



MARK PESTRELLA, Director

**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

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**ADOPTED**

IN REPLY PLEASE  
REFER TO FILE

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES  
34 July 31, 2018

CELIA ZAVALA  
ACTING EXECUTIVE OFFICER

July 31, 2018

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:

**DEVELOPMENT SERVICES CORE SERVICE AREA  
APPROVAL OF FINAL MAP FOR TRACT NO. 60922-01 AND ACCEPTANCE  
OF GRANTS AND DEDICATIONS IN CONNECTION THEREWITH IN  
THE UNINCORPORATED COUNTY AREA OF SANTA CLARITA  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval of the final map for Tract No. 60922-01, a unit map of Vesting Tentative Tract Map No. 60922, in the unincorporated County area of Santa Clarita and acceptance of dedications as indicated on the final map.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the approval of Final Map 60922-01 is categorically exempt from the California Environmental Quality Act for the reasons stated in this Board letter.
2. 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 Second Amendment to vesting tentative map by the Department of Regional Planning's Hearing Officer on November 7, 2017.
  - b. That the 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. 60922-01.

3. Accept grants and dedications as indicated on the final map for Tract No. 60922 01.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to approve the final map for Tract No. 60922-01 (enclosed). The proposed final map consists of 475.85 acres and creates 234 single-family residential lots and 1 multi-family lot with 73 condominium units in the unincorporated County area of Santa Clarita.

The Department of Regional Planning's Hearing Officer approved a second amendment to Vesting Tentative Tract Map No. 60922 for this subdivision on November 7, 2017. 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.

The grants and dedications, as indicated on the final map, are necessary for construction and maintenance of public infrastructure required by the County for this development.

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.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. The recommended action allows the County to record a final map, which will maximize property tax revenue.

### **FISCAL IMPACT/FINANCING**

There will be no adverse impact to the County General Fund. The 234 single-family residential lots and 1 multi-family lot with 73 condominium units created by the recordation of this final map will generate additional property tax revenue that is shared by all taxing entities.

### **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 475.85 acres and creates 234 single-family residential lots and 1 multi-family lot with 73 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 November 7, 2017, the Hearing Officer adopted the Addendum to the Environmental Impact Report for the second amendment to Vesting Tentative Tract No.60922, which was completed in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA guidelines. There is no substantial evidence that the project as conditioned will have a significant effect on the environment.

The proposed actions are not a project pursuant to CEQA because they are activities that are excluded from the definition of a project by Section 15378(b) of the CEQA Guidelines.

**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. 60922-01.

**CONCLUSION**

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" written in a larger, more prominent script than the last name "Pestrella".

