

**PROJECT NUMBER**

PRJ2023-003407-(3)

IST MEETING DATE

07/11/2024

REQUESTED ENTITLEMENTS

Vesting Tentative Parcel Map No. 073305 (RPPL2023004981)

SUBDIVISION COMMITTEE REPORT

APPLICANT

Don Waite, Westland Civil, Inc

MAP/EXHIBIT DATE:

06/06/2024

REPORT DATE:

07/03/2024

OWNER

Tony Principe for Calabasas Auto Park LLC

PROJECT OVERVIEW

Vesting Tentative Tract map to convert the existing two-story industrial building with 19 storage units, utility room, and storage area, into 19 industrial condominium units, on 7.15 gross acres (7.12 net acres). The existing industrial building, land use (car storage), retaining walls, parking (46 spaces), and grading were previously approved under Conditional Use Permit No. 2015000096 and no changes to this are being proposed. No additional grading is proposed.

MAP STAGE☒ Tentative☐ Revised
Approved
Tentative☐ Amendment
to Approved
Tentative/Exhibit☐ Modification to
Recorded Map☐ Other:**MAP STATUS**☐ Initial
Submittal☐ 1st
Revision☒ 2nd
Revision☐ 3rd Revision
(fee required)☐ Other:**LOCATION**

23823 Ventura Blvd.

ACCESS

Ventura Blvd.

ASSESSORS PARCEL NUMBERS

2049-019-061, 2049-019-033, and 2049-019-034

SITE AREA7.15 gross acres (311,302 gross square feet) / 7.12 net acres
(309,830 net square feet)**GENERAL PLAN / LOCAL PLAN**

Santa Monica Mountains North Area Plan

PLANNING AREA

Santa Monica Mountains

SUP DISTRICT3rd**LAND USE DESIGNATION**CR Rural Commercial (Residential: 0-5 du/net ac,
Non-Residential: Maximum FAR 0.5)**ZONE**

M-1 (Light Manufacturing)

PROPOSED UNITS**OR LOTS**

1 lot

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT (CSD)[Santa Monica Mountains North Area](#)**ENVIRONMENTAL DETERMINATION (CEQA)**

Amended Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Planning	Hold	Alejandrina Baldwin (213) 974-6433 abaldwin@planning.lacounty.gov
Public Works	Hold	Jose Cruz (626) 458-4921 jocruz@dpw.lacounty.gov
Fire	Hold	Joseph Youman (323) 890-4243 joseph.youman@fire.lacounty.gov
Parks & Recreation	Cleared	Loretta Quach (626) 588-5305 lquach@parks.lacountty.gov
Public Health	Cleared	Veronica Aranda (626) 430-5201 varanda@ph.lacounty.gov

PREVIOUS CASES

RLLA2010-00021 (Project No. R2010-01632) recorded 12/28/2010, CUP201500096 (Project R2015-02355) for grading in excess of 5,000 cy, Environmental Assessment No. 201500162, PAC RPPL2022010878 (12/01/2022 meeting), PAC RPPL2023000702 (3/16/2023 meeting)

LA COUNTY PLANNING COMMENTS AND HOLDS

At this time, LA County Planning **does not recommend** approval of this tentative map. Please read below for further details.

☒ Deemed Complete, Date: 07/03/2024

☐ Deemed Incomplete, Date:

Environmental Determination:

Cleared ☐ Hold ☒

1. The Mitigated Negative Declaration (MND) Addendum was received and found to be acceptable.
2. **This is the hold** - A drawdown deposit account must be created for the MMRP, if it has not already been created. Staff time spent on reviewing and processing the MND Addendum will be charged to that account.
3. The open space easement is still pending acceptance. However, this will not affect the scheduling of the project for a public hearing, as noted on the Tentative and Exhibit Maps, as this is required prior to final map recordation.

Area Plan Consistency and Design Committee Recommendations

Cleared ☒ Hold ☐

Tentative Map, Exhibit Map / Exhibit "A"

Cleared ☒ Hold ☐

Burden of Proof /Findings for All Entitlements:

Cleared ☒ Hold ☐

RESUBMITTAL INSTRUCTIONS

The following must be followed if a revision to the tentative or exhibit map is required or if additional permit materials are requested in this report:

- Coordinate with the Planner, Alejandrina Baldwin, at abaldwin@planning.lacounty.gov regarding the resubmittal of materials. The planner will let you know if an appointment is necessary and assist with the scheduling of one. You may also call (213) 974-6433 and inquire about a re-submittal appointment.
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-
- Create a cover sheet that lists all the changes made to all maps being resubmitted, responses to the holds listed in this report, the additional application materials being submitted, and the filling of any new permits. Also include any new permit or base application permit numbers (ex. "RPAP202..."). **Map revisions and additional materials will not be taken in without a cover sheet.**
 - Upload a digital copy of the cover sheet and revised materials in EPIC-LA via the [CSS online portal](#) and notify the Planner of the upload.
 - **Note:** Additional permit applications may require additional filling fees and consultation fees. Also, the third and subsequent revisions to the tentative map require additional fees. Please reference the latest Fee Schedule found on our website under "Applications and Forms" ([LINK](#)).

