

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

FINAL PARCEL MAP RECORDATION WAIVERS

The requirement for geotechnical approval of a final parcel map or recordation documents is established and indicated at the time of tentative subdivision map approval. Where a Restricted Use Area (RUA) is proposed, recordation documents must be reviewed by Land Development Division and must meet the Title 21, County of Los Angeles Subdivision Code (CLASC), requirements.

Provisions exist in the Code to waive the final parcel map. Below are guidelines, with specific reference to applicable Code Sections, to determine qualification for a waiver from a geotechnical standpoint.

General Code Provisions

Mapping specifications for final parcel maps require that unmitigated geotechnical hazards (e.g., RUA) be "clearly shown" on the final map and that "dedication of building restriction rights" may be required, except where each parcel exceeds 40 acres in gross area (CLASC §21.44.320).

A waiver of the requirement that a parcel map be filed for recordation for a minor land subdivision is provided under certain conditions (CLASC §21.48.130 et seq.). The presence of RUA is a primary geotechnical consideration for denying eligibility for a waiver (CLASC §21.48.130 and §21.48.140).

Geotechnical Guidelines for Waivers

1. A waiver is acceptable where there is no RUA and there is no unmitigated geotechnical hazard in the designated safe building area (*see GS001.0 regarding policies for ungraded site lots that may contain unmitigated geotechnical hazards*). Geotechnical hazards can be mitigated to eliminate a RUA if necessary to qualify for a waiver.
2. A RUA is not required to be shown where each parcel is 40 acres or more in gross area (CLASC §21.44.320D); therefore, a waiver cannot be denied. Where a RUA exists and parcels are 40 acres or larger, a note must be placed on the final map or plate map as follows:

There are geotechnical hazards on this subdivision as outlined in reports dated (insert date) by (consultant). Detailed engineering geology and

geotechnical engineering reports will be required prior to approval of further division of the land and of any grading or building plans.

3. A waiver may be substituted for filing a parcel map for recordation from a geotechnical standpoint provided a safe building area exists on each lot or bonds for mitigation of the hazard are provided and where the following Code subsection conditions apply:

- The Subdivision is in Zones R-1, R-A, A-1, A-2, or D-2 and:
 - Each parcel is 10 acres or more (CLASC §21.48.130A).
 - Where each parcel is 2¼ acres or more, and is not on sloping terrain, i.e., grades less than 8 percent (CLASC §21.48.130B).
- Where all lots are 2¼ acres or greater and there is no required dedication, i.e., no RUA (CLASC §21.44.320 and §21.48.140A4). (*Note: If the lots are less than 2¼ acres or if there is a RUA, the waiver is denied.*)
- Where each resultant parcel is part of one or more lots shown on a final map, parcel map, or approved record of survey, and the area of each resultant parcel is more than 20 percent of the total area of the lot(s) of which it is part of, except where "delineation" of "geologic hazard" (RUA) is required by the Subdivision Map Act or Title 21 (CLASC §21.48.140A1). (*When RUA exists, the waiver is to be denied.*)
- Where lot line adjustment is acceptable when not encumbered by RUA, such that it creates a lot without a safe buildable area and the number of lots is not increased (CLASC §21.48.140A2).

PROCESSING AND PROCEDURES

1. Where a minor land subdivision does not qualify for a waiver, require a final parcel map as a condition of tentative approval.
2. The applicant initiates the waiver process by a written request on a standardized form provided by the Advisory Agency (CLASC §41.48.150A).
3. Where a waiver can be allowed from a geotechnical standpoint, a Grant of Waiver and Certificate of Compliance is recorded, and must, where an RUA exists, be accompanied by a plate map, which delineates the RUA for dedication, which is recorded by separate instrument. Separate instrument procedures and requirements must be followed. Mark appropriate items of our Form 4 (*Final Map Review Form*) to guide the project consultant on requirements for approval.

4. As outlined in GS063.0, a RUA is established by the geotechnical consultant by a report that includes the need for a geotechnical map showing the geotechnical hazard.

Refer to the County of Los Angeles Subdivision Code for specific provisions for waiver conditions, as warranted for particular conditions. The request for a waiver must be approved by the Advisory Agency.

Approved By:



William Man
Division Head