways/fire lanes, etc. Some of the lot lines are undecipherable.
10. Clearly identify all easements. Staff is unable to locate easement numbers 15 and 16.
11. Show all existing and proposed easements on the tentative map.
12. Ensure to provide a lot table with net and gross area information for each existing parcel, and for the entire project area. In addition to the net and gross area information for the entire project, include the open space area information on the lot table.
13. Clearly label existing fences/walls (including retaining walls) and indicate whether they are to remain or be removed.
14. Provide cross sections and elevations of all existing and proposed fences/walls (including retaining walls).
15. Under the Project Data, RL10 is listed as existing and proposed general plan land use category. The proposed land use designation is RL10.

16. Provide the grading cut and fill information for on-site grading, off-site grading, private driveway, and access driveway for the water tank, etc.
17. Provide a haul route and the export location for the proposed 42,000 cy of export.
18. Provide an open space exhibit that delineates/shows the proposed uses for each open space area. Three open space lots are proposed. Provide the lot area information for each open space lot.

Conditional Use Permit:

19. A separate burden of proof is required for hillside management, on and off-site grading, export of grading materials, density controlled development, and development within a Significant Ecological Area.
20. Significant Ecological Area Technical Advisory Committee (SEATAC) review will be required for the proposed project.

Healthy Design Ordinance (%HDO+):

21. Ensure to provide road cross sections drawn to scale for all right-of-ways, private driveways/fire lanes, and the access driveway.
22. Ensure the total linear feet of existing and proposed street frontage is indicated in the notes section.
23. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the project street frontage, a total of 23 tree plantings shall be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation.
24. The proposed project is subject to the guidelines and requirements of the HDO.

Administrative/Other:

25. A yard modification is required for retaining walls exceeding six feet. A yard modification is a discretionary process and the submittal of the request does not guarantee approval.
26. The ownership and consent affidavit only has one owner signature. The affidavit requires signatures of all record owners.
27. Provide a photo simulation of the proposed walls/fences of the property.
28. Provide elevations with height information for all proposed gates/call boxes, etc. Provide floor plans and elevations for the guard house.
29. Floor plans and elevations are required for structures/buildings proposed within the open space/recreation areas.
30. If copies of the recorded easements have not been provided, provide copies of all recorded easements.
31. The existing land use category of R-Rural is proposed to be changed to RL-10 (Rural Land . one dwelling unit per ten acres).

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), and*
- *Other materials requested by the case planner.*

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

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

- (1) All lots need to have street frontage unless the Department of Regional Planning is prepared to recommend waiving such requirement to the Advisory Agency.
- (2) Provide proof of access to the satisfaction of Department of Regional Planning.
- (3) Provide approval from City of Los Angeles for the construction of the proposed offsite improvements located at APN 2017-013-018 within the jurisdiction of City of Los Angeles.
- (4) Submit a covenant or a letter of permission to enter and construct all necessary off-site improvements located on APN 2017-013-018.
- (5) Provide proof that the subdivider has acquired all necessary off-site easements from adjacent property owner (APN 2017-013-018) for the construction of the proposed offsite improvements.
- (6) An approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 and 3).
- (7) Please see attached Hydrology review sheet (Comment 4) for additional comments and requirements.
- (8) An approved engineering geology and soils report is required. Please see attached Geologic and Soils Engineering review sheet (Comments G1, S2 and S3). The engineering geologic report shall be submitted directly to Public Works and a review fee is also required.
- (9) Please see attached Geologic and Soils Engineering review sheet (Comment S1) for additional comments and requirements.
- (10) Please see attached Grading review sheet (Comments 2 and 3) for additional comments and requirements.
- (11) An approved sewer area study is required. Please see attached sewer review sheet (Comment 1) for comments and requirements.

