



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 18108

MAP DATE: December 17, 2014

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. Proposed Franklin Parkway exceeds the allowable cul-de-sac length as specified in the Subdivision Code. Revise the cul-de-sac length on the Tentative Map and resubmit for review.
2. The proposed Emergency Access driveways shall provide a minimum paved unobstructed width of 20 feet. Identify the location of the vehicular gates within the Emergency Access driveway. Indicate compliance on the Tentative Map.
3. Provide a cross section of the proposed Emergency Access driveway on the Tentative Map clearly depicting the pavement width, turning radii, grades, and location of gates. Indicate compliance on the Tentative Map.
4. All driveways intended for fire apparatus access shall be labeled as "Private Driveway and Fire Lane" on the Exhibit Map with a minimum paved width of 26 feet. Indicate compliance on the Exhibit Map.
5. All proposed buildings shall be places such that the fire lane is 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. Indicate compliance on the Exhibit Map.
6. All fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. Indicate compliance on the Exhibit Map.
7. Provide the grade of all the fire lanes within this development to ensure compliance with the Fire Department's requirements. Indicate compliance on the Exhibit Map.

Reviewed by: Juan Padilla

Date: January 13, 2015



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8. Clarify the square within the parking below the high voltage transmission lines within PA 7, sheet C112. Clarification is required on the Exhibit Map.
 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.
 10. Submit a Water System Design Report, or equivalent, from Valencia Water Company stating the water system expansion will be design to comply with the Fire Department's fire flow requirement of **8000** gallons per minute at 20 psi for 4 hrs. Compliance required prior to Tentative Map clearance.

CONDITIONS OF APPROVAL – ACCESS

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 reciprocal access agreement is required for all driveways being shared by the future lots. Submit documentation to the Fire Department for review prior to Final Map clearance.
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.



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5. 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).
 6. Exhibit A - The on-site private driveways 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.
 7. Exhibit A - Commercial and high density residential buildings being served by a 26 feet wide fire lane will have a height restriction due to the fire lane width indicated on the Exhibit Map. Such buildings shall not exceed 30 feet above the lowest level of the Fire Department vehicular access road or the building is more than three stories. Buildings exceeding this height shall provide a minimum paved fire lane width of 28 feet. The required fire lane shall be parallel to the longest side of the building between 15 feet and 30 feet from the edge of the fire lane to the building wall.
 8. Exhibit A - 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.
 9. Exhibit A - 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.



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10. Exhibit A - 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.
 11. Exhibit A - 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.
 12. Exhibit A - Due to the existing high voltage transmission lines crossing through the property, all proposed buildings shall be in compliance with the Fire Department's Regulation 27. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
 13. All proposed bridges and elevated crossing shall be constructed and maintained in accordance with AASHTO HB-17 and designed to support a live load of 75,000 pounds as specified in the County of Los Angeles Fire Code and to the satisfaction of the Department of Public Works.
 14. All proposed vehicular gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 20 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
 15. An approved limited access device is required for any proposed gate within this development in compliance with the Fire Department's Regulation 5. Compliance required prior to occupancy during final sign off of the gate.
 16. 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.



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17. All proposed streets and 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.

CONDITIONS OF APPROVAL - WATER

1. Install **TBD** public fire hydrants as noted on the Tentative Map.
Location: AS PER MAP FILED IN OUR OFFICE.
2. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
3. The required fire flow from the fire hydrants within this development is **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 Prevention Engineering Section during the architectural plan review process prior to building permit issuance.
4. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
5. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
6. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
7. Fire hydrant locations and other water system requirements for proposed development within the Exhibit Maps will be determined when final design plans are submitted to the Fire Department for review as architectural drawings or revised Exhibit A as the CUP process.



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8. Exhibit A - An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

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