



Los Angeles County
Department of Regional Planning

Richard J. Bruckner, Director

320 West Temple St, Los Angeles, 90012 (213) 974-6433 Fax: (213) 626-0434 http://planning.lacounty.gov



SUBDIVISION COMMITTEE REPORT
MODIFICATION TO RECORDED MAP

Planner:	Alejandrina Baldwin	E-mail:	acbaldwin@planning.lacounty.gov
Subdivision Committee Date:	1-3-2013	Map Date:	11-28-2012
Tract Map No:	38931	Amendment Letter:	11-28-2012
Associated Permits:	RENV 200600028 – Environmental Assessment		
Project Number:	87350	Zoned District:	Malibu
Supervisory District:	Third	Community:	Malibu
Tentative Map Approved:	October 14, 1999	Tentative Map Expires:	Map Recorded
Zoning Designation:	A-1-1		
Land Use Map & designation:	Local Coastal Plan – “3” (Rural Land I 1DU/10AC) and “5” (Rural Land III 1DU/2AC)		

Project as approved: **22 Single-Family lots and 3 Open Space lots on 101 gross acres. (4456-038-008, 011, 012, 025, 026)**

Proposed Modification: **Dedicate Lot Nos. 8, 9, 10, 11, and 12 of the recorded tract map to open space; remove debris basin requirement from Lot No. 23; and request permission to vacate L.A. County Drainage Easement that was dedicated per Tract Map 38931. (Open space lots anticipated to be dedicated to the Santa Monica Mountains Conservancy.)**

Location: **Pioma Road between Woodbluff Road and Mullholland Highway.**

SUBDIVISION COMMITTEE HOLDS:

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Drainage Concept | <input type="checkbox"/> Geologic Report | <input type="checkbox"/> Road Design | <input type="checkbox"/> Sewer Area Study |
| <input type="checkbox"/> Soils Report | <input type="checkbox"/> Fire Dept. Hold | <input type="checkbox"/> Parks & Recreation Hold | <input type="checkbox"/> Health Services Hold |
| <input type="checkbox"/> Revised Map* | <input type="checkbox"/> Revised Exhibit “A” * | <input checked="" type="checkbox"/> Other | <input checked="" type="checkbox"/> Environmental |
| <input type="checkbox"/> Reschedule for Subdivision Committee | <input checked="" type="checkbox"/> Schedule for Subdivision Committee Reports | | |

HOLDS AND COMMENTS

- In order for staff to complete the updating the environmental document, a copy of the original EIR is needed. Please submit a copy in digital or paper form.**
- In addition to the appropriate environmental document required for this proposed project, it must also be found that any outstanding mitigation measures be met.**
- Please submit documentation regarding how this project complied with tentative map condition no. 20.**

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SUBDIVISION
TRACT NO. 38931 (Mod. to Rec'd Map)

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LETTER AND MAP DATED 11-28-2012

Public Works has no objection to the proposed modification to change lots 8, 9, 10, 11, and 12 from residential lots to open space lots. Comply with the attached Grading, Drainage, and Road conditions to the satisfaction of Public Works.



Prepared by John Chin

Phone (626) 458-4918

Date 12-26-2012

tr38931L-mod to recorded map (11-28-12).doc
<http://planning.lacounty.gov/case/view/tr38931/>



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

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

TRACT NO.: 38931

MODIFICATION TO RECORDED MAP DATED: 11/28/2012

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Acceptance of Infrastructure and Release of Securities:

1. Revise plans for PD 1938, and necessary supporting documentation, to the satisfaction of the Department of Public Works.
 - a. Lots 8 through 12 (designated as open space) are not required to provide drainage facilities, identified as PD 1938 Line "A" including appurtenances, and upstream debris basin, to eliminate flood hazards over lots 8 through 12.
 - b. Demonstrate existing 48" culvert fronting lot 8 is functional and has adequate capacity to convey tributary flows. Otherwise, culvert may need to be upgraded if flood protection for the adjacent lots, based on existing conditions, cannot be demonstrated.
2. Dedicate and/or quitclaim necessary easements over lots 8 through 12.
 - a. Identify easements dedicated for proposed drainage facilities over lots 8 through 12 and lot 23, and proposed disposition in consideration of revised plans for PD 1938 noted above. Excess easements will need to be quitclaimed and/or revised easement limits dedicated.

Name

Lizbeth Calderon
LIZBETH CALDERON

Date

12/24/12

Phone (626) 458-4921

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 Tract No. 38931
Location Calabasas
Developer/Owner Vintage Pacific at Monte Nido, LLC
Engineer/Architect B & E Engineers
Soils Engineer Geosystems, Inc.
Geologist Geosystems, Inc.

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

Review of:

Tentative Map Dated by Regional Planning **11/28/12 (modification to recorded map)**
Soils Engineering and Geologic Reports Dated 9/13/96, 4/4/96, 1/31/96, 9/18/95, 5/30/90, 2/23/90, 1/16/86, 3/16/84, 3/10/81, 9/24/80, 6/13/80, 6/6/79
Previous Review Sheet Dated 10/29/12

ACTION:

Tentative Map feasibility is recommended for approval.