- (12) Obtain approval from the City of Los Angeles for sewer discharge and connection. Please see attached sewer review sheet (Comment 2) for requirements.
- (13) Please see attached Sewer review sheet (Comment 3) for additional comments and requirements.
- (14) Provide a “Will Serve Letter” from water purveyor. Please see attached Water review sheet (Comment 1) for requirements.
- (15) A revised tentative map is required to show the following additional items:
- a. Revise the title description to include a “0” in front of the tract number.
 - b. It is unclear how the existing nonexclusive ingress/ egress and maintenance easement for roadway purposes (shown as easement 25 and 31) connects to the proposed private driveway and fire lane. Show the proper connection and ensure that none of the remaining proposed improvements such as slope retention walls encroach within this area.
 - c. Clarify the purpose of some of easements listed; currently it is unclear what the use of the proposed easement shown under item 29-30 is. In addition easements listed under item 21-24 and 34 may need to be removed from this list.
 - d. Indicate the location of all easements listed.
 - e. Provide a typical section for Bell Canyon Road on the tentative map
 - f. Please see attached Hydrology review sheet (Comment 2) for requirements.
 - g. Please see attached Grading review sheet (Comment 1) for requirements.
 - h. Please see attached Road review sheet (Comment 1) for requirements.
 - i. Please see attached Sewer review sheet (Comment 4) for requirements.
- (16) A revised exhibit map is required to show the following additional items:
- a. Revise the title description to include a “0” in front of the tract number.
 - b. Please see attached Road review sheet (Comment 1) for requirements.
 - c. Please see attached Sewer review sheet (Comment 4) for requirements.

HW

Prepared by Teni Mardirosian TM

Phone (626) 458-4910

Date 09-22-2015

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<http://planning.lacounty.gov/case/view/tr073766/>



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT/PARCEL MAP NO. 073766

TENTATIVE MAP DATED: 08-25-2015
EXHIBIT MAP DATED: 08-25-2015

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

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. Prior to tentative map approval for drainage, submit a revised tentative map showing and calling out all debris/desilting areas and desilting drainage devices. Identify whether publicly or privately maintained.
3. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
4. Prior to tentative map approval for drainage, submit recorded covenants for offsite impacts, if any.

Reviewed by _____

Date 9/14/2015 Phone (626) 458-4910

Teni Mardirosian

(11)

Tentative Tract / Parcel Map	73766	Tentative Map Dated	8/26/15 (Tent./Exhib.)	Parent Tract	
Grading By Subdivider? [Y] (Y or N)	---	Location	Chatsworth	APN	
Geologist	---	Subdivider	26 Bell Canyon LLC		
Soils Engineer	---	Engineer/Arch.	B&E Engineers		

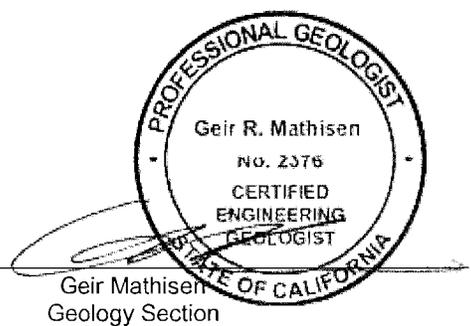
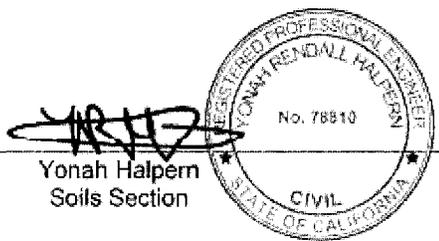
Review of:
 Geologic Report(s) Dated: ---
 Soils Engineering Report(s) Dated: ---
 Geotechnical Report(s) Dated: ---
 References: ---

TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

- G1. Provide an engineering geology and soils report that addressed and evaluates the site and the proposed development. Recommendations shall be provided as necessary. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available on the Internet at: <http://dpw.lacounty.gov/qmed/permits/docs/manual.pdf>.
- S1. Show the following on the geotechnical map:
 - a. Existing and proposed grades.
 - b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
 - c. Location of "Restricted Use Areas", if applicable.
- S2. The geotechnical consultant(s) must sign, stamp, and indicate the date of signature on all reports and addenda.
- S3. All geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.

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

Prepared by



Date 9/17/15

TENTATIVE MAP DATED 08-26-2015
EXHIBIT MAP DATED 08-26-2015

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

1. A revised tentative map is required to show and comply with the redline comments shown on the attached tentative map.
2. 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.
3. Prior to tentative map approval submit a covenant or easement documents indicating acceptance of any off-site impacts or permission for any off-site work.