All corrections and comments from the Subdivision Committee must be addressed before your project can be scheduled for public hearing. Please submit the revised tentative map and any other documents that address the Subdivision Committee's comments by 9/03/2024, or your application may be denied due to inactivity.



LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 73305

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TENTATIVE MAP DATED 6/6/2024
EXHIBIT MAP DATED 6/6/2024

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. The road review for this project is currently pending. Please contact Sam Richards of Public Works, Land Development Division, at (626) 458-4921 or srich@dpw.lacounty.gov for additional comments and requirements.
2. The water review for this project is currently pending. Please contact Sam Richards of Public Works, Land Development Division, at (626) 458-4921 or srich@dpw.lacounty.gov for additional comments and requirements.

Prepared by Justin Soo Hoo

PM 73305_Rev2_RPPL2023004981
N/A

A handwritten signature in black ink, appearing to read 'JS H'.

Phone (626) 458-4921

Date 7/3/2024



LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 73305

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TENTATIVE MAP DATED 6/6/2024
EXHIBIT MAP DATED 6/6/2024

- 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 Justin Soo Hoo

PM 73305_ Rev2_RPPL2023004981
N/A

A handwritten signature in black ink, appearing to read 'JS H'.

Phone (626) 458-4921

Date 7/3/2024



LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 73305

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TENTATIVE MAP DATED 6/6/2024
EXHIBIT MAP DATED 6/6/2024

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.



LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 73305

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TENTATIVE MAP DATED 6/6/2024
EXHIBIT MAP DATED 6/6/2024

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. 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.
11. 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.
12. Delineate proof of access to a public street on the final map.
13. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
14. Grant ingress/egress and utility easements to the public over the private and future or future streets.
15. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office, unless the final parcel map is waived by the Advisory Agency.
16. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.



LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 73305

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TENTATIVE MAP DATED 6/6/2024
EXHIBIT MAP DATED 6/6/2024

17. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
18. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Justin Soo Hoo

PM 73305_ Rev2_RPPL2023004981
N/A

A handwritten signature in black ink, appearing to be 'JSH'.

Phone (626) 458-4921

Date 7/3/2024



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

PARCEL NO.: 73305

TENTATIVE MAP DATE: 06/06/2024

EXHIBIT MAP DATE: 06/06/2024

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 04/10/2018, or the latest revision, to the satisfaction of the Department of Public Works.

Prior to Building Permit:

1. Comply with LID (Section 12.84.440) standards in accordance with the Low Impact Development Standards Manual which can be found at <http://dpw.lacounty.gov/idd/web/forms.aspx>
2. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action.

Review by: _____

A handwritten signature in black ink, appearing to read 'Christian Ascencio', written over a horizontal line.

CHRISTIAN ASCENCIO

Date: 06/13/2024

Phone: (626) 458-4921

PCA LX001129/A863

EPIC LA RPPL2023004981

Telephone: (626) 458-4925

Email: GMEDSubmittals@dpw.lacounty.gov

Los Angeles County Public Works
Geotechnical and Materials Engineering Division

GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET

900 S. Fremont Avenue, Alhambra, CA 91803

Sheet 1 of 1

Tentative Parcel Map 73305 Tentative Map Dated 6/06/24 (Rev./Exhib.) Parent Tract
2049-019-061,
Grading By Subdivider? [Y] (Y or N) 16,368 yd³ Location Calabasas APN -033, -034
Geologist Gorian & Associates, Inc. Subdivider Calabasas Auto Park, LLC
Soils Engineer Gorian & Associates, Inc. Engineer/Arch. Westland Civil, Inc.

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: 7/18/23, 4/14/23, 8/30/22

Geotechnical Report(s) Dated: 4/9/22, 3/15/22, 12/1/20, 8/14/20, 1/28/16, 5/20/15

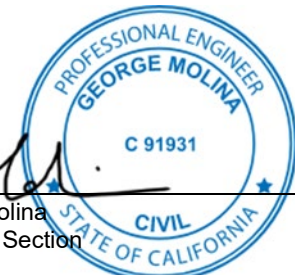
References: _____

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. 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>.

Prepared by


George Molina
Geotechnical Section


Karin Burger
Engineering Geology Section

Date 6/26/2024

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.

073305 Calabasas, 2024-06-26, TPM-7-A

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 73305 REV2

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TENTATIVE MAP DATED 06-0602024
EXHIBIT MAP DATED 06-0602024

1. Approval of this map pertaining to grading is recommended.

COMMENTS/ADDITIONAL REQUIREMENTS:

The Grading plan was approved by Building & Safety Division as a single lot based on Hydrology approved by Land Development Division



Name David Esfandi Date 06/24/2024 Phone (626) 458-7130

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073305\GP 073305\2024-06-06 TPM 073305 Submittal\Tentative Map Conditions PM 73305.doc



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

TRACT/PARCEL MAP NO.: 073305

**TENTATIVE MAP DATED 06-06-2024
EXHIBIT "A" MAP DATED 06-06-2024**

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 separate house laterals to serve each building in the land division.
2. 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.