MARK PESTRELLA

Director

MP:AEN:tb

Enclosures

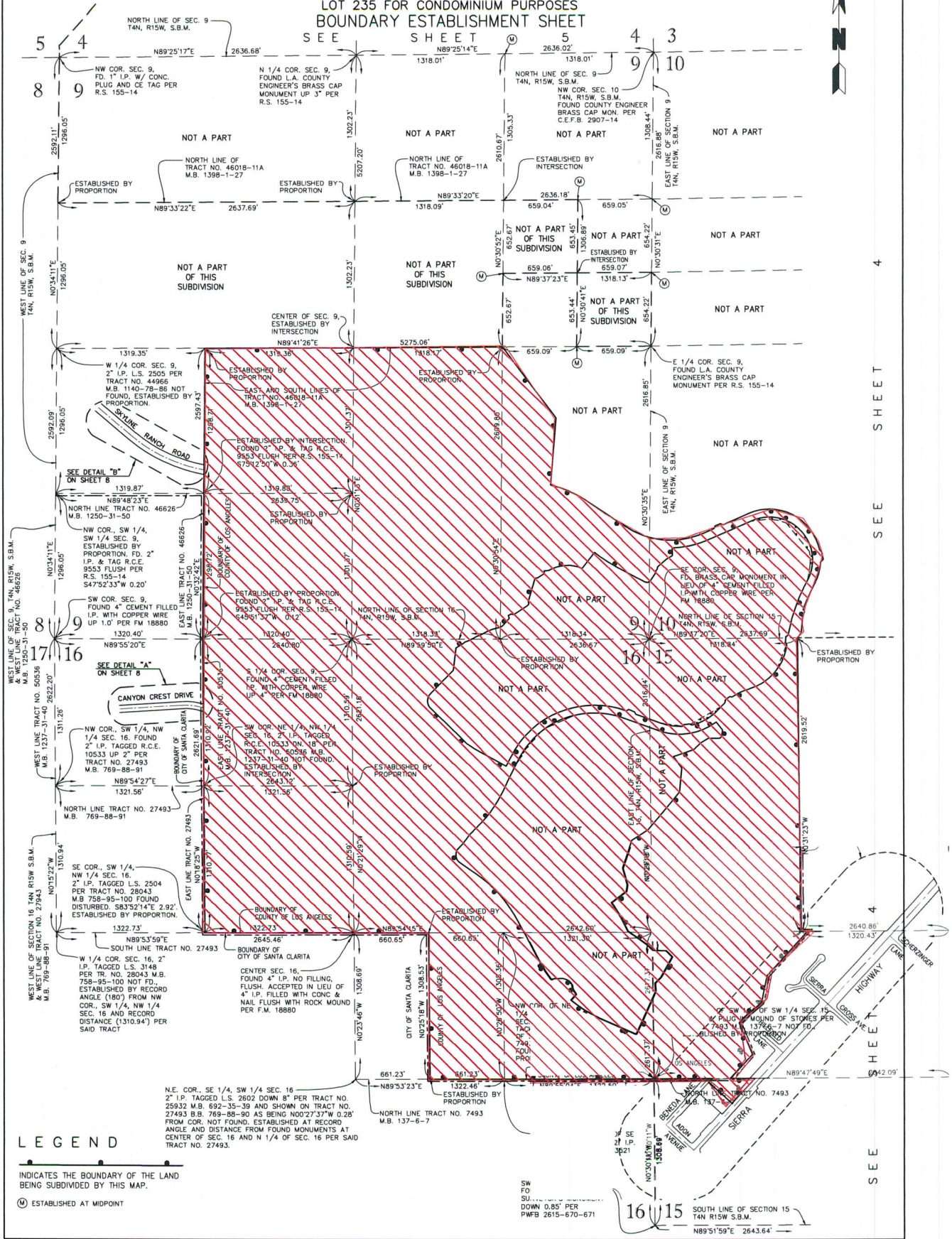
c: Chief Executive Office (Chi-Ann Yen)  
County Counsel  
Department of Regional Planning  
Executive Office



# VESTING TRACT NO. 60922-01

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF  
LOS ANGELES, AND PARTLY IN THE CITY OF SANTA CLARITA, STATE OF CALIFORNIA

## LOT 235 FOR CONDOMINIUM PURPOSES BOUNDARY ESTABLISHMENT SHEET



### LEGEND

INDICATES THE BOUNDARY OF THE LAND  
BEING SUBDIVIDED BY THIS MAP.

Ⓜ ESTABLISHED AT MIDPOINT

N.E. COR. SE 1/4, SW 1/4 SEC. 16  
2" I.P. TAGGED L.S. 2602 DOWN 8" PER TRACT NO.  
25932 M.B. 692-35-39 AND SHOWN ON TRACT NO.  
27493 B.B. 769-88-90 AS BEING N00°27'37"W 0.28'  
FROM COR. NOT FOUND. ESTABLISHED AT RECORD  
ANGLE AND DISTANCE FROM FOUND MONUMENTS AT  
CENTER OF SEC. 16 AND N 1/4 OF SEC. 16 PER SAID  
TRACT NO. 27493.

SW  
FO  
SU  
DOWN 0.85' PER  
P.W.F. 2615-670-671

16 15  
SOUTH LINE OF SECTION 15  
T4N R15W S.B.M.  
N89°51'59"E 2643.64'