



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

**PROJECT NUMBER**

PM073226

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Tentative Parcel Map No. 073226  
Environmental Assessment No. RPPL2016001159

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Joanna and Doug Gaudi (Robert Friedman)

**MAP/EXHIBIT  
DATE:**

03/01/16

**SCM REPORT  
DATE:**

03/31/16

**SCM DATE:**

04/07/16

**PROJECT OVERVIEW**

*The applicant proposed to create a parcel map for commercial development of vacant property.*

Subdivision: To create 2 commercial parcels within a commercial zone.

**MAP STAGE**

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

**MAP STATUS**

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

**LOCATION**

Sierra Highway, Acton, CA

**ACCESS**

Sierra Highway

**ASSESSORS PARCEL NUMBER(S)**

3217021022

**SITE AREA**

1.948 acres

**GENERAL PLAN / LOCAL PLAN**

Antelope Valley Area (TNC)

**ZONED DISTRICT**

SOLEDAD

**SUP DISTRICT**

5<sup>th</sup>

**LAND USE DESIGNATION**

CR – Rural Commercial

**ZONE**

C-RU-DP

**CSD**

ACTON

**PROPOSED UNITS**

(DU)

N/A

**MAX DENSITY/UNITS**

(DU)

N/A

**GRADING**

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

N/A

**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	Hold	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	N/A	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Hold	Vicente Banada (626) 430-5381 <a href="mailto:vbanada@ph.lacounty.gov">vbanada@ph.lacounty.gov</a>

**SUBDIVISION COMMITTEE STATUS**

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

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**PREVIOUS CASES**

PM21351, RCOC200500139, CUP200500139, CUP201400037, ZC200400004

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**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

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

Environmental Determination:

Cleared  Hold

1. Staff is consulting with permits section regarding the initial study for the purposes of a subdivision request.

Tentative Map:

Cleared  Hold

2. Correct tentative parcel map heading.
3. Engineer's stamp, signature and registration information required.
4. Include and depict all existing and proposed easements.
5. Remove future improvements from the map. Depict only existing improvements.
6. Include written statements of utilities, including sewer.
7. Include a written statement of proposed use.
8. Include a written statement of existing zoning – C-RU-DP.
9. Include a written statement that the subdivider is the record owner of all real property comprising the proposed minor land division, or that the record owner(s) consent(s) to the submission of the map, and the disclosure of any fee interest that the subdivider has in any property adjacent to the minor land division.
10. Depict the section for Sierra Highway.

Administrative/Other:

Cleared  Hold

11. Indicate waste disposal proposal on application.

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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. An approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 and 3) for requirements. The hydrology report shall be submitted directly to Public Works.
2. Please see attached Grading review sheet (Comment 2) for requirement.
3. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
4. Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for requirements.
5. A revised tentative map is required to show the following additional items:
  - a. Provide the description "MINOR LAND DIVISION" at the heading above "TENTATIVE PARCEL MAP NO. 73226".
  - b. Provide the name, signature, and registration stamp of the civil engineer.
  - c. Show existing and proposed zoning.
  - d. Provide a project scope.
  - e. Provide a Lot Table showing the proposed usage of each parcel.
  - f. Remove building foot-prints from the tentative map.
  - g. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
  - h. Provide sufficient legal description of the property.
  - i. Provide name and address of the property owner/subdivider.
  - j. Provide a vicinity map with a north arrow.

- k. Provide a full-width cross section on Sierra Highway fronting the property.
  - l. Please see attached Hydrology review sheet (Comment 2) for requirement.
  - m. Please see attached Grading review sheet (Comment 1) for requirement.
  - n. Please see attached Road checked print for comments and requirements.
  - o. Please see attached Sewer review sheet (Comment 1) for requirement.
  - p. Please see attached Water review sheet (Comment 2) for requirements.
6. A revised “Land Division Application” is required to indicate the Method of Sewage Disposal (public/private septic system), and the name and number of the Sanitation District. Also, since no grading is proposed, do not mark the “Balanced On-Site” box.

*HW*

*A*

Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 03-29-2016

pm73226L-new.doc

<http://planning.lacounty.gov/case/view/pm073226/>



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

TRACT/PARCEL MAP NO.: 073226

TENTATIVE MAP DATED: 03/01/2016  
EXHIBIT MAP DATED: XX/XX/XXXX

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 drainage/grading covenant for any offsite work.
2. Add a note to the tentative map stating, "The Developer/Engineer acknowledge that the size of the water quality and/or flood control basin will be reviewed at the improvement plan stage. Significant change of the size of the basin from what is shown on the tentative map may result in revising planning documents by the Department of Regional Planning."
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>).