Name Nazem Said  Date 9/9/2015 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073766\GP 073766\2015-08-26 TTR 073766 SUBMITTAL

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
PARCEL MAP NO. 073766

1/1

TENTATIVE MAP DATED 08-25-2015
EXHIBIT MAP DATED 08-25-2015

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

1. A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. See attached review comments on the plan sheet.



Prepared by Sam Richards
pm73766r-new

Phone (626) 458-4921

Date 09-22-2015

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. Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
2. Obtain a will serve letter from the City of Los Angeles for the discharge and connection to the City of Los Angeles sewer system.
3. Provide proof that the subdivider has acquired any necessary off-site easements to construct the off-site sewer improvements prior to tentative map approval to the satisfaction of Public Works.
4. A revised tentative map and a revised exhibit map are required to show the following items:
 - a. Show and call out location of existing sewer main lines to serve the proposed development with the PC or CI number and jurisdictional ownership.
 - b. Show how lots 5-17 can be served by the proposed on-site public sewer. The proposed street level is at 1560 while the pad elevations varies from 1536 to 1553 which are below street grade.

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

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TRACT NO. 073766

TENTATIVE MAP DATED 08-26-2015
EXHIBIT MAP DATED 08-26-2015

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:

- Provide “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 building.

 Prepared by Tony Khalkhali
tr73766w-new.doc

Phone (626) 458-4921

Date 09-17-2015

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

TRACT NO. 073766

TENTATIVE MAP DATED 08-26-2015
EXHIBIT MAP DATED 08-26-2015

- 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 Teni Mardirosian

Phone (626) 458-4910

Date 09-22-2015

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<http://planning.lacounty.gov/case/view/tr073766/>

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. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, in documents over the private driveways to the satisfaction of Public Works.
10. Delineate proof of access on the final map to the satisfaction of Public Works.
11. The street frontage requirements for all lots need to be waived by the Advisory Agency.
12. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
13. Provide reciprocal ingress and egress easement and right to grade for the common driveway serving all lots to the satisfaction of Public Works.
14. 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.
15. 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.
16. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

17. 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 Teni Mardirosian
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<http://planning.lacounty.gov/case/view/tr073766/>

TM
Phone (626) 458-4910

Date 09-22-2015



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73766

MAP DATE: August 26, 2015

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.

TENTATIVE/EXHIBIT MAP - HOLDS

1. Provide documentation of legal access for the off-site portion connecting the subject property to Bell Canyon Road. Legal access shall be verified and confirmed by the Subdivision Committee prior to Tentative Map clearance.
2. The gated entrance shall be design to comply with the Gate Detail with Guard Shack as specified in the Private Drives and Traffic Calming Design Guideline Manual. Incorporate the design on the Tentative and Exhibit Maps prior to Tentative Map clearance.
Any proposed alternate design shall be reviewed and accepted by the County of Los Angeles Fire Department.
3. Label all private driveways within this development with a temporary identifier or name. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.
4. Provide a driveway profile for A Drive clearly indicating the proposed gradients, including the angles of approach and departure at all changes in grade. Indicate compliance on the Exhibit Map prior to Tentative Map clearance.
5. Due to the length of A Drive, a turnaround is required at the 2,000 linear feet mark. The turnaround may comply with a cul-de-sac design or an intermediate turnaround design as specified in our standards. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.
6. The section provided on the Tentative/Exhibit Maps will be accepted for A Drive only with minor corrections. Label the entire 36 feet width as **Fire Lane** and provide a note stating **No Parking** will be accepted from Bell Canyon Road to the first private driveway serving the residential lots. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.

