



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

**PROJECT NUMBER**

98187

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Revised Vesting Tentative Tract Map No. 52805  
Conditional Use Permit RPPL2016003948  
Environmental Assessment No. 201400279

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Astoria Estates LLC (Land Developer Associates Corp.)

**MAP/EXHIBIT  
DATE:**

9/13/16

**SCM REPORT  
DATE:**

10/13/16

**SCM DATE:**

10/20/16

**PROJECT OVERVIEW**

*To revise an approved vesting tentative tract map approved for the subdivision of 107.8 acres into 5 single family lots to include additional grading and an additional open space lot.*

Subdivision: To create five single-family residence lots and one open space lots (6 total lots).

CUP: For development within a non-urban hillside management area and onsite grading in excess of 100,000 cubic yards;

**MAP STAGE**

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

**MAP STATUS**

Initial:       1<sup>st</sup> Revision:       2<sup>nd</sup> Revision:       # Revision (requires a fee):

**LOCATION**

Kanan Road, approximately 4,300 feet northeast of the intersection of Kanan Road and Troutdale Drive.

**ACCESS**

Kanan Road

**ASSESSORS PARCEL NUMBER(S)**

2063004022

**SITE AREA**

107.8 acres (gross)

**GENERAL PLAN / LOCAL PLAN**

Santa Monica Mountains North Area

**ZONED DISTRICT**

THE MALIBU

**SUP DISTRICT**

3<sup>rd</sup>

**LAND USE DESIGNATION**

N20 (1 DU/20AC)

**ZONE**

A-1-20

**CSD**

SANTA MONICA  
MOUNTAINS NORTH  
AREA

**PROPOSED UNITS**

(DU)

5 DU

**MAX DENSITY/UNITS**

(DU)

5 DU

**GRADING**

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

80,000 cubic yards of cut

80,000 cubic yards of fill

160,000 cubic yards total, balanced on site

**ENVIRONMENTAL DETERMINATION (CEQA)**

Pending

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Steven Jones (213) 974-6433 <a href="mailto:sdjones@planning.lacounty.gov">sdjones@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	Cleared	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Hold	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

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**SUBDIVISION COMMITTEE STATUS**

Reschedule for Subdivision Committee Meeting:   
Reschedule for Subdivision Committee Reports Only:

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**PREVIOUS CASES**

**TR52805**

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**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

*Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the revised tentative map. Clarify the project description and/or reduce the volume of grading proposed. Please read below for further details.*

Environmental Determination:

Clear  Hold

1. As previously requested, a spring survey may be necessary. For any questions related to site biology, you may contact the biologist, Joseph Decruyenaere, directly at 213-974-1448 or [jdecruyenaere@planning.lacounty.gov](mailto:jdecruyenaere@planning.lacounty.gov).

Land Use Policy:

Clear  Hold

2. Demonstrate the resource protection required by the non-urban hillside development criterion referenced in the Santa Monica Mountains North Area Plan to preserve major natural features, minimize environmental disruption and the loss of scenic and open lands. Justify the division of the open space lot. Grading has not been shown to be critical to safety, reduce grading to minimize the project's impact.

Tentative Map:

Clear  Hold

3. Be advised that if approved, grading shall not begin during the rainy season, defined as October 15 any year through April 15 of the subsequent year.

Healthy Design Ordinance ("HDO"):

Clear  Hold

4. 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 total of 1,712.30 linear feet of street frontage, a total of 68 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.

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**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,
- Five (5) 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 3<sup>rd</sup> 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. Provide evidence that the Department of Regional Planning is prepared to recommend waiving the street frontage requirement for Lots 2, 3, and 4.
2. A water quality section of the hydrology report is required to comply with the LID requirements. Please see attached Hydrology review sheet (Comments 1 and 2) for requirements. Please be advised that the submittal received on 08/24/2016 was reviewed but not approved.

*HW*  
Prepared by  Aissa Carrillo  
tr52805L-rev'dmap-rev1.doc  
<http://planning.lacounty.gov/case/view/98-187/>

Phone (626) 458-3126

Date 10-11-2016



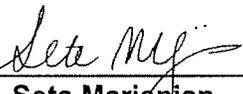
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
HYDROLOGY UNIT

TRACT MAP NO. 52805

REVISED TENTATIVE MAP DATED 09/13/16  
EXHIBIT MAP 09/13/16

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

1. 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>). Previous submittal received on 08/24/16 was reviewed and not approved.
2. Revise the hydrology to reflect changes on the tentative map.

