



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

**PROJECT NUMBER**

R2015-02436-(4)

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Tentative Parcel Map No. 073495  
Conditional Use Permit No. 201500101  
Coastal Development Permit No. 201500092  
Environmental Assessment No. 201500173

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Santa Catalina Island Co. / Univ. of Southern California

**MAP/EXHIBIT DATE:**

08/11/15

**SCM REPORT DATE:**

09/08/15

**SCM DATE:**

09/17/15

**PROJECT OVERVIEW**

Tentative Parcel Map to create eight (8) parcels for finance and conveyance purposes with a total area of 107.5 acres. The parcels would be comprised of one lot currently owned by USC and portions of two lots owned by the Island Company that are currently leased by USC. Because the existing lots contain portions of Significant Ecological Areas (%SEAs+), a Significant Ecological Area Conditional Use Permit (%SEA-CUP+) is required. A Coastal Development Permit (%CDP+) is also required to subdivide in the Coastal Zone. The site contains the USC Wrigley Marine Science Center, and no additional structures or uses are proposed at this time.

**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:  Additional Revisions (requires a fee):

**LOCATION**

Big Fisherman's Cove, Santa Catalina Island

**ACCESS**

By sea and private dirt road to Two Harbors; no public roads are located on the island

**ASSESSORS PARCEL NUMBER(S)**

7480-040-013; 7480-040-025; 7480-040-026

**SITE AREA**

107.5 acres (gross)

**GENERAL PLAN / LOCAL PLAN**

Santa Catalina Island Local Coastal Plan

**ZONED DISTRICT**

Santa Catalina Island

**SUP DISTRICT**

4

**LAND USE DESIGNATION**

C/R (Commercial/Recreational), OS/SR (Open Space/Structured Recreation)

**ZONE**

C/SF (Camps & Special Facilities), U/I (Utility & Industrial)

**PROPOSED DWELLING UNITS (DU/AC)**

N/A

**MAX DENSITY/UNITS (DU/AC)**

N/A

**COMMUNITY STANDARDS DISTRICT**

None

**ENVIRONMENTAL DETERMINATION (CEQA)**

Initial Study Required

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

Department	Status	Contact
Regional Planning	Hold	Tyler Montgomery (213) 974-6433 <a href="mailto:tmontgomery@planning.lacounty.gov">tmontgomery@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	Cleared	Julie Yom (213) 351-5121 <a href="mailto:jyom@parks.lacounty.gov">jyom@parks.lacounty.gov</a>
Public Health	Hold	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

**SUBDIVISION COMMITTEE STATUS**Tentative Map Revision Required: Exhibit Map/Exhibit ~~A~~+Revision Required: Revised Application Required: Reschedule for Subdivision Committee Meeting: Reschedule for Subdivision Committee Reports Only: Other Holds (see below): **REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**Tentative Map:

- As proposed, the subdivision **requires a Tentative Tract Map**. Staff could find no provision of the Subdivision Map Act that would allow the proposed development to occur through the Tentative Parcel Map process, as the project proposes more than four (4) parcels, has no access to a public street or highway, and does not propose lots of more than 40 gross acres. Either redesign the project to conform to these standards or re-file as a Tentative Tract Map.
- The **entirety** of all lots to be subdivided must be shown on the map. This must include all of 7480-040-025 (Lot 86) and 7480-040-013 (Lot 85).
- Label all existing structures as ~~%~~ remain+or ~~%~~ be removed.+
- Remove the existing dashed lot line where it passes through the newly created parcels.
- The listed areas appear to be gross areas only. Please list net areas as well.
- Clearly delineated the location and limit of the ~~%~~10qWide Water Line Easement of SoCal Edison.+ List and number all existing and proposed easements in the map notes.

Administrative:

- All additional required documents for the SEA-CUP and CDP must be submitted per the requirements of County Code Sections 22.56.215 and 22.46.570. In addition, please have a Biological Constraints Analysis (~~%~~BCA+) for the project site prepared by a County-approved environmental consultant. The list of prequalified consultants can be found at <http://planning.lacounty.gov/environmental/soq>.
- It is still unclear as to why eight (8) parcels are being proposed. Please provide a clear explanation and justification. Staff continues to recommend the substitution of the proposed parcels with lots of at least 20 acres.

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 tentative map shall be re-filed as a Tract map. The subject property does not have approved access to a public street or highway. A new Tract Number is required and it can be obtained on-line from Public Works.
- (2) All lots need to have street frontage unless the Department of Regional Planning is prepared to recommend waiving such requirement to the Advisory Agency.
- (3) Provide proof of access to the satisfaction of the Department of Regional Planning.
- (4) An approved geotechnical and engineering geology report and chemical test results are required. Please see attached Geologic and Soils Engineering Review Sheet (Comments G1 and S1) for comments and requirements.
- (5) Please see attached geologic and Soils engineering Review Sheet (Comments G2, S2, S3 and S4) for additional comments and requirements.
- (6) Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet for comments and requirements.
- (7) A revised tentative map is required to show the following additional items:
  - a. Label the tentative map as Tract. A new Tract No. is required.
  - b. Provide the following title description in the tentative map:

"MAJOR LAND DIVISION  
TENTATIVE TRACT NUMBER (insert new #)  
LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

- c. If applicable, show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. 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. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map.