Reviewed by: Juan Padilla

Date: September 22, 2015



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73766

MAP DATE: August 26, 2015

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7. Provide a separate section for the private driveways providing access to the residential lots. This section shall clearly identify the required 20 foot fire lane and any designated parking area outside such fire lane. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.
 8. Provide a separate exhibit map or site plan for the proposed Rec Building clearly identifying the fire apparatus access to all exterior walls of such building. The exhibit map or site plan shall be submitted directly to the Fire Department or as an Information Only Map with the subdivision package prior to Tentative Map clearance.
 9. The conceptual required fire flow for this development is **2000** gallons per minute at 20 psi for a duration of 2 hours. The required fire flow was calculated using the square footage information a noted on the Exhibit Map for the Rec Building.
 10. Submit a digital copy of the architectural plans for this development. The architectural plans will assist to calculate the required fire flow from all required fire hydrants, review the elevations to determine the required Fire Department access adjacent to proposed buildings, and address additional Fire Department concerns during the subdivision process.
 11. Submit a Preliminary Water Design Report from Las Virgenes Municipal Water District for the proposed water infrastructure extension to this development. Submit a copy for review prior to Tentative Map clearance.
 12. Obtain clearance from the Fire Department's Planning Section confirming the existing Fire Department facilities can provide adequate emergency services for the proposed development. The Fire Department Planning Section can be reached at (323) 881-2404. Provide a written response back to the Land Development Unit prior to Tentative Map clearance.
 13. This property is located within the area described as "Very High Fire Hazard Severity Zone". A "Preliminary Fuel Modification Plan" is required prior to Tentative Map clearance. Contact our Fuel Modification Unit at (626) 969-5205 for submittal details. Submit a copy or confirmation of approval to our office to release of the Tentative Map hold.

Reviewed by: Juan Padilla

Date: September 22, 2015



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73766

MAP DATE: August 26, 2015

CONDITIONS OF APPROVAL – ACCESS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required turnaround and the required 20 feet fire apparatus access shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other obstruction within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.
5. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
6. A reciprocal access agreement is required for the off-site portion of the private driveway from the lot boundary to Bell Canyon Road. Submit documentation to the Fire Department for review prior to Final Map clearance.
7. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73766

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8. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 9. The private driveway and fire lane, A Drive, shall provide a minimum paved unobstructed width of 36 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 10. The fire lane within the residential private driveways shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 11. The fire lane for the Rec Building shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 12. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed the Fire Department standards. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 13. The gradient of the on-site private driveways shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
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PROJECT: TR 73766

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14. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 15. All proposed vehicular gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 20 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
 16. All proposed gates, both vehicular and pedestrian gates, shall comply with the Fire Department's Regulation 5. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
 17. A minimum unobstructed width of 26 feet is required adjacent to the required public fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 18. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
 19. All proposed driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

CONDITIONS OF APPROVAL - WATER

1. Install **TBD** public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.



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2. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
 3. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
 4. The required fire flow from the public fire hydrant for this development, adjacent to the Rec Building, with the allowable reduction for an approved fire sprinkler system in the buildings can be up to **2000** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. The required fire flow will be calculated by the Fire Department during the architectural plan review process prior to building permit issuance.
 5. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
 6. 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.
 7. Parking shall be restricted adjacent to the required public fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Adequate signage and/or stripping shall be required prior to occupancy.
 8. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

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



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



PARK OBLIGATION REPORT

Tentative Map #	73766	DRP Map Date:	08/26/2015	SCM Date:	10/01/2015	Report Date:	09/21/2015
Park Planning Area #	33B		AGOURA / CALABASAS			Map Type:	TENTATIVE

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:	0.39
IN-LIEU FEES:	\$142,113

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$142,113 in-lieu fees.

Trails:

No trails.

Comments:

This project proposes forty-six (46) single family lots on vacant land; Net increase of 46 single family units.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: _____

Kathline J. King, Chief of Planning

Supv D N/A

September 08, 2015 17:02:00

QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	73766	DRP Map Date:	08/26/2015	SMC Date:	10/01/2015	Report Date:	09/21/2015
Park Planning Area #	33B		AGOURA / CALABASAS			Map Type:	TENTATIVE

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	2.80	0.0030	46	0.39
M.F. < 5 Units	2.49	0.0030	0	0.00
M.F. >= 5 Units	2.94	0.0030	0	0.00
Mobile Units	2.48	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.39

Park Planning Area = **33B AGOURA / CALABASAS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.39	\$364,392	\$142,113

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
0.39	0.00	0.00	0.39	\$364,392	\$142,113



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

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

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September 18, 2015

Tentative Tract Map No. 073766

Vicinity: Chatsworth

Tentative Tract Map Date: August 26, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 073766** based on the use of public water (Las Virgenes Municipal Water District) and public sewer as proposed. A copy of a current original signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to recommendation of approval of the tentative tract map.

Prepared by:

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