



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:

04/06/16

SCM REPORT DATE:

05/03/16

SCM DATE:

05/19/16

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: 1st Revision: 2nd 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

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Tyler Montgomery (213) 974-6433 tmontgomery@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Julie Yom (213) 351-5121 jyom@parks.lacounty.gov

Public Health

Hold

Vicente Banada (626) 430-5382 vbanada@ph.lacounty.gov**SUBDIVISION COMMITTEE STATUS**Tentative Map Revision Required: Reschedule for Subdivision Committee Meeting: Exhibit Map/Exhibit ~~%A+~~Revision Required: Reschedule for Subdivision Committee Reports Only: Revised Application Required: Other Holds (see below): **REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**Tentative Map:

- The remainders of Lot 85 and Lot 86 should be labeled ~~%Not a Part.+~~ ~~%~~Remainder+instead of ~~%~~Not a Part.+
- The inset depicting the entirety of the lots to be subdivided appears to be missing the lot line between proposed Lots 5 and 6.
- Please remove the dashed line spanning proposed Lot 2 or indicate its purpose.

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.
- 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 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. An approved engineering geology and soils engineering geotechnical report and chemical test results are required. Please see attached Geologic and Soils Engineering review sheet (Comments G1 and S1) for comments and requirements.
4. Please see attached Geologic and Soils Engineering review sheet (Comments S2, S3, and S4) for additional comments and requirements.
5. Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for requirements.
6. A revised tentative map is required to show the following additional items:
 - a. 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.

HW

AC

Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 05-02-2016

tr74099L-new.doc

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

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 4/6/16 Parent Tract
Grading By Subdivider? [N] (Y or N) 0 yd^3 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:

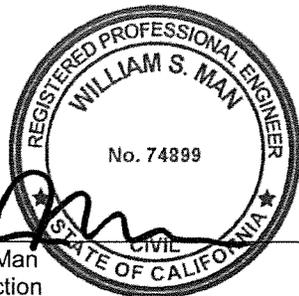
TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

- 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. 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. 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.

PM
Formerly JR 73495

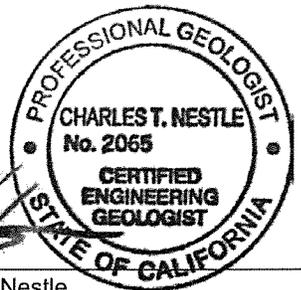
Prepared by

William Man
Soils Section



Charles Nestle

Charles Nestle
Geology Section



Date 4/20/16

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 – WATER

Page 1/1

TRACT NO. 74099

TENTATIVE MAP DATED 04-06-2016

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. Removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. 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 provided to each lot.

 Prepared by Tony Khalkhali
tr74099w-new.doc

Phone (626) 458-4921

Date 04-27-2016

- 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
tr74099L-new.doc
<http://planning.lacounty.gov/case/view/tr074099/>

Phone (626) 458-3126

Date 05-02-2016

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.



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 04/6/2016
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 4/26/2016 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 4/19/2016 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 74099\GP 073495\2016-04-12 TTR 74099 SUBMITTAL

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

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TRACT MAP NO. 074099

TENTATIVE MAP DATED 4-6-2016

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 Omar Ahmed^{OA}
tr74099r-rev1

Phone (626) 458-4921

Date 4-28-2016

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.


Prepared by Imelda Ng
tr74099s-new

Phone (626) 458-4921

Date 04-25-2016



**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: April 06, 2016

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. 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).



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: April 06, 2016

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2. Future buildings shall be placed 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 may be 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.
 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.



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: April 06, 2016

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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. 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.



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director

April 12, 2016

Sent via e-mail: tmontgomery@planning.lacounty.gov

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

FROM: Clement Lau, AICP *Cl*
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 eight (8)-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 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
Acting Director of Environmental Health

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

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

May 2, 2016

Tentative Tract Map No. 074099

Vicinity: Catalina Island

Tentative Tract Map Date: April 6, 2016

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 074099** 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 signed “Will Serve” letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Prepared by:



VICENTE C. BAÑADA, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
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TEL (626) 430-5381 • FAX (626) 813-3016