COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

December 16, 2008

IN REPLY PLEASE REFER TO FILE: LD-2

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

ACCEPTANCE OF TRACT NO. 61375
UNINCORPORATED ARCADIA AREA
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)

SUBJECT

This action provides for the approval of the final map for Tract No. 61375 in the Arcadia area and acceptance of dedications as indicated on said final map.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Make findings as follows:

   a. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the Los Angeles County General Plan as required by Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of the Government Code or any specific plan adopted pursuant to Article 8 (commencing with Section 65450) of Chapter 3 of Division 1 of the Government Code.

   b. That this project complies with the provisions of Sections 66474, 66474.1, and 66474.6 of the State Subdivision Map Act.

c. That the development of the property, in the manner set forth on the proposed division of land, will not unreasonably interfere with the free and complete exercise of any public entity and/or public utility rights of way and/or easements within the proposed division of land pursuant to Section 66436(a)3A(i-viii) of the State Subdivision Map Act.

2. Approve the final map for Tract No. 61375.

3. Accept grants and dedications as indicated on said final map.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to approve the final map for Tract No. 61375. The subdivision of land is regulated by State law and local ordinance. Once the subdivider obtains County approval of a tentative map and complies with the tentative map conditions of approval, the final map shall be approved and recorded.

Section 66458(a) of the State Subdivision Map Act requires approval of a final map if it is found to be in substantial compliance with a previously approved tentative map/conditions of approval. The Department of Public Works' (Public Works) review indicates that this final map is in substantial compliance with the tentative map and conditions of approval that were approved on November 6, 2007.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Organizational Effectiveness (Goal 3) by coordinating with other departments to ensure that this final map is in compliance with all conditions of the previously approved tentative map.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund. The 20 condominium units created by the recordation of this final map provide additional property tax revenue.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Prior to recordation, approval of the subject final map by your Board is required per the State Subdivision Map Act and Title 21 of the Los Angeles County Code.

This 1.27 acre tract creates one lot, which will be developed to include 20 condominium units. The subject final map has been reviewed by Public Works for mathematical accuracy, survey analysis, title information, and for compliance with local ordinances and the Subdivision Map Act. Public Works' review indicates that all State and local provisions and legal requirements have been met on this final map.

All agreements and improvement securities, which were required as a condition of the subdivision, have been accepted on behalf of the County by the appropriate official.

ENVIRONMENTAL DOCUMENTATION

A Negative Declaration for Tentative Tract No. 61375 was adopted by a Hearing Officer on November 6, 2007, and there is no substantial evidence the project will have a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

No adverse impact.

CONCLUSION

Please return one adopted copy of this letter to Public Works, Land Development Division.

Respectfully submitted,

GAIL FARBER
Director of Public Works

GF:DH:ca

c: Chief Executive Office (Lari Sheehan)
County Counsel