Reviewed by  Date 10/06/16 Phone (626) 458-4921  
**Seta Marjanian**

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 52805 (Rev'd)

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TENTATIVE MAP DATED 09-13-2016  
EXHIBIT MAP DATED 09-13-2016

- 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 Aissa Carrillo  
tr52805L-rev'dmap-rev1.doc  
<http://planning.lacounty.gov/case/view/98-187/>

Phone (626) 458-3126

Date 10-11-2016

The following report 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, Underground 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. 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.
6. 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.
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, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
10. The following note shall be placed on all tract and parcel maps with lot sizes of five acres or more: "Further division of this property to lot sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to Los Angeles County development standards."
11. The street frontage requirement for Lots 2, 3, and 4 needs 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. 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.
14. 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.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
16. 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 \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET  
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract Map 52805 Tentative Map Dated 9/13/16 (Rev./Exhib) Parent Tract \_\_\_\_\_  
Grading By Subdivider? [Y] (Y or N) 80,000 yd<sup>3</sup> Location Agoura APN \_\_\_\_\_  
Geologist Southwest Geotechnical, Inc. Subdivider Astoria Estates, LLC  
Soils Engineer Southwest Geotechnical, Inc. Engineer/Arch. West Coast Technical Consultants, Inc.

Review of:

Geologic Report(s) Dated: \_\_\_\_\_

Soils Engineering Report(s) Dated: \_\_\_\_\_

Geotechnical Report(s) Dated: 1/3/00, 7/12/99, 6/24/99, 4/7/99

References: \_\_\_\_\_

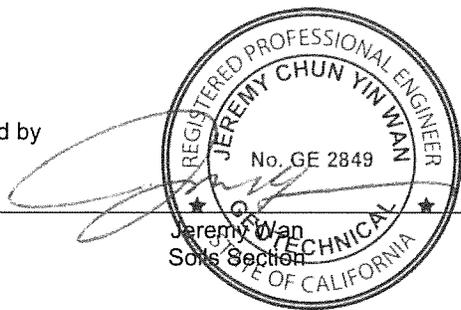
**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

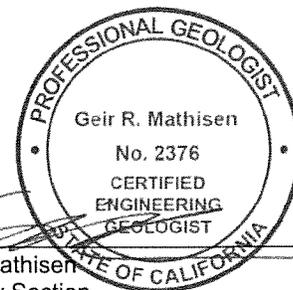
- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. 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 at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:  
ON-SITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL.

Prepared by



Jeremy Wan  
Soils Section



Geir Mathisen  
Geology Section

Date 10/6/16

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

**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.

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:**

2. The BMP system currently proposed in the hydrology report is not necessarily approved and shall be subject to final engineering review. If the BMP system is found to not meet, satisfy, or conform to Public Works standards or requirements then the applicant is responsible for proposing alternate methods of satisfying the LID requirements. Alternate methods may cause alterations to the project substantial enough that the project may no longer be deemed substantially conforming with the original tentative map approval or conditions. If so, the applicant is responsible for processing any required amendments or revisions to the tentative map and any related engineering reports to attain substantial conformity.
3. Provide approval of:
  - a. The latest hydrology study by the Storm Drain and 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.

**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, 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 09/22/16 Phone (626) 458-4921

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

1. 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 exhibit map and provide street frontage to every parcel to the satisfaction of Public Works.
2. Reserve a non-exclusive access easement along all proposed Private Driveway and Firelanes to the satisfaction of Public Works and the Fire Department.
3. Grade the shoulder to ultimate street improvement elevations along the property frontage on Kanan Road to the satisfaction of Public Works.
4. Vacate the existing 100' of slope easement and replace with 5' of slope easement along the graded portion of Kanan Road frontage to the satisfaction of Public Works. The 5' of slope easement is required to allow for future remedial encroachment when Kanan Road is constructed to its ultimate section.
5. Provide standard property line return radii of 13 feet at the intersection of Astoria Place and Kanan Road plus additional right of way for a corner cutoff to the satisfaction of Public Works.
6. Construct new driveway entrance at Astoria Place to the satisfaction of Public Works. Additional right of way may be required at the driveway entrance to the satisfaction of Public Works.
7. Construct additional pavement to provide a left-turn lane and a right-turn lane on Kanan Road at Astoria Place to the satisfaction of Public Works.
8. Prepare signing and striping plans on Kanan Road to the satisfaction of Public Works.
9. Repair any damaged improvements during construction 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.