- d. Label Lot 1, Lot 2, Lot 3,..... instead of Parcel 1, Parcel 2, Parcel 3, .... .
- e. Label "LOT" instead of "PARCEL" in the AREA SUMMARY Table.
- f. Label all access as "Private Driveway and Fire Lane".
- g. Add a note to request waiving street frontage on all lots.
- h. Please see attached Road review sheet (Comment 1) for comments and requirements.

<sup>HW</sup>  
Prepared by Teni Mardirosian<sup>TM</sup>  
pm73495L-new.doc  
<http://planning.lacounty.gov/case/view/pm073495/>

Phone (626) 458-4910

Date 09-09-2015

**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**

<b>Tentative Tract / Parcel Map</b>	<u>73495</u>	<b>Tentative Map Dated</b>	<u>8/11/15</u>	<b>Parent Tract</b>	<u>7480-040-013, -</u>
<b>Grading By Subdivider? [ N ]</b> (Y or N)	<u>---</u> yd <sup>3</sup>	<b>Location</b>	<u>Catalina</u>	<b>APN</b>	<u>025, -026</u>
<b>Geologist</b>	<u>---</u>	<b>Subdivider</b>	<u>USC</u>		
<b>Soils Engineer</b>	<u>---</u>	<b>Engineer/Arch.</b>	<u>Fusco Engineering</u>		

**Review of:**

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

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

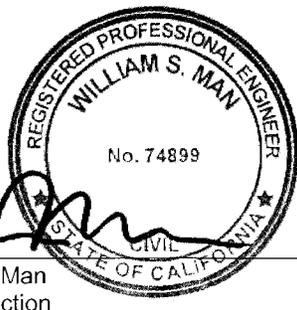
Geotechnical Report(s) Dated: \_\_\_\_\_

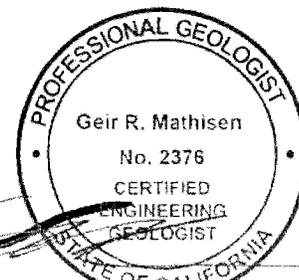
References: F. Beach Leighton and David G. Campbell (2/4/65); Geo. Map of CA, Long Beach (1962)

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

- G1. Provide a geotechnical and engineering geology report that addresses and evaluates the site and the proposed development. Recommendations shall be provided as necessary. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available on the Internet at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>
- G2. Provide data on the possible adverse impact of the private sewage disposal systems relative to site stability and adjacent properties. Discuss the path of migration of effluent and whether daylighting of the effluent will occur. Stability calculations must consider the effect on groundwater. Show on geologic cross section(s) the anticipated path and saturation from the effluent based on hydrogeology of the site.
- S1. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. The chemical tests must be in accordance with California Test Methods, Department of Transportation, or equivalent (aqueous solution tests, such as EPA Tests or similar methods are not acceptable for determination of resistivity). Resistivity tests must be performed on soils in a saturated condition. Recommend mitigation as necessary.
- S2. Show the following on the geotechnical map:
  - a. Existing and proposed grades.
  - b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
  - c. Location of "Restricted Use Areas", if applicable.
- S3. The geotechnical consultant(s) must sign, stamp, and indicate the date of signature on all reports and addenda.
- S4. All geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review

Prepared by

  
  
 William Man  
 Soils Section

  
  
 Ricardo Lopez-Maldonado  
 Geology Section

Date 8/26/15

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.

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

- Provide 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 provide to each parcel.

 Prepared by Tony Khalkhali  
pm73495w-new.doc

Phone (626) 458-4921

Date 09-03-2015

PARCEL MAP NO. 073495

TENTATIVE MAP DATED 8-11-2015

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

1. A revised tentative map is required to show the following additional items:
  - Identify how access will be provided to each lot that will be created by this subdivision per section 21.40.120 and 21.24.280 of the County Code (shown below for reference)

21.40.120 Access to property.

The advisory agency may require as a condition of approval of a tentative map that the subdivider produce evidence that the property as divided will have access to a public street or highway.

21.24.290 Frontage for lots.

The alignment of streets shall be such as to provide frontage for lots in the division of land except as provided in Section 21.24.280.

- If no development is proposed, add a note to the map specifying that no development is proposed.
- Provide typical sections for the dirt roads if they will be used to provide access to the lots.
- Show grades over the dirt roads if they will be used for access.
- Add a note to the tentative map requesting a waiver of street frontage requirements.

Prepared by Omar Ahmed <sup>OA</sup>  
pm73495r-new

Phone (626) 458-4921

Date 9-8-2015

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Teni Mardirosian

Phone (626) 458-4910

Date 09-09-2015

pm73495L-new.doc  
<http://planning.lacounty.gov/case/view/pm073495/>

The following reports consisting of \_\_\_ pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., 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/parcel sizes of five acres or more: "Future division of the property to lot/parcel 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. Delineate proof of access on the final map to the satisfaction of Public Works.
12. The street frontage requirements for all lots need to be waived by the Advisory Agency.
13. 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.
14. 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.
13. 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.

14. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

*HW*



Prepared by Teni Mardirosian

Phone (626) 458-4910

Date 09-09-2015

pm73495L-new.doc  
<http://planning.lacounty.gov/case/view/pm073495/>



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

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

PARCEL NO.: 73495

TENTATIVE MAP DATE: 08/11/15

**HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

Approval to drainage is recommended with no drainage conditions (No grading is proposed on the Tentative Map or application).

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a hydrology study may be required prior to clearing the Conditional Use Permit.

Name *Ernesto J Rivera* Date 09/03/15 Phone (626) 458-4921  
**Ernesto J Rivera**

**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 FINAL MAP RECORDATION:**

1. Record a deed restriction to hold future owners responsible for accepting drainage from other lots and the existing drainage pattern without obstructing flows from off-site.

Name Nazem Said  Date 8/24/2015 Phone (626) 458-4921

P:\dpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073495\GP 073495\2015-08-12 TPM 073495 SUBMITTAL

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

1. Approved without conditions. There are no existing public sewer facilities within proximity of the project and the applicant proposes to use private sewer systems. The use and installation of a private sewage system (septic system) must be approved by the Department of Public Health (DPH). Please call Ms. Michelle Tsiebos of DPH at (626) 430-5382 for additional information and requirements.

<sup>12</sup>  
Prepared by Imelda Ng

pm073495s-new

Phone (626) 458-4921

Date 09-08-2015



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: PM 73495

MAP DATE: August 11, 2015

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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. Submit a fire flow availability form, FORM 196, to our office for the existing public fire hydrants adjacent to the existing buildings. Compliance required prior to Tentative Map.
2. Submit a current 5 Years Certification test, or equivalent, for the existing fire protection system within each existing building. Compliance required prior to Tentative Map.

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

1. The Fire Department did not determine any access and water requirements for this subdivision per as stated in Title 21, the County of Los Angeles Subdivision Code, Sections 21.32.060 and 21.32.110. Specific access and water requirements for the future development of this subdivision shall be in compliance with applicable sections of Title 32, the County of Los Angeles Fire Code.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: PM 73495

MAP DATE: August 11, 2015

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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. Future 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 fire lane shall provide a minimum unobstructed width of 20 feet, clear to the sky. Additional width maybe required for commercial use buildings. Compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. The fire apparatus access roads shall be designed and maintained to support the imposed load of a fire apparatus weighing 37.5 tons (75,000 pounds) and shall be surfaced so as to provide all-weather diving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall provide a paved or concrete surface. 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. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
6. A reciprocal access agreement will be required for any portion of the driveway or fire lane being shared by the future lots. Compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

Reviewed by: Juan Padilla

Date: September 8, 2015



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: PM 73495

MAP DATE: August 11, 2015

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7. The maximum allowable grade for the on-site private driveway within each lot shall not exceed 15 percent except where the topography makes it impracticable to maintain such a grade. In this case, an absolute maximum grade of 20 percent will be allowed for a distance up to 150 feet followed by a 100 linear foot grade break area. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes within the fire lane and any 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.
  8. 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.
  9. 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.
  10. 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.
  11. 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.
  12. 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).



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*

Russ Guiney, Director

John Wicker, Chief Deputy Director

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August 17, 2015

Sent via e-mail: [tmontgomery@planning.lacounty.gov](mailto:tmontgomery@planning.lacounty.gov)

TO: Tyler Montgomery  
Department of Regional Planning

FROM: Julie Yom, Park Planner  
Planning & CEQA Section *JY*

SUBJECT: **SUBDIVISION REVIEW**  
**PROJECT NO. R2015-02436**  
**TR 073495**  
**USC WRIGLEY INSTITUTE, SANTA CATALINA ISLAND**  
**7480-040-13, 25, 26**

The proposed subdivision project has been reviewed for potential impacts on the facilities of this Department. We have determined that the project, which proposes an eight (8) parcel subdivision on Catalina Island, will not have any park obligations because it is not a residential subdivision.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at [jyom@parks.lacounty.gov](mailto:jyom@parks.lacounty.gov) or (213) 351-5127.

JY/ USC Wrigley Institute/Park Obligation Report

c: Parks and Recreation (N. E. Garcia, K. King, C. Lau)



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

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

**ANGELO J. BELLOMO, REHS, QEP**  
Director of Environmental Health

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

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5100 • FAX (626) 813-3000

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

**BOARD OF SUPERVISORS**

**Hilda Solis**  
First District

**Mark Ridley-Thomas**  
Second District

**Sheila Kuehl**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

September 8, 2015

Tentative Parcel Map No. 073495

Vicinity: Catalina Island

Tentative Parcel Map Date: August 11, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 073495** based on the use of public water (Southern California Edison) and an onsite treatment facility for wastewater disposal as proposed. A copy of a current original signed “Will Serve” letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map.

Prepared by:

**MICHELLE TSIEBOS, REHS, DPA**   
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
[mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov)  
TEL (626) 430-5382 • FAX (626) 813-3016