Reviewed by:

A handwritten signature in black ink, appearing to read "Toan Duong", written over a horizontal line.

Toan Duong

Date: 03/23/2016

Phone: (626) 458-4921

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 only improvements proposed per this map. Delete all improvements not required by this map such as future improvements.
2. Correct the application to **not** mark balancing the cubic yard on site since there is no grading proposed.

Name Nazem Said  Date 3/7/2016 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073226\GP 073226\2016-03-01 TPM 073226 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. Removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide a "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 parcel.
2. A revised tentative map is required to show the following additional items:
  - a. Show existing water line and show how the on-site proposed developments will be served by existing public water and call out the proposed points of connection.

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 are required to show the following items:

a. See attached for comments.

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073226\RD  
073226\2016-03-24 PM 073226 TENTATIVE PARCEL MAP 1ST  
CHECK.pdf



Prepared by Sam Richards  
PM 073226r-new

Phone (626) 458-4921

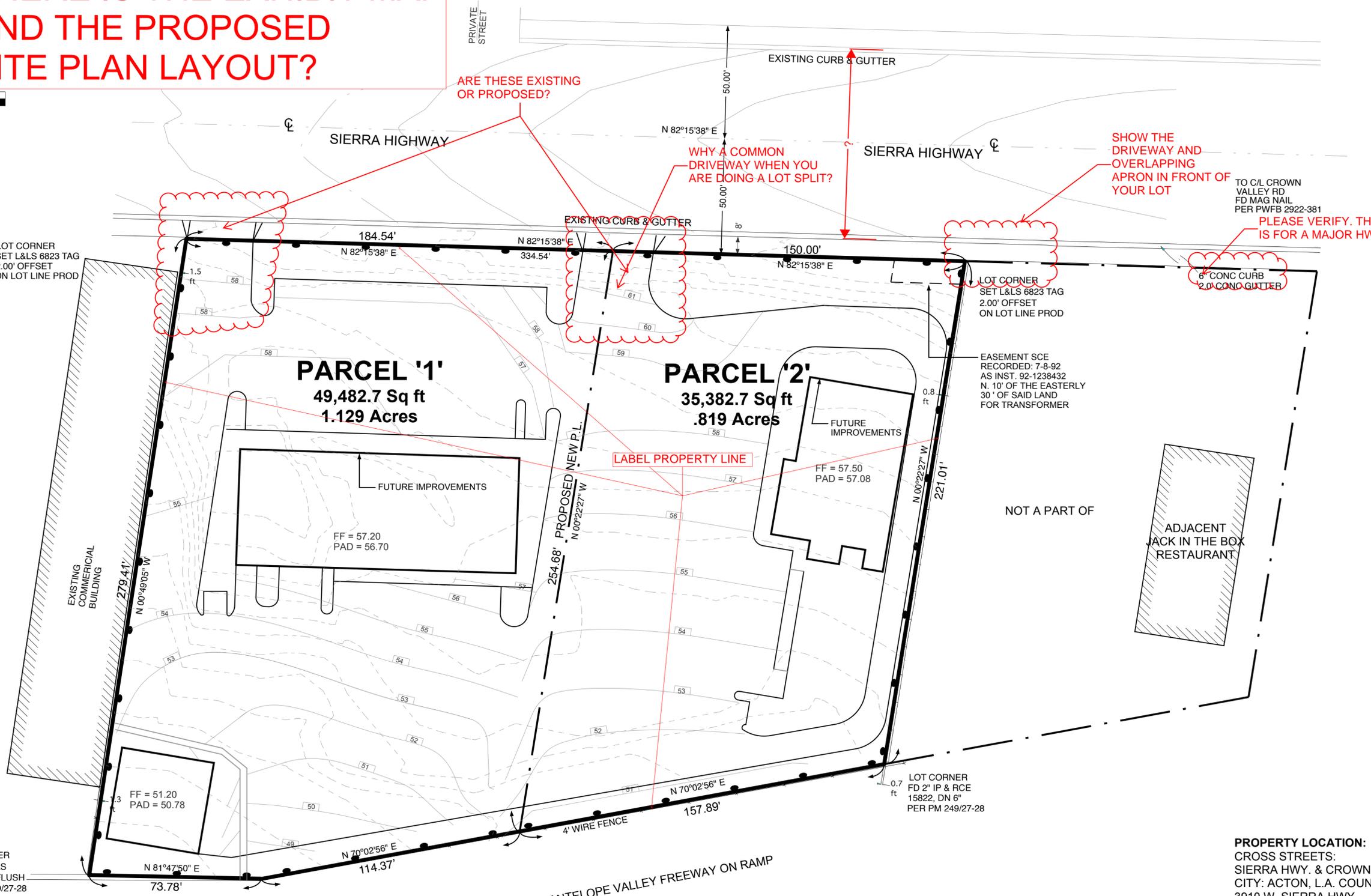
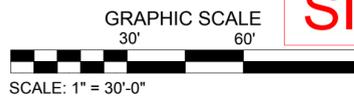
Date 03-24-2016