PC

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

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC 12043AS, dated 08-16-2016) was reviewed and approved. A Will Serve letter from Las Virgenes Water District was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall determine from the Las Virgenes Municipal Water District where the connection to the trunk sewer system and disposal facilities of the District shall be made, and shall meet the requirements of the Water District for the use of the sewerage facilities. Acceptance by the District must be assured in writing.
4. Easements are required, subject to review by Public Works to determine the final locations and requirements.
5. Offsite improvements are required.



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - WATER  
TRACT MAP NO. 52805 (Rev.)

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TENTATIVE MAP DATE 09-13-2016  
EXHIBIT MAP DATE 09-13-2016

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

1. Water system shall be provided to the satisfaction of the Department of Public Works at time of building permits.

 Prepared by Tony Khalkhali  
tr52805w-rev1.doc

Phone (626) 458-4921

Date 10-06-2016



## 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 52805

MAP DATE: September 13, 2016 – Revised Map

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**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THE PROPOSED  
CHANGES TO THE REVISED TENTATIVE MAP AS PRESENTLY SUBMITTED  
WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

### **FINAL MAP CONDITIONS OF APPROVAL**

1. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.

### **PROJECT CONDITIONS OF APPROVAL**

1. 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).
2. 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.
3. The on-site 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.
4. Each proposed lot shall provide an approved Fire Department turnaround within the pads area since the driveway exceed a length of 150 feet. 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  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 52805

MAP DATE: September 13, 2016 – Revised Map

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5. 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.
6. 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.
7. The Fire Department is prohibited from setting water requirements for this subdivision per Title 21, the County of Los Angeles Subdivision Code. However, the Fire Department will be setting water requirements for fire protection purposes during the Fire Department review of the architectural plan prior to building permit issuance.
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.
9. 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.
10. All future 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.
11. The 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.

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



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>52805</b>	DRP Map Date:	<b>09/13/2016</b>	SCM Date:	<b>10/20/2016</b>	Report Date:	<b>10/11/2016</b>
Park Planning Area #	<b>33B</b>		<b>AGOURA / CALABASAS</b>			Map Type:	<b>REVISED</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>0.00</b>
IN-LIEU FEES:	<b>\$0</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

**This project is exempt from park obligation requirements because:**

**Residential lot(s) [specify lot #'s] are 10 or more acres in size. Residential lots 1, 2, 3, 4, and 5 are all 10 or more acres in size.**

**Trails:**

No trails.

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 King*  
Kathline J. King, Chief of Planning



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



**PARK OBLIGATION WORKSHEET**

Tentative Map # <b>52805</b>	DRP Map Date: <b>09/13/2016</b>	SMC Date: <b>10/20/2016</b>	Report Date: <b>10/11/2016</b>
Park Planning Area # <b>33B</b>	<b>AGOURA / CALABASAS</b>		Map Type: <b>REVISED</b>

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	2.75	0.0030	0	0.00
M.F. < 5 Units	3.15	0.0030	0	0.00
M.F. >= 5 Units	2.87	0.0030	0	0.00
Mobile Units	2.30	0.0030	0	0.00
Exempt Units			0	
<b>Total Acre Obligation =</b>				<b>0.00</b>

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.00	\$370,574	<b>\$0</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$370,574	<b>\$0</b>



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

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

**ANGELO J. BELLOMO, REHS, QEP**  
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Fifth District

October 11, 2016

Tentative Tract Map No. 52805-1

Vicinity: The Malibu

Tentative Tract Map Date: September 13, 2016

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 52805-1** based on the use of public water (Las Virgenes Water District) and public sewer as proposed for wastewater disposal. A copy of a current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Prepared by:

*V.C.*  
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