GAIL FARBER, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
39 September 13, 2016

LORI GLASGOW
EXECUTIVE OFFICER

September 13, 2016

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

Dear Supervisors:

APPROVAL OF FINAL MAP FOR TRACT NO. 72718 AND ACCEPTANCE OF DEDICATIONS IN CONNECTION THEREWITH IN THE UNINCORPORATED COUNTY AREA OF IRWINDALE (SUPERVISORIAL DISTRICT 1) (3 VOTES)

SUBJECT

This action provides for the approval of the final map for Tract No. 72718 in the unincorporated County area of Irwindale and acceptance of dedications as indicated on the final map for Tract No. 72718.

IT IS RECOMMENDED THAT THE BOARD:

1. Make findings as follows:

a. That the proposed subdivision conforms to the applicable requirements and conditions imposed pursuant to the State Subdivision Map Act (Government Code Section 66410, et seq.) and the County of Los Angeles Subdivision Ordinance (Title 21) and is in substantial compliance with the previously approved tentative map.

b. That division and development of the property, in the manner set forth on the approved tentative map for this subdivision, will not unreasonably interfere with the free and complete exercise of any rights of way or easements owned by any public entity and/or public utility, in accordance with Government Code Section 66436(a)(3)(A)(i) of the State Subdivision Map Act.

2. Approve the final map for Tract No. 72718.

3. Accept grants and dedications as indicated on the final map for Tract No. 72718.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to approve the final map for Tract No. 72718. The Regional Planning Commission approved a tentative tract map for this subdivision on May 20, 2015. The subdivider has complied with all requirements imposed as a condition of the approval of the tentative map, and the final map is in substantial compliance with the approved tentative map.

Pursuant to the State Subdivision Map Act, a local agency must approve a final map if the subdivider has complied with all applicable requirements of State and local law and the legislative body finds that the final map is in substantial compliance with the approved tentative map.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1) 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 adverse impact to the County General Fund. The 22 condominium units created by the recordation of this final map will provide additional property tax revenue.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The approval of the final map is subject to the following provisions of the State Subdivision Map Act (Government Code Section 66410, et seq.):

Government Code Section 66458(a) provides: "The legislative body shall, at the meeting at which it receives the map or, at its next regular meeting after the meeting at which it receives the map, approve the map if it conforms to all the requirements of this chapter and any local subdivision ordinance applicable at the time of approval or conditional approval of the tentative map and any rulings made thereunder. If the map does not conform, the legislative body shall disapprove the map."

Government Code Section 66473 provides, in pertinent part: "A final map shall be disapproved only for failure to meet or perform requirements or conditions which were applicable to the subdivision at the time of approval of the tentative map; and provided further that such disapproval shall be accompanied by a finding identifying the requirements or conditions which have not been met or performed."

Government Code Section 66474.1 provides: "A legislative body shall not deny approval of a final or parcel map if it has previously approved a tentative map for the proposed subdivision and if it finds that the final or parcel map is in substantial compliance with the previously approved tentative map."

Government Code Section 66436(a)(3)(A)(i) provides: "A statement, signed and acknowledged by all parties having any record title interest in the subdivided real property, consenting to the

preparation and recordation of the final map is required, except in the following circumstances: (3) Signatures of parties owning the following types of interests may be omitted if their names and the nature of their respective interests are stated on the final map: (A)(i) Rights-of-way, easements or other interests which cannot ripen into a fee, except those owned by a public entity, public utility, or subsidiary of a public utility for conveyance to the public utility for rights-of-way. If, however, the legislative body or advisory agency determines that division and development of the property in the manner set forth on the approved or conditionally approved tentative map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement, the signature of the public entity or public utility may be omitted. Where that determination is made, the subdivider shall send, by certified mail, a sketch of the proposed final map, together with a copy of this section, to any public entity or public utility which has previously acquired a right-of-way or easement."

The proposed final map consists of 3.07 acres and creates 1 residential lot with 22 detached condominium units. The final map has been reviewed by the Department of Public Works for mathematical accuracy, survey analysis, title information, and for compliance with local ordinances and the State Subdivision Map Act. Public Works' review indicates that the subdivision is substantially the same as it appears on the approved tentative map, that all State and local provisions and legal requirements have been met on this final map, and that the final map is technically correct.

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

ENVIRONMENTAL DOCUMENTATION

On May 20, 2015, the Regional Planning Commission certified that the Mitigated Negative Declaration (MND) for Tentative Tract No. 72718 was completed in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA guidelines, and there is no substantial evidence that the project, as conditioned, will have a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects as a result of approving the final map for Tract No. 72718.

CONCLUSION

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

Respectfully submitted,

GAIL FARBER

Director

GF:AEN:plg

c: Chief Executive Office (Rochelle Goff)
County Counsel
Executive Office
Department of Regional Planning