

ADMINISTRATIVE MANUAL
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

GS063.0

RESTRICTED USE AREAS

Each lot of a subdivision must have, or bonds must be provided to establish, a geotechnically safe buildable area and access free of geotechnical hazards at the time of recordation of the Final Map. Exemptions include, but may not be limited to, "Open Space Lots," "Ungraded Site Lots," and "Remainder Parcels." If any portion of a division of land is subject to geologic hazard, dedication of building-restriction rights (i.e. Restricted Use Area) over the geological hazard area is required. A "Restricted Use Area" (RUA) is recorded on the final map giving the County of Los Angeles the right to restrict building within this area. The dedication is made during the Final Map process (see County of Los Angeles Subdivision Code Section 21.44.320 and Government Code Section 25367). Divisions of land in which each resultant parcel has a gross area of 40 acres or more do not require the recordation of "Restricted Use Areas." If a "Restricted Use Area" or any other dedication is to be made for a minor land division, then that minor land division is ineligible for a parcel map waiver (County of Los Angeles Subdivision Code §21.48.140).

Onsite soils susceptible to hydroconsolidation, highly expansive soils, excessive settlement, lateral spread, liquefaction, or seismically induced settlement are not considered geologic hazards for the purpose of Code enforcement, and therefore, are not designated as Restricted Use Areas.

However, if a portion of a subdivision is identified as having soils subject to hydroconsolidation, highly expansive soils, excessive settlement, lateral spread, liquefaction, or seismically induced settlement, the consultants must recommend corrective work. If the subdivider is not proposing to complete or bond for corrective work, the following "Geotechnical Note" (GN) is required on the Final Map:

"According to the Geotechnical Consultants of Record parts or all of Lot(s) (*lot numbers*) are subject to hydroconsolidation, highly expansive soils, excessive settlement, lateral spread, liquefaction, or seismically induced settlement. For location of geotechnical hazards and corrective work requirements for access and building areas of Lot(s) (*lot numbers*), refer to geotechnical reports by (*consultants*) dated (*date*)."

Geologic hazards include, but are not limited to, areas subject to landsliding, debris flows, and active fault traces. Unmitigated geologic hazards shall be the basis for determining "Restricted Use Areas" and their delineation on the Final Map.

On a very limited basis, at the request of the geotechnical consultant(s) and the property owner, an area suspected of having a geologic hazard that has not been geotechnically explored and is not likely to affect the proposed development, may be designated as a "Restricted Use Area" in lieu of exploration.

Geotextiles used in the support of slopes or retaining walls are also required to be designated as "Restricted Use Areas." An additional 10 feet beyond the area of the geotextiles must be included within the RUA to allow for potential future maintenance or replacement of the geotextiles. Excavations in the geotextile areas for swimming pools and footings, planting of trees, etcetera, can damage the geotextiles and negatively impact the stability of slopes, retaining walls, and potentially off-site properties.

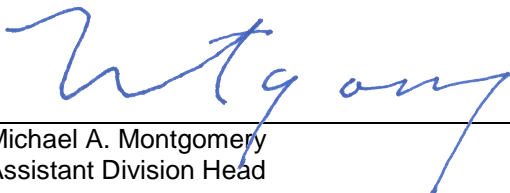
"Restricted Use Areas" may be shown on the tentative map and grading plan, but must be designated and shown on the Final Map prior to approval. The geotechnical consultant(s) shall show the extent of "Restricted Use Areas" and geotechnical hazards that warrant the use of "Geotechnical Notes" on the geotechnical map. Extent of RUAs and GNs shall be based on substantiating geotechnical data. Prior to Final Map recordation, the geotechnical consultants must indicate and delineate in their report/letter whether or not "Restricted Use Areas" or "Geotechnical Notes" are required.

For evaluation of "Restricted Use Areas" and "Geotechnical Notes," the Geotechnical Development Review Section reviewers shall consider the following:

1. Geotechnical hazards must be properly identified, defined, and mapped.
2. Geotechnical hazards that pose a threat to adjoining parcels must be corrected in accordance with established criteria in order to eliminate the threat and may not be placed in "Restricted Use Areas" (see GS086.0).
3. Unmitigated geologic hazards must be designated as "Restricted Use Areas."
4. Future development in a recorded "Restricted Use Area" may be permitted upon submittal and approval of corrective work plans for the geological hazard and additional geotechnical information. Removal of the "Restricted Use Area" designation from the recorded Final Map is not required.
5. Modification and abandonment of "Restricted Use Areas" can be made after the Final Map is recorded by filing a request through Survey/Mapping & Property Management Division. A report and geotechnical map is required to describe the proposed corrective work and delineate the change. Corrective work plans shall be supported with geotechnical data and analyses when RUA modifications or abandonments are proposed.

6. Final Maps with “Restricted Use Areas” shall be processed and reviewed as follows:
- Show boundaries of the “Restricted Use Area” on the map, as required by the Subdivision Mapping Section.
 - Three copies of the map are required that have been approved by the geotechnical consultants, by manual original signatures, date, and an approval statement on all sheets.
 - Approved maps shall be distributed by the Geotechnical Development Review Unit to the appropriate Building Official’s District Office and/or the Subdivision Mapping Section of Land Development Division.
 - Transmittal of the map to the Building Official’s District Office shall include a letter with an explanatory statement that “Restricted Use Areas” are included on the map. Utilize Form 12 to transmit the map.
7. Final Maps with “Geotechnical Notes” shall be processed and reviewed as follows:
- Three copies of the map are required that have been approved by the geotechnical consultants, by manual original signatures, date, and an approval statement on all sheets.
 - Approved maps shall be distributed, by the Geotechnical Development Review Unit, to the appropriate Building Official’s District Office and/or the Subdivision Mapping Section of Land Development Division.
 - Transmittal of the map to the Building Official’s District Office shall include a letter with an explanatory statement that “Geotechnical Notes” are included on the map. Utilize Form 12 to transmit the map.

Approved By:



Michael A. Montgomery
Assistant Division Head