RECEIVED  
 DEPT OF REGIONAL PLANNING  
 PM073226 TENTATIVE  
 01 MAR 2016

# TENTATIVE PARCEL MAP NO. 73226

IN THE UNINCORPORATED TERRITORY OF THE  
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

**WHERE IS THE EXHIBIT MAP  
 AND THE PROPOSED  
 SITE PLAN LAYOUT?**



ARE THESE EXISTING OR PROPOSED?

WHY A COMMON DRIVEWAY WHEN YOU ARE DOING A LOT SPLIT?

SHOW THE DRIVEWAY AND OVERLAPPING APRON IN FRONT OF YOUR LOT

PLEASE VERIFY. THIS IS FOR A MAJOR HWY

NOT A PART OF

NOT A PART OF

ADJACENT JACK IN THE BOX RESTAURANT

TO C/L CROWN VALLEY RD  
 FD MAG NAIL  
 PER PWFB 2922-381

LOT CORNER SET L&LS 6823 TAG 2.00' OFFSET ON LOT LINE PROD

LOT CORNER SET L&LS 6823 TAG 2.00' OFFSET ON LOT LINE PROD

LOT CORNER FD 1" IP & LS 3130 TAG, FLUSH PER PM 249/27-28

LOT CORNER FD 2" IP & RCE 15822, DN 6" PER PM 249/27-28

**PROPERTY LOCATION:**  
 CROSS STREETS:  
 SIERRA HWY. & CROWN VALLEY RD.  
 CITY: ACTON, L.A. COUNTY UNINCORPORATED  
 3910 W. SIERRA HWY.

APN: 3217-021-022  
 THOMAS GUIDE PAGE NO.: 4375-B-6

**FEMA FLOOD ZONE:**  
 FLOOD ZONE TYPE 'D'  
 AREA IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.

**PARCEL AREA SUMMARY:**

EXISTING PARCEL	84,865.4 S.F.	1.948 Acre
PARCEL '1'	49,482.7 S.F.	1.135 Acre
PARCEL '2'	35,382.7 S.F.	.812 Acre

- LEGEND:**
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
  - INDICATES PROPOSED NEW PROPERTY LINE
  - INDICATES C.L. OF STREET

**FERRIS JONES & CO.**  
 CONSULTING CIVIL ENGINEERS  
 FERRIS JONES & CO.  
 136 N. GRAND AVE., STE 154  
 WEST COVINA, CA 91791  
 626-332-3366  
 SJONES.RCE302@YAHOO.COM  
 RCE No. 38302  
 EXP. 3/31/17

**FRIEDMAN ARCHITECTS**  
 TENTATIVE MAP PREPARED BY:  
 ROBERT H. FRIEDMAN  
 FRIEDMAN ARCHITECTS  
 2059 E. FOOTHILL BLVD.  
 PASADENA, CA 91107  
 626-484-5251  
 robert@friedmanarchitects.com  
 LIC. C16793 EXP. 5/31/17  
 DATE: 2/29/16

**ROAD**

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. There is no existing public sewer facility in the vicinity. The applicant must disclose the method of waste disposal on the application and the tentative map.

*IN*  
Prepared by Imelda Ng  
pm73226-new.doc

Phone (626) 458-4921

Date 03-23-2016

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 073226

Page 1/1

TENTATIVE MAP DATED 03-01-2016

- 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

Phone (626) 458-3126

Date 03-29-2016

pm73226L-new.doc

<http://planning.lacounty.gov/case/view/pm073226/>

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. 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.
9. 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.
10. 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.
11. 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 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

*HW* *Ac*  
Prepared by Aissa Carrillo  
pm73226L-new.doc  
<http://planning.lacounty.gov/case/view/pm073226/>

Phone (626) 458-3126

Date 03-29-2016

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 / Parcel Map 73226 Tentative Map Dated 3/1/16 (Tentative) Parent Tract \_\_\_\_\_  
Grading By Subdivider? [N] (Y or N) --- yd<sup>3</sup> Location Acton APN 3217-021-022  
Geologist --- Subdivider Gaudi  
Soils Engineer --- Engineer/Arch. Ferris Jones & Co.