P.R.
Prepared by Pedro Romero
rppl2023004981 county sewer conditions

Phone (626) 458-4957

Date 06-24-2024



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2023004981	PROJECT NUMBER:	PM073305
CITY/COMMUNITY:	Santa Monica Mountains	STATUS:	Not Cleared
PROJECT ADDRESS:	23823 Ventura Boulevard Calabasas, CA 91302	DATE:	07/02/2024

CORRECTIONS

1. Fire flow not calculated to the required psi of 20 psi. Revise the Form 196 so that the fire flow is accurately represented @ 20 psi for 2 hours.
2. The required fire flow for public fire hydrant(s) for this project is 4750 gpm at 20 psi residual pressure for 4 hours. One (1) public fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1, B105.2
3. Provide the location of all existing public fire hydrants located along the lot frontage of Ventura Blvd. Hydrant shall be verified to distance of the nearest property line. Show the distance dimensions and indicate the hydrant location on the site plan.
4. This property is located within the area described by the Fire Department as a Fire Hazard Severity Zone. A preliminary approved "Fuel Modification Plan" is required prior to Tentative Map/Coastal Development Permit clearance. Fire Code 4908.1. Please contact the Department's Fuel Modification Unit for details. They may be reached at (626) 969-5205 or ForestryFuelModification@fire.lacounty.gov. Additional information on Fuel Modification Plan is available at: <https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/>

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # **73305**
Park Planning Area # **33B**

DRP Map Date: **06/06/2024** SCM Date:
CSD: **SANTA MONICA MOUNTAINS NORTH**
AREA CSD

Report Date: **06/27/2024**
Map Type: **Tentative Map - Parcel**

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

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.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

This project is exempt from the park obligation requirements because:

Non-residential subdivision

Trails:

No Trails

Comments:

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Loretta Quach at lquach@parks.lacounty.gov or (626) 588-5305

Department of Parks and Recreation, 1000 S. Fremont Avenue, Building A-9 West, Alhambra, California 91803.

By: *Loretta Quach*
Loretta Quach, Departmental Facilities Planner I



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET



Tentative Map # **73305**
Park Planning Area # **33B**

DRP Map Date: **06/06/2024** SCM Date:
CSD: **SANTA MONICA MOUNTAINS NORTH**
AREA CSD

Report Date: **06/27/2024**
Map Type: **Tentative Map - Parcel**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P)\text{people} \times (0.0030) \text{ Ratio} \times (U)\text{nits} = (X) \text{ acres obligation}$$
$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
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

Park Planning Area = **33B**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.10	0.0030	0	0.00
M.F. < 5 Units	3.53	0.0030	0	0.00
M.F. >= 5 Units	2.19	0.0030	0	0.00
Mobile Units	3.18	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			0	0.00

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.00	\$475,234	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
Total Provided Acre Credit:				0.00

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	\$475,234	\$0



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

June 25, 2024

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Alejandrina Baldwin

FROM: Charlene Contreras
Director, Community Protection Branch
Department of Public Health

**SUBJECT: LAND DIVISION-TENTATIVE MAP - PARCEL
CASE: RPPL2023004981
PROJECT: PM073305
23823 VENTURA BLVD. CALABASAS CA 91302**

Thank you for the opportunity to review the application and land division request for the subject property. The applicant proposes to subdivide industrial building to create industrial condominium units.

Public Health recommends clearance of the aforementioned project. This is conditioned by the current use of public water and wastewater systems. The applicant provided a Financial Arrangements for water and/ or sewer service from Las Virgenes Municipal Water District dated December 19, 2023. The potable water and wastewater "Will Serve" letter will be required at the Final Map. Any change of methods for the provisions of potable water and sewage disposal shall invalidate this approval.



BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.
- ☐ Public Health **DOES NOT** recommend clearance of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval:

1. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

1.1 Noise

- 1.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08. Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards, 12.08.440 Construction Noise and 12.08.530 Residential Air-Conditioning.

12.08.440 Construction Noise

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited.

A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	75 dBA	80 dBA	85 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all-day Sunday and legal holidays	60 dBA	64 dBA	70 dBA

B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	60 dBA	65 dBA	70 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all day Sunday and legal holidays	50 dBA	55 dBA	60 dBA

1.2 Air Quality Recommendation

1.2.1 During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as *Coccidioides*, which can cause Coccidioidomycosis (Valley Fever). Adhere to all applicable rules and regulations including the Air Quality Management District regulations.

For questions regarding above comments, please contact Yonas Taye, Environmental Hygiene Program at (626) 430-5201 or ytaye@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va

DPH_CLEARED_23823 VENTURA BLVD. CALABASAS CA 91302_RPPL2023004981_06.25.2024