Prepared by _____

Date 12/20/12



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

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\Soils Review\Jeremy\TR 38931, Calabasas, TTM-A_3.doc

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

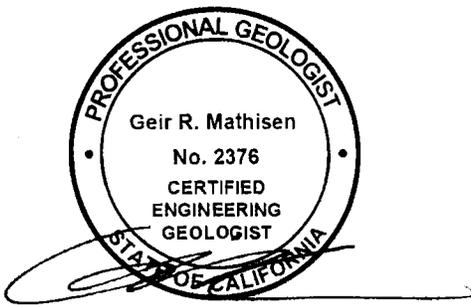
TENTATIVE TRACT MAP 38931
SUBDIVIDER Vintage Pacific at Monte Nido, LLC
ENGINEER B & E Engineers
GEOLOGIST & SOILS ENGINEER GeoSystems, Inc.

TENTATIVE MAP DATED 11/28/12 (modification to recorded map)
LOCATION Calabasas
GRADING BY SUBDIVIDER [Y]
REPORT DATE 9/13/96, 4/4/96, 1/31/96, 9/18/95, 5/30/90,
2/23/90, 1/16/86, 3/16/84, 3/10/81, 9/24/80,
6/13/80, 6/6/79

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.
- The Soils Engineering review dated 12-20-12 is attached.



Reviewed by _____ Date 12/18/12
Geir Mathisen

The proposed modification to recorded Tract Map 38931 is to convert lots 8 through 12 from single family lots to open space lots and to eliminate debris basins and drainage improvements that affect the frontage of lots 8 through 12. As a result we have the following modified road conditions:

1. The previous condition to construct inverted shoulder paving on Piuma Road shall exclude the portion fronting lots 8 through 12 to the satisfaction of Public Works. Provide the necessary remedial grading and pavement transitions from the inverted shoulders to the existing pavement in the vicinity of the westerly lot line of lot 8. A revised street improvement plan is required to address this modification.
2. Conform with all previously approved road conditions to the satisfaction of Public Works.



Prepared by Patricia Constanza
Tr38931r_Modification to Recorded Map 12-19-2012.doc

Phone (626) 458-4921

Date 12-19-2012

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 38931 (Mod. To Recorded Map)

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MAP DATED 11-28-2012

We have no comment to the proposed modification to change lots 8, 9, 10, 11, and 12 from residential lots to open space lots.



Prepared by Tony Khalkhali
tr38931w-rev2-Map dated (11-28-12).doc

Phone (626) 458-4915

Date 12-24-2012

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 38931 (Mod. to the Recorded Map)

Page 1/1

MAP DATED 11-28-2012

We have no objections to the proposed modification to change lots 8, 9, 10, 11, and 12 from residential lots to open space lots.



Prepared by Tony Khalkhali
tr38931s-rev2-Modification to the Recorded Map.doc

Phone (626) 458-4915

Date 12-24-2012



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerence, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 38931 Map Date: November 28, 2012 - Mod to Recorded Map

C.U.P. _____ Vicinity: _____

- 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) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "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: **Prior to approval of the proposed Modification to the Recorded Map, obtain approval from the Fire Department's Fuel Modification Unit. Submit approval verification to our office.**

By Inspector: Juan C. Padilla Date December 18, 2012

Land Development Unit – Fire Prevention Division – (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: TR 38931 Map Date: November 28, 2012 - Mod to Recorded Map

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 ____ gallons per minute at 20 psi for a duration of __ hours, over and above maximum daily domestic demand. __ 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 ____ public fire hydrant(s). Verify / Upgrade existing ____ public fire hydrant(s).
Install ____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 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: **The proposed Modification to the Recorded Map has no impact to the Fire Department's water system requirements. All previously approved requirements and conditions of approval are still applicable.**

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 December 18, 2012

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



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



PARK OBLIGATION REPORT

Tentative Map #	38931	DRP Map Date:	11/28/2012	SCM Date:	01/03/2013	Report Date:	12/26/2012
Park Planning Area #	33B		AGOURA / CALABASAS			Map Type:	N/A

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

Trails:

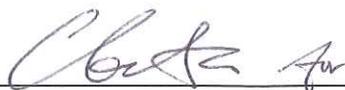
Comments:

This is a modification to a recorded map.

On January 4, 1983, the Board of Supervisors adopted the final order to approve the tentative map with conditions and findings for preparation of the final map. The Department's Board-adopted Park Obligation Report did not require local parkland dedication or the payment of an in-lieu fee because the ordinance in effect at the time exempted a subdivision having a potential density of one unit per net acre or less, and the final map subsequently recorded.

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

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

By: 
James Barber, Land Acquisition & Development Section

Supv D 3rd
December 26, 2012 08:00:27
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	38931	DRP Map Date: 11/28/2012	SMC Date: 01/03/2013	Report Date: 12/26/2012
Park Planning Area #	33B	AGOURA / CALABASAS	Map Type: N/A	

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	2.91	0.0030	0	0.00
M.F. < 5 Units	2.39	0.0030	0	0.00
M.F. >= 5 Units	2.17	0.0030	0	0.00
Mobile Units	2.50	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.00

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$354,230	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$354,230	\$0



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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, MPA, REHS
Director, Bureau of Environmental Protection

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

THAO KOMURA, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5581 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

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Mark Ridley-Thomas
Second District

Zev Yaroslavsky
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Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

Tract Map No. 38931

Vicinity: Calabasas

Tentative Tract Map Date: November 28, 2012

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tract Map 38931**. The following conditions still apply and remain in effect:

1. Potable water will be supplied by the **Las Virgenes Municipal Water District**, a public water system which guarantees water connection and service to all lots.
2. Conditions of approval relating to the use of onsite wastewater treatment systems for the proposed subdivision as detailed in Department of Public Health's letter to Trisha Coffey of AHSIRT Engineering, Inc., dated September 28, 2011.

Prepared by: Thao Komura 

Phone No. (626) 430-5581

Date: December 20, 2012