Review of:

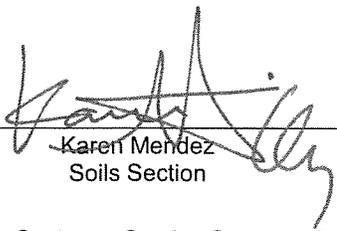
Geologic Report(s) Dated: ---  
Soils Engineering Report(s) Dated: ---  
Geotechnical Report(s) Dated: ---  
References: \_\_\_\_\_

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) 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/qmed/permits/docs/manual.pdf>.

Prepared by

  
Karen Mendez  
Soils Section



  
Geir Mathisen  
Geology Section

Date 3/24/16

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

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.

Preliminary Road Condition

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

1. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
2. Repair any displaced, broken, or damaged curb, gutter, sidewalk on Sierra Highway within the project frontage to the satisfaction of Public Works.
3. Construct driveway approaches at the site to the satisfaction of Public Works



Prepared by Sam Richards  
PM 073226r-new

Phone (626) 458-4921

Date 03-24-2016



## 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: PM 73226

MAP DATE: March 01, 2016

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**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. The development will required a minimum paved unobstructed fire lane width of 26 feet, clear to the sky. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.
2. Label the fire apparatus access as "Private Driveway and Fire Lane" on the Tentative and Exhibit Maps. Indicate compliance prior to Tentative Map clearance.
3. Provide a cross section of all Private Driveway and Fire Lanes. Indicate compliance on the Exhibit Map prior to Tentative Map clearance.
4. All portions of the exterior walls of the proposed building shall be located within 150 feet from an approved Fire Department vehicular access. The proposed layout as shown on the Exhibit Map does not comply with this requirement. Resubmit a revised Exhibit Map indicating access compliance prior to Tentative Map clearance.
5. Show all existing public fire hydrants within 300 feet of the property lot frontage on the Exhibit Map. Indicate compliance prior to Tentative Map clearance.
6. Submit a fire flow availability form, FORM 196, to our office for the existing public fire hydrant located along the property lot frontage. Compliance required prior to Tentative Map clearance.
7. The required fire flow for this development is **8000** gallons per minute at 20 psi for a duration of 2 hours. The required fire flow will be reduced and calculated using the square footage and type of construction information when the architectural plans are submitted prior to the Tentative Map clearance.



## 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: PM 73226

MAP DATE: March 01, 2016

- 
8. 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.
  9. 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.

### FINAL MAP CONDITIONS OF APPROVAL

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. 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.
5. A reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

Reviewed by: Juan Padilla

Date: March 22, 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: PM 73226

MAP DATE: March 01, 2016

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### 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 required fire lane 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 or prior to occupancy.
4. The proposed commercial buildings shall not exceed 30 feet above the lowest level of the Fire Department vehicular access road. Buildings exceeding this height shall provide minimum fire lane width of 28 feet and shall provide a setback between 15 feet and 30 feet from the edge of the fire lane to the building wall. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. 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 to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
6. 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.



## 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: PM 73226

MAP DATE: March 01, 2016

- 
7. Install **TBD** public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
  8. 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.
  9. The required fire flow from the public fire hydrant for this development can be up to **8000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. The required fire flow may be reduced by the Fire Department during the architectural plan review process prior to building permit issuance.
  10. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
  11. 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.
  12. 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.
  13. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
  14. 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.

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).

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

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

**ANGELO J. BELLOMO, REHS, QEP**  
Deputy Director for Health Protection

**TERRI S. WILLIAMS, REHS**  
Acting Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5382 • FAX (626) 813-3016

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March 28, 2016

Parcel Map No. 073226

Vicinity: Castaic

Vesting Tentative Parcel Map Date: March 1, 2016

The Los Angeles County Department of Public Health – Environmental Health Division cannot recommend approval of Vesting Tentative Parcel Map 073226 until the following requirements have been satisfied:

1. Provide a copy of the current signed “Will Serve” letter from the Los Angeles County Waterworks District No. 37 to the Department of Public Health.
2. The applicant shall demonstrate to the satisfaction of Public Health that each parcel is capable of supporting the installation of an onsite wastewater treatment system (OWTS) to accommodate the wastewater disposal needs for the development of each parcel.

Submit a feasibility report in conformance with the requirements outlined in the Department’s “A Professional Guide to the Requirements and Procedures for Onsite Wastewater Treatment Systems (OWTS)”. The report shall consist of a soil profile excavation, exploratory boring to determine the historic and seasonal high groundwater mark and presence of subsurface water, and percolation testing to substantiate the feasibility of installing an OWTS on each parcel. Testing shall be conducted in an area likely to be utilized as a disposal field.

Note: The installation of OWTS within flood plain/hazard areas shall be avoided. Where suitable sites outside of the flood hazard areas are not available, wastewater disposal systems may be located in flood hazard areas on sites where the effects of inundation, under conditions of design, are minimized.

Prepared by:

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