



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

October 16, 2018

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

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

34 October 16, 2018

CELIA ZAVALA
EXECUTIVE OFFICER

Dear Supervisors:

**DEVELOPMENT SERVICES CORE SERVICE AREA
APPROVAL OF THE FINAL MAP FOR TRACT NO. 71925 AND ACCEPTANCE
OF GRANTS AND DEDICATIONS IN CONNECTION THEREWITH IN
THE UNINCORPORATED COUNTY AREA OF SAN PEDRO
(SUPERVISORIAL DISTRICT 4)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval of the final map for Tract No. 71925 in the unincorporated County area of San Pedro and acceptance of grants and dedications as indicated on the final map for Tract No. 71925.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the approval of the final map for Tract No. 71925 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 vesting tentative map by the Hearing Officer of the Department of Regional Planning on December 17, 2013.
 - 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.

3. Approve the final map for Tract No. 71925.
4. Accept grants and dedications as indicated on the final map for Tract No. 71925

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to approve the final map for Tract No. 71925 (enclosed). The proposed final map consists of 0.54 acre and creates 1 multi-family lot with 7 detached residential condominium units in the unincorporated County area of San Pedro.

The Hearing Officer of the Department of Regional Planning approved a vesting tentative tract map for this subdivision on December 17, 2013. 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.

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 seven detached residential 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 provisions of the State Subdivision Map Act [Government Code Sections 66410, et seq.; 66458(a); 66473; 66474.1; 66436(a)(3)(A)(i); and 66427.1(A)] and states that a legislative body shall not deny approval of a final map if it has previously approved a tentative map for the proposed subdivision and finds that the final map is in substantial compliance with the previously approved tentative map.

The proposed final map consists of 0.54 acre and creates 1 multi-family lot with 7 detached residential 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 December 17, 2013, Regional Planning's Hearing Officer determined that the project was in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA guidelines and found no substantial evidence that the project 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. 71925.

