



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 52584 Map Date: September 3, 2013 - Revised Map Ex A

C.U.P. 98034 Vicinity _____

- 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 503 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 Tentative 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: **The Fire Department has a HOLD on this map as presently submitted. See additional page for hold details and requirements.**

By Inspector: Juan C. Padilla Date September 30, 2013

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



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WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No: TR 52584 Map Date: September 3, 2013 - Revised Map Ex A

Revised Report _____

- 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 **1250** gallons per minute at 20 psi for a duration of **2** hours, over and above maximum daily domestic demand. **1** 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 **TBD** 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.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Required fire hydrant location will be determined prior to Fire Department clearance of the Tentative Map.**
Additional water fire flow and fire hydrants will be required for the Recreation Site.

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 September 30, 2013

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LAND DEVELOPMENT UNIT REQUIREMENTS

ADDITIONAL PAGE

Subdivision No: TR 52584

Map Date: September 3, 2013 - Revised Map Ex
A

TENTATIVE/EXHIBIT MAP - HOLDS

- 1 All streets labeled as "Private Street and Fire Lane" on the Tentative/Exhibit Map shall be relabeled as Private Driveway and Fire Lane as shown on the Preliminary Street Profile Exhibit.
- 2 The proposed Phasing Map has not been received by the Fire Department, forward a formal submitted Phasing Map to the Fire Department for review and acceptance.
- 3 Submit a copy of the approved Preliminary Fuel Modification Plan to our office prior to Tentative Map clearance.
- 4 Required fire hydrant locations have not been determined at this time. Submit an exhibit directly to the Fire Department of the closest existing public fire hydrants on the existing streets connecting to the subdivision.

TENTATIVE/EXHIBIT MAP – CONDITIONS OF APPROVAL

- 5 The Recreation Center site, Lot 510, will require additional Fire Department requirements. Final design shall be further reviewed for compliance when plans are submitted to the Fire Department for review as architectural drawings prior to building permit issuance or the revised Exhibit A as the CUP process.
- 6 The water tanks, Lot 505, shall provide minimum access width of 15 feet with the appropriate turnarounds and a maximum grade of 15%. The access shall provide centerline turning radii at 32 feet for all turns.

By Inspector: Juan C. Padilla

Date: September 30, 2013

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