



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 53138 Tentative Map Date: February 13, 2013 - Amendment

C.U.P. 99-239 Vicinity Malibu 266

- 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 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 comment sheet.**

By Inspector: Juan C. Padilla Date March 25, 2013



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WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No. TR 53138 Tentative Map Date: February 13, 2013 - Amendment

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 **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 **40** 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.
- 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 in compliance with all applicable sections of the Los Angeles County Fire Code and Building Code.
- 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: **All required fire hydrants shall be installed and tested or bonded for prior to Final Map clearance. The location of the required fire hydrant in Lot 341, Fire Department Helispot, will be determined by the Fire Department Planning Section prior to building permit issuance.**

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 March 25, 2013



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LAND DEVELOPMENT UNIT REQUIREMENTS

ADDITIONAL PAGE

Subdivision No: TR 53138 Tentative Map Date: February 13, 2013 - Amendment

CONDITIONS OF APPROVAL

- 1 The maximum allowable units to record on a single means of access is 150, until such time that the westerly connection to Topanga Canyon is completed to the specifications of the Department of Public Works. Verification of completion shall be submitted to the Fire Department prior to recordation of the 151st unit.
- 2 The total area for each proposed structure within this development shall be restricted not to exceed 8,000 square feet in order to maintain the required fire flow rate as indicated in the Water System Requirements of this report.
- 3 All proposed streets, proposed private driveway and fire lanes to be used as streets, and cul-de-sacs bulbs shall comply with the Department of Public Works standards. Final street improvements/design plans shall be submitted to the Fire Department concurrently with the Department of Public Works for review and approval.
- 4 Single flag lot design and/or two adjoining flag lots design shall provide for a paved driveway width of 20ft, clear to the sky. Flags lots with 3 or more adjoining lots shall provide a minimum paved driveway width of 24ft. Indicate compliance on the Final Map by clearly dimension the width and labeling driveways as Private Driveway and Fire Lanes. Share driveways shall provide a reciprocal access agreement in compliance with the Department of Regional Planning.
- 5 A Fire Department turnaround will be required for any lot that a Fire Department apparatus needs to drive on-site a distance greater than 150' from the public right of way to reach all portions of the exterior walls within 150'.
- 6 The proposed gated entrances shall be installed in compliance with the approved details filed in our office and all applicable Fire Code sections and Regulations.
- 7 All proposed bridges shall comply with all applicable Fire Code sections and the Department of Public Works standards.
- 8 The required helispot shall be done in compliance with the following conditions of approval from our Los Angeles County Fire Department Planning Section:
 - Convey an easement to the Consolidated Fire Protection District of Los Angeles County for operation and maintenance of a helispot on Lot 341.
 - The graded flat helipad shall be a minimum dimension of 275' by 125'.
 - The helispot shall be improved as follows:
 - Construct a 15' by 35' reinforced concrete pad.
 - Locate a fire hydrant at the helipad.
 - Construct a sump pit with a locking water supply with valve, and a locking drain valve to assure that the sump does not fill with water from rain or other run-off. The sump shall be 3 1/2' deep, 12' wide, by 12' long. The sump shall be made of steel-reinforced concrete. Its sides shall be sloped at such an angle as to prevent a fall from the edge into the sump, and the sump sides shall also be rough-stamped in such a manner to discourage activities such as skating, skateboarding, bicycling, etc., and coarse enough to provide easy egress should someone accidentally fall into the sump when full of water.
 - Cover remaining graded area with #2 rock, 5" deep.
 - The precise location, specifications, and details of these improvements shall be determined by the air operations section after the site has been graded.
 - Establish Covenants, Conditions, and Restrictions (CC&Rs) which grant the Consolidated Fire Protection District of Los

Angeles County (Fire District), or other agencies as agreed to by the Fire District, the exclusive use of the helispot. The CCRs shall also limit vertical obstructions such as trees, antennas, etc. within a specified radius of the site. Contact air operations section for specific details and approval of the CCRs.

- Completion of the helispot shall be done prior to the occupancy of the 151st residential unit. Contact fire department air operations section for the inspection and approval of the completed helispot.

By Inspector: Juan C. Padilla

Date: March 25, 2013

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