CONCLUSION

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

Respectfully submitted,



MARK PESTRELLA

Director

MP:AEN:tb

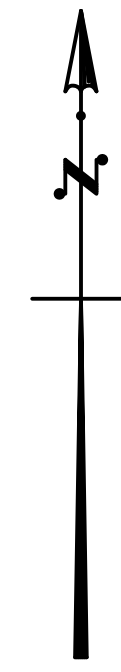
Enclosures

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

TRACT NO. 71925

IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES



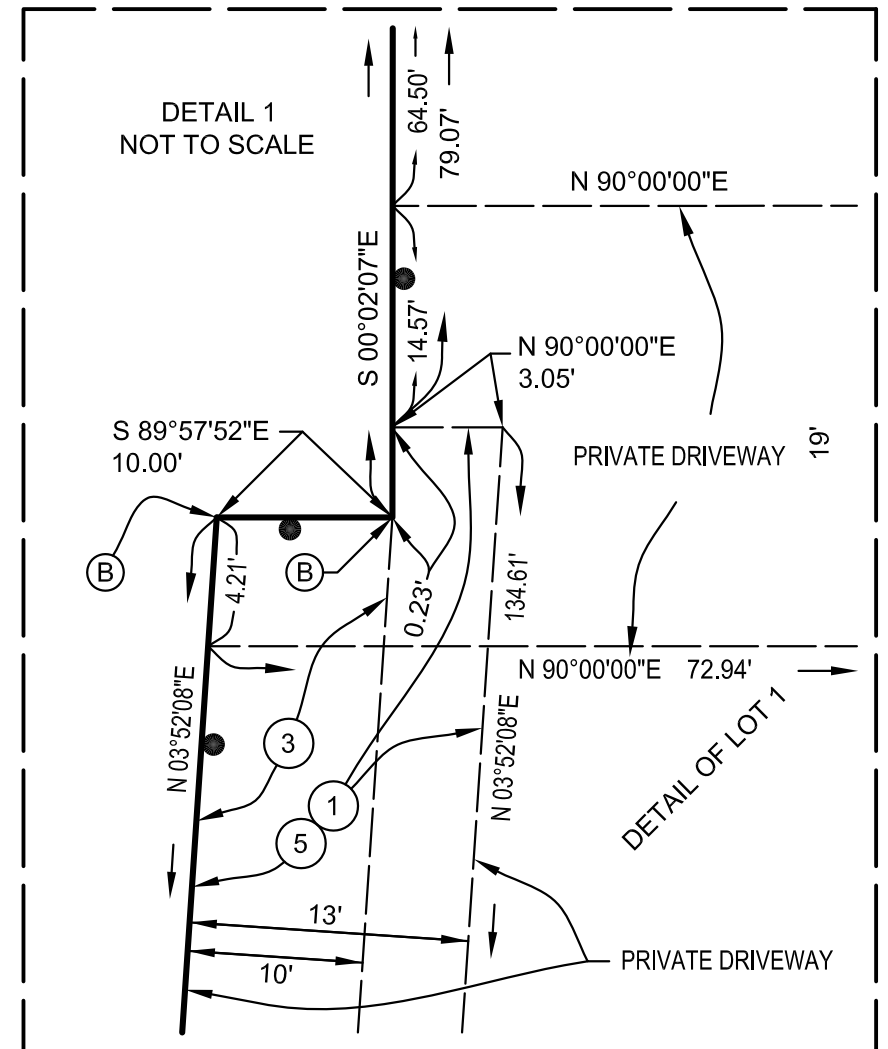
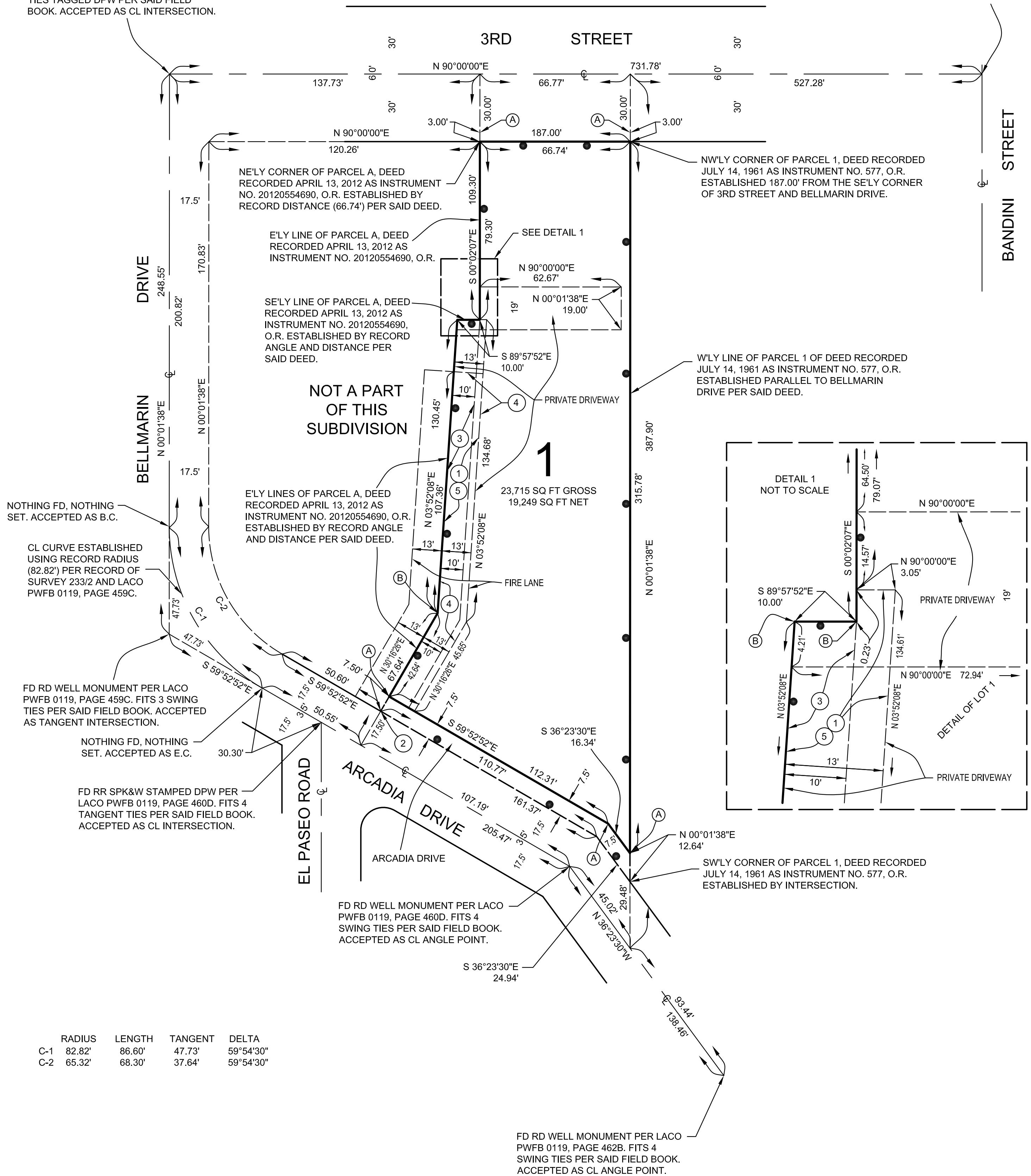
LEGEND:

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- (A) SET L&T TAGGED RCE 30826
- (B) SET 2" I.P. RCE 30826

- 1 EASEMENT OF KENT L. MCKEOWN, A SINGLE MAN, FOR ACCESS PURPOSES BY DOCUMENT RECORDED APRIL 13, 2012 AS INSTRUMENT NO. 20120554691, O.R.
- 2 SE'LY CORNER OF PARCEL A, DEED RECORDED APRIL 13, 2012 AS INSTRUMENT NO. 20120554690, O.R. ESTABLISHED BY RECORD DISTANCE (50.60') PER SAID DEED.
- 3 10' WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR SANITARY SEWER PURPOSES
- 4 EASEMENT OF BELLMARIN, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY FOR FIRE LANE PURPOSES BY DOCUMENT RECORDED MARCH 18, 2018 AS INSTRUMENT NO. 20180225317, OF OFFICIAL RECORDS.
- 5 13' WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR SANITARY SEWER INGRESS AND EGRESS PURPOSES

FD RR SPK&W STAMPED DPW PER LACO PWFB 0119, PAGE 409B. FITS 4 TANGENT TIES TAGGED DPW PER SAID FIELD BOOK. ACCEPTED AS CL INTERSECTION.

ESTABLISHED CL INTERSECTION USING 4 FD L&T SWING TIES PER LACO RDFB 0119, PAGE 40. ACCEPTED AS CL INTERSECTION.



NOT A PART OF THIS SUBDIVISION

1

23,715 SQ FT GROSS
19,249 SQ FT NET

	RADIUS	LENGTH	TANGENT	DELTA
C-1	82.82'	86.60'	47.73'	59°54'30"
C-2	65.32'	68.30'	37.64'	59°54'30"

FD RD WELL MONUMENT PER LACO PWFB 0119, PAGE 462B. FITS 4 SWING TIES PER SAID FIELD BOOK. ACCEPTED AS CL ANGLE POINT.