



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

**PROJECT NUMBER**

R2015-02436-(4)

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Tentative Tract Map No. 074099  
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:****08/16/16****SCM REPORT  
DATE:****09/13/16****SCM DATE:****09/22/16****PROJECT OVERVIEW**

Tentative Tract 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. This map was previously submitted as Tentative Parcel Map No. 073495.

**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 &amp; Special Facilities), U/I (Utility &amp; Industrial)

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

N/A

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

N/A

**COMMUNITY STANDARDS DISTRICT**

None

**ENVIRONMENTAL DETERMINATION (CEQA)**

Initial Study, SEATAC review required

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
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	Cleared	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	Cleared	Vicente Banada (626) 430-5382 <a href="mailto:vbanada@ph.lacounty.gov">vbanada@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):

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**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

Tentative Map:

- After visiting the site, staff does not believe that Lot 2 could be developed in any feasible way, as it consists entirely of steep topography. Therefore, either merge Lot 2 into an adjacent lot or provide much clearer justification for its creation, such as its dedication as an open space lot.

Administrative:

- Prior to Final Map approval, proof of legal access to each individual lot will need to be demonstrated so that none—if held separately—would be landlocked.

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. Provide evidence that the Department of Regional Planning is prepared to recommend waiving the street frontage requirement for all lots.
2. Provide proof of access to the satisfaction of the Department of Regional Planning.
3. As previously requested, an approved engineering geology and soils engineering geotechnical report is required. Please see attached Geologic and Soils Engineering review sheet (Comment G1) for comments and requirements.
4. Please see attached Geologic and Soils Engineering review sheet (Comments S1, S2, and S3) for additional comments and requirements.

*HW*

Prepared by Aissa Carrillo

tr74099L-rev1.doc

<http://planning.lacounty.gov/case/view/tr074099/>

Phone (626) 458-3126

Date 09-14-2016

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 74099 Tentative Map Dated 8/16/16 (Rev.) Parent Tract \_\_\_\_\_  
Grading By Subdivider? [N] (Y or N) 0 yd<sup>3</sup> Location Catalina Island APN \_\_\_\_\_  
Geologist \_\_\_\_\_ Subdivider USC  
Soils Engineer \_\_\_\_\_ Engineer/Arch. Fuscoe Engineering

Review of:

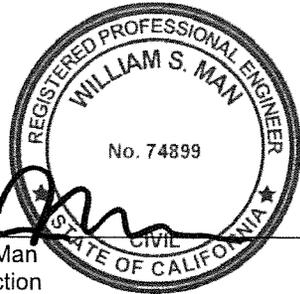
Geologic Report(s) Dated: \_\_\_\_\_  
Soils Engineering Report(s) Dated: \_\_\_\_\_  
Geotechnical Report(s) Dated: \_\_\_\_\_  
References: \_\_\_\_\_

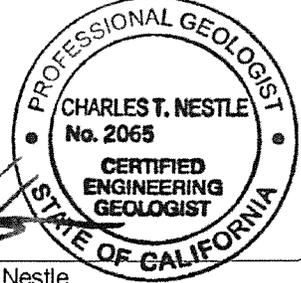
**TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:**

- G1. Provide an engineering geology and soils engineering 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>.
- S1. 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.
- S2. The geotechnical consultant(s) must sign, stamp, and indicate the date of signature on all reports and addenda.
- S3. The Geotechnical and Materials Engineering Division is now accepting review submittals through a web application at the following URL: <https://dpw.lacounty.gov/apps/esubmissions/gme/default.aspx>. Please use this web portal to submit documents in response to this review.

Formerly TR 73495

Prepared by

  
  
 William Man  
 Soils Section

  
  
 Charles Nestle  
 Geology Section

Date 9/13/16

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.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 74099

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TENTATIVE MAP DATED 08-16-2016

- 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 09-14-2016

tr74099L-rev1.doc

<http://planning.lacounty.gov/case/view/tr074099/>

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. 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, in documents over the common private driveways to the satisfaction of Public Works.
10. The following note shall be placed on all tract maps with lot sizes of five acres or more: "Further division of this property to lot 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. The street frontage requirements for all lots need to be waived by the Department of Regional Planning.
12. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 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.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
15. 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 \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HW

Prepared by  Aissa Carrillo

Phone (626) 458-3126

Date 09-14-2016

tr74099L-rev1.doc

<http://planning.lacounty.gov/case/view/tr074099/>



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEER/SUPERINTENDENT OF STREET  
LAND DEVELOPMENT DIVISION  
HYDROLOGY UNIT

TRACT MAP NO. 74099

TENTATIVE MAP DATED 08/16/2016  
EXHIBIT "A" MAP NA

Approval to drainage is recommended with no drainage conditions.

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

By M.D. Esfandi Date 9/08/2016 Phone (626) 458-7130  
David Esfandi

**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 9/7/2016 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 74099\GP 073495\2016-08-18 TTR 074099 SUBMITTAL

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD

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TRACT MAP NO. 074099

TENTATIVE MAP DATED 8-16-2016

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

Approved without road conditions: Applicant requesting waiver of street frontage requirements.

Prepared by Joseph Nguyen  
tr074099r-rev2



Phone (626) 458-4921

Date 9-12-2016

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 Mr. Vicente Banada of DPH at (626) 430-5381 for additional information and requirements.

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

tr74099s-rev1

Phone (626) 458-4921

Date 09-07-2016

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – WATER

Page 1/1

TRACT NO. 74099 (Rev.)

TENTATIVE MAP DATED 08-16-2016

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

Project is approved without conditions at this time as no additional structures or uses are proposed.



Prepared by Tony Khalkhali  
tr74099w-rev1.doc

Phone (626) 458-4921

Date 09-07-2016



## 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: TR 74099

MAP DATE: August 16, 2016

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### THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

#### FINAL MAP CONDITIONS OF APPROVAL

1. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.

#### 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 driving 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.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
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PROJECT: TR 74099

MAP DATE: August 16, 2016

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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. 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.
7. 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.
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. When future buildings are proposed, 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 any future 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.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
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PROJECT: TR 74099

MAP DATE: August 16, 2016

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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!"*

John Wicker, Director

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September 13, 2016

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

TO: Tyler Montgomery, AICP  
Senior Regional Planning Assistant  
Land Divisions Section  
Department of Regional Planning

FROM: Clement Lau, AICP   
Departmental Facilities Planner II  
Planning & CEQA Section

SUBJECT: **SUBDIVISION REVIEW**  
**PROJECT NO. R2015-02346, TR 074099**  
**USC WRIGLEY INSTITUTE, SANTA CATALINA ISLAND**  
**APN: 7480-040-13, 25, 26**

The proposed subdivision project has been reviewed by this Department. We have determined that the project, which proposes an seven (7)-lot subdivision on Catalina Island, is exempt from the County's Quimby parkland requirements because it is a non-residential subdivision.

Thank you for including this Department in the review of this project. If you have any questions, please contact me at [clau@parks.lacounty.gov](mailto:clau@parks.lacounty.gov) or (213) 351-5117.



**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**  
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 13, 2016

Tentative Tract Map No. 074099

Vicinity: Santa Catalina Island

Tentative Tract Map Date: August 16, 2016

The Los Angeles County Department of Public Health – Environmental Health Division recommends the approval of **Tentative Tract Map 074099** based on the use of public water (Southern California Edison) and treatment facility as proposed for wastewater disposal. Any variation from the approved use of water supply and/or approved method of sewage disposal shall invalidate the Department's approval.

Prepared by:

*V.C.*  
**VICENTE C. BAÑADA, REHS**  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
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