



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: TR 73336

MAP DATE: June 06, 2015

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. Clarify if the proposed center medians on Ridge Route Road and Northlake Boulevard will be raised or stripped by adding a note on the map or delineation on the cross section. Indicate compliance on the Tentative and Exhibit Maps.
2. Obtain clearance or approval from the Fire Department's Planning Section for the new Fire Station within Lot 389 of the proposed development. The Fire Department Planning Section can be reached at (323) 881-2404. Provide a written response back to the Land Development Unit prior to Tentative Map clearance.
3. 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.
4. Submit a Preliminary Water Design Report from Newhall County Water District for the proposed water infrastructure for this development for review prior to Tentative Map clearance.
5. The location and the number of public fire hydrants for this development it **TBD** at this time until all access issues have been resolved. The required public fire hydrants will be determined prior to Tentative Map clearance.



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CONDITIONS OF APPROVAL FINAL MAP

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. 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.
3. Flag lot shall provide a minimum paved unobstructed driveway width of 20 feet, clear to the sky. Shared driveway shall provide a reciprocal access agreement. The driveway shall be labeled as Private Driveway and Fire Lane on the Final Map. Verification of compliance is required prior to Final Map clearance.
4. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
5. The Phasing Map has been accepted by the Fire Department. The Final Maps shall comply with the approved phasing as shown on the Tentative Map.

CONDITIONS OF APPROVAL EXHIBIT MAP/BUILDING PERMIT

6. Water and access for this development shall comply with the approved Tentative Map. The Exhibit Maps as part of the subdivision process are subject to change and shall be in compliance with Title 32 (County of Los Angeles Fire Code).
7. 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).



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8. Due to the proximity of the existing overhead High Voltage Electric Power Transmission Lines to the south of 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.
 9. 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 or the revised Exhibit A process prior to building permit issuance.
 10. The fire lane for the single family lots or detached condominium lots shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
 11. The fire lanes for any other lot such as multi-family residential, senior housing, commercial/industrial, or recreational 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 or the revised Exhibit A process prior to building permit issuance.
 12. The 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. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.



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13. 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. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
 14. 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 or the revised Exhibit A process prior to building permit issuance.
 15. The gradient of a fire lane 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 or the revised Exhibit A process prior to building permit issuance.
 16. Any proposed pedestrian gates within the Exhibit Maps shall comply with the Fire Department's Regulation 5. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
 17. Install **TBD** public fire hydrant(s) as noted on the Tentative Map filed in our office. 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.
 18. Fire hydrant locations and other water system requirements 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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19. The required fire flow from all 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. This fire flow may be reduced during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
 20. An approved automatic fire sprinkler system is required for all proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
 21. 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.
 22. Parallel parking shall be restricted 30 feet adjacent to any public or private fire hydrant located on the public or private street, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
 23. 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.
 24. 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

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