



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 60678 Tentative Map Date November 01, 2012

C.U.P. _____ Vicinity 3184 A

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- 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.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: SEE ADDITIONAL PAGE

By Inspector: Juan C. Padilla Date December 5, 2012



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WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 60678 Tentative Map Date November 01, 2012

Revised Report yes

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is ____ gallons per minute at 20 psi for a duration of __ hours, over and above maximum daily domestic demand. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install ____ public fire hydrant(s). Upgrade / Verify existing ____ public fire hydrant(s).
Install ____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 Location: As per map on file with the office.
 Other location: ____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Fire hydrant locations and fire flow requirements shall be established on an approved tentative map design.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date December 5, 2012



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LAND DEVELOPMENT UNIT REQUIREMENTS ADDITIONAL PAGE

Subdivision No: TR 60678 Map Date: November 01, 2012

TENTATIVE MAP – HOLDS

- 1 Phasing Map: - Provide a table indicating the number of units within each proposed phase and
- Clarify the dividing line within proposed phase 2.
- 2 Identify the proposed or intent for the 32ft driveway on the southside of Lot 290 (LCN High School site) on the Tentative Map.
- 3 Label the proposed gates for the gated community on the Tentative Map.

EXHIBIT MAP – HOLDS

- 4 Fire Department access divided by a center raised median shall provide a minimum 20ft in width on each side of the median.
Lot 750 (MW-10), Lot 290 (LCN High School)
- 5 Identify the proposed or intent for the 32ft driveway on the southside of Lot 290 (LCN High School site) on the Tentative Map.

TENTATIVE MAP – CONDITIONS OF APPROVAL

- 6 The proposed raised medians shall be clearly depicted on all future road/street improvement plans and comply with the following condition of approval:
- All raised center medians shall provide a break, a rolled curb, or curb depression at intervals determined by Public Works in consultation with the Fire Department.
- The location and distance between the median breaks will be determined by Public Works and the Fire Department during final road/street plan design.
- Road improvement plans must be forwarded to the Fire Department for review and approval prior to final Public Works approval for construction.
- 7 Water tanks shall be provided with a minimum paved vehicular access of 20 feet. Additionally, provisions for an appropriate turnaround shall be provided at the tank site.

EXHIBIT MAP – CONDITIONS OF APPROVAL

- 8 Fire lanes where parking is proposed shall comply with the following:
- driveway width of 34' will allow parking on one side
- driveway width of 36' will allow parking on both side
- 9 Buildings being served by a 26' wide Private Driveway and Fire Lane will have a height restriction not to exceed 35'. Buildings that are 35' in height or greater shall provide a minimum paved driveway width of 28'. Such driveway shall be parallel to one side of the building, preferably the longer side, and within 30 feet of the centerline of the Fire Lane.
- 10 Final access approval, (such as gates, turnarounds, turning radii, etc.), for the proposed developments within the Exhibit Maps shall be further reviewed for compliance at which time the final design plans are submitted to the Fire Department for review as architectural drawings during the building permit process or revised Exhibit A as the CUP process.
- 11 The proposed School and Recreation sites shall provide a minimum paved access width of 20 feet for circulation purposes, the required width may increase based on the design and layout. Final design shall be further reviewed for access compliance when plans are submitted to the Fire Department for review as architectural drawings or revised Exhibit A as the CUP process.
- 12 Provide a minimum No Parking clearance of 15' on each side of the required public/private fire hydrant, indicate compliance on the final design plan. The required amount of parking spaces shall be reviewed and approved by the Department of Regional Planning. Adequate signage and/or stripping shall be required prior to occupancy.
- 13 Fire hydrants location for the proposed development within the Exhibit Maps will be determined at which time the final design plans are submitted to the Fire Department for review as architectural drawings during the building permit process or revised Exhibit A as the CUP process.

By Inspector: Juan C. Padilla Date: December 5, 2012