

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

UNGRADED SITE LOTS

The Los Angeles County Subdivision Code (LACSC), Section 21.44.320(A), indicates that, "If any portion of the land within the boundaries shown on a tentative map of a division of land is subject to...geological hazard, and the probable use of the property will require structures thereon, the advisory agency may disapprove the map or that portion of the map so affected and require protective improvements to be constructed as a condition precedent to approval of the map." Also, according to the LACSC Section 21.44.320(C), "If any portion of a lot or parcel of a division of land is subject to...geological hazard, such fact shall be clearly shown on the final map or parcel map by a prominent note on each sheet of such map whereon any such portion is shown. A dedication of building restriction rights over the...geological hazard may be required." In addition, LACSC Section 21.24.010(B) indicates access free of landslides must be provided for each lot. Generally, geotechnical hazards must be mitigated before the tract or parcel map is recorded.

LACSC Section 21.44.320(D) states that "The provisions of this section shall not apply to divisions of land in which each resultant parcel has a gross area of 40 acres or more or is a quarter-quarter section of a government plat or larger."

However, some properties may be subdivided into lots where the specific types and locations of structures have not been determined and/or the developers do not intend to perform any grading or mitigation measures prior to recordation. These developments may be designated as "Ungraded Site Lots" with the subdivision recorded in accordance with the following criteria:

1. The geotechnical consultants must show in their report(s) through appropriate data and analyses, all grading and corrective work required to provide safe access and building sites free of geologic and geotechnical hazards for each of the proposed lots. A geotechnical map is required which clearly defines the limits of all geotechnical hazards. If a lot or access to a lot is identified as having a geologic or geotechnical hazard, the consultants must clearly identify the hazard in the geotechnical reports and recommend corrective work.
2. For slopes steeper than 5:1 (horizontal: vertical) gradient, a concept-grading plan or a Regional Planning Department "Exhibit A" is required. All recommended grading and corrective work must be self-contained within each lot and depicted on the concept grading plan or Exhibit A. Grading and/or corrective work that

crosses lot lines disqualifies the development from the "Ungraded Site Lots" criteria.

3. All unmitigated geologic hazards including, but not limited to, areas subject to landsliding, debris flows, and active fault traces must be designated as "Restricted Use Areas" on the Final Map. Soils susceptible to hydroconsolidation, high expansion, 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.
4. Prior to approval of the development for recordation of the Final Map, the following is required:
 - Access free of geologic and geotechnical hazards must be provided to each lot.
 - The location of "Restricted Use Areas," as recommended in the geotechnical reports (see items 1 and 3 above), must be depicted on the Final Map.
 - If any portion of the development is subject to hydroconsolidation, highly expansive soils, excessive settlement, lateral spread, liquefaction, or seismically induced settlement, the following note 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)."

Approved:



William Man
Division Head