



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

October 16, 2018

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

33 October 16, 2018

CELIA ZAVALA
EXECUTIVE OFFICER

Dear Supervisors:

**DEVELOPMENT SERVICES CORE SERVICE AREA
APPROVAL OF FINAL MAP FOR TRACT NO. 73349 IN
THE UNINCORPORATED COUNTY COMMUNITY OF AVOCADO HEIGHTS
(SUPERVISORIAL DISTRICT 1)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval of the final map for Tract No. 73349 in the unincorporated County community of Avocado Heights.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the approval of final map Tract No. 73349 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 tentative map by the Regional Planning Commission on November 16, 2016.
 - 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. 73349.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to approve the final map for Tract No. 73349 (enclosed). The proposed final map consists of 1.25 acres and creates one lot with 11 industrial condominium units in the unincorporated County community of Avocado Heights.

The Regional Planning Commission approved a tentative tract map for this subdivision on November 16, 2016. 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 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 11 industrial condominium units, one single-family residence lot, and one private recreation lot 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 or parcel map if it has previously approved a tentative map for the proposed subdivision and finds that the final or parcel map is in substantial compliance with the previously approved tentative map.

The proposed final map consists of 1.25 acres and one lot with 11 industrial condominium units. The final map has been reviewed by 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 the 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 16, 2016, the Regional Planning Commission found that the project was exempt from

the California Environmental Quality Act under Class 1, Existing Facilities categorical exemption.

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. 73349.

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, written in a professional style.

MARK PESTRELLA
Director

MP:AEN:rg

Enclosures

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

TRACT NO. 73349

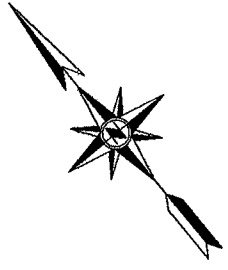
IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

LEGEND:



INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

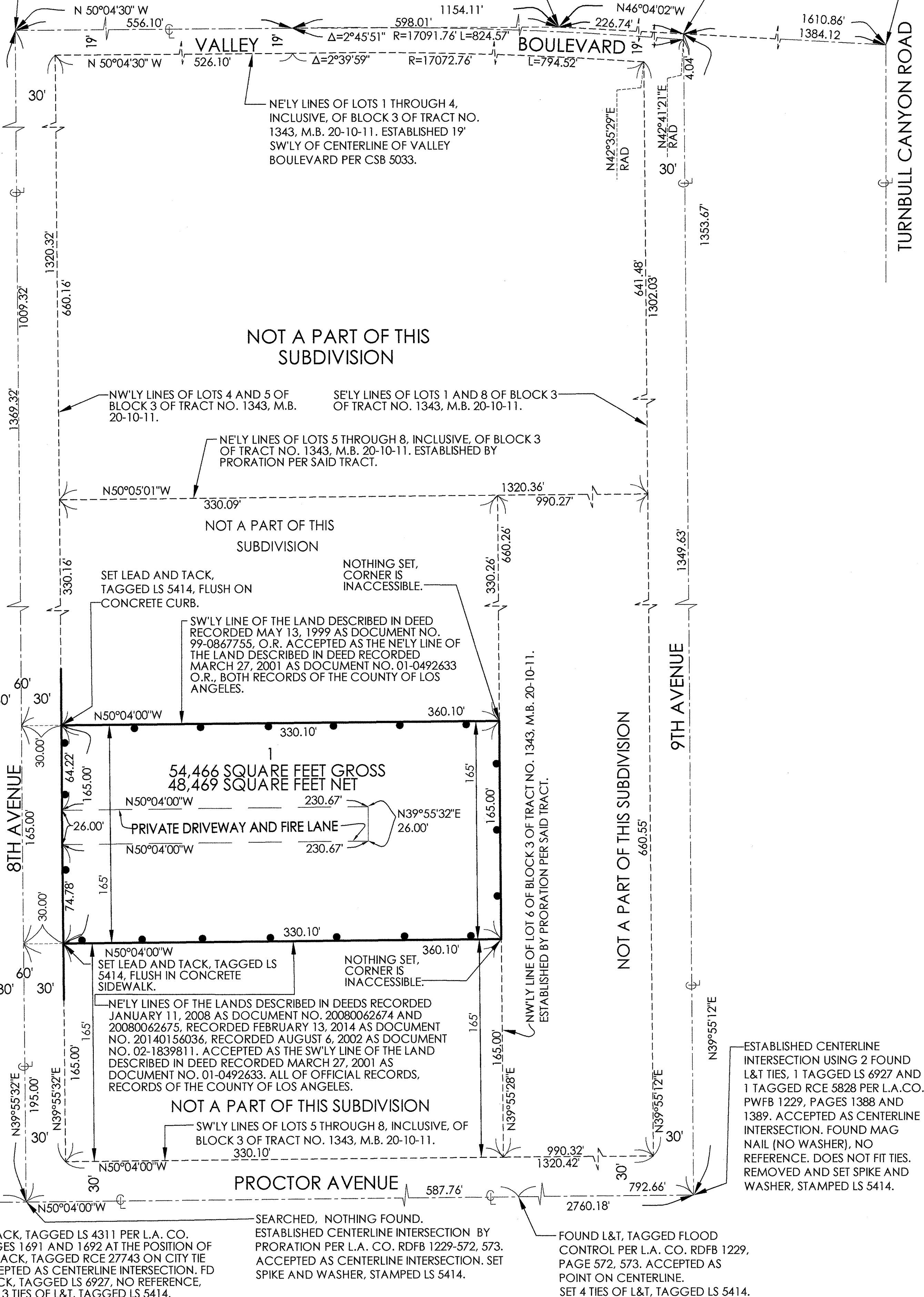


FOUND SPIKE & WASHER, STAMPED DPW PER L.A.CO. PWFB 1229, PAGE 1909. FITS 4 FOUND L&T TIES, 1 TAGGED RCE 5828 AND 1 FOUND MAG NAIL & WASHER, NO NUMBER, ALL PER SAID F.B. ACCEPTED AS CENTERLINE INTERSECTION. SET 2 ADDITIONAL TIES OF L&T, TAGGED LS 5414.

FOUND SPIKE & WASHER, STAMPED DPW PER L.A.CO. PWFB 1229, PAGE 1911. FITS 5 FOUND TIES, 3 L&BRAD, NO TAG AND 2 L&T, TAGGED RCE 5828, ALL PER SAID F.B. ACCEPTED AS CENTERLINE PI. SET 1 ADDITIONAL TIE OF L&T, TAGGED LS 5414.

FOUND SPIKE & WASHER, STAMPED DPW PER L.A.CO. PWFB 1229, PAGE 1912. FITS 4 FOUND TIES, 2 L&BRAD, NO TAG AND 2 L&T, TAGGED RCE 5828, ALL PER SAID F.B. ACCEPTED AS INTERSECTION OF CENTERLINE 9TH AVENUE AND P.O.S.T. OF VALLEY BOULEVARD. SET 1 ADDITIONAL TIE OF L&T, TAGGED LS 5414.

FOUND SPIKE & WASHER, STAMPED DPW PER L.A.CO. PWFB 1229, PAGE 1913. FITS 3 FOUND TIES, 1 L&BRAD, NO TAG AND 2 L&T, TAGGED RCE 5828, ALL PER SAID F.B. ACCEPTED AS CENTERLINE INTERSECTION. SET 1 ADDITIONAL TIE OF L&T, TAGGED LS 5414.



NOT A PART OF THIS SUBDIVISION

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FD LEAD AND TACK, TAGGED LS 4311 PER L.A. CO. PWFB 1229, PAGES 1691 AND 1692 AT THE POSITION OF THE LEAD AND TACK, TAGGED RCE 27743 ON CITY TIE SHEET E-5. ACCEPTED AS CENTERLINE INTERSECTION. FD 1 LEAD AND TACK, TAGGED LS 6927, NO REFERENCE, USED AS TIE. SET 3 TIES OF L&T, TAGGED LS 5414.

SEARCHED, NOTHING FOUND. ESTABLISHED CENTERLINE INTERSECTION BY PRORATION PER L.A. CO. RDFB 1229-572, 573. ACCEPTED AS CENTERLINE INTERSECTION. SET SPIKE AND WASHER, STAMPED LS 5414.

FOUND L&T, TAGGED FLOOD CONTROL PER L.A. CO. RDFB 1229, PAGE 572, 573. ACCEPTED AS POINT ON CENTERLINE. SET 4 TIES OF L&T, TAGGED LS 5414.

ESTABLISHED CENTERLINE INTERSECTION USING 2 FOUND L&T TIES, 1 TAGGED LS 6927 AND 1 TAGGED RCE 5828 PER L.A.CO. PWFB 1229, PAGES 1388 AND 1389. ACCEPTED AS CENTERLINE INTERSECTION. FOUND MAG NAIL (NO WASHER), NO REFERENCE. DOES NOT FIT TIES. REMOVED AND SET SPIKE AND WASHER, STAMPED LS 5414.

SET LEAD AND TACK, TAGGED LS 5414, FLUSH ON CONCRETE CURB.

NOTHING SET, CORNER IS INACCESSIBLE.

SW'LY LINE OF THE LAND DESCRIBED IN DEED RECORDED MAY 13, 1999 AS DOCUMENT NO. 99-0867755, O.R. ACCEPTED AS THE NE'LY LINE OF THE LAND DESCRIBED IN DEED RECORDED MARCH 27, 2001 AS DOCUMENT NO. 01-0492633 O.R., BOTH RECORDS OF THE COUNTY OF LOS ANGELES.

SET LEAD AND TACK, TAGGED LS 5414, FLUSH IN CONCRETE SIDEWALK.

NOTHING SET, CORNER IS INACCESSIBLE.

NE'LY LINES OF THE LANDS DESCRIBED IN DEEDS RECORDED JANUARY 11, 2008 AS DOCUMENT NO. 20080062674 AND 20080062675, RECORDED FEBRUARY 13, 2014 AS DOCUMENT NO. 20140156036, RECORDED AUGUST 6, 2002 AS DOCUMENT NO. 02-1839811. ACCEPTED AS THE SW'LY LINE OF THE LAND DESCRIBED IN DEED RECORDED MARCH 27, 2001 AS DOCUMENT NO. 01-0492633. ALL OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

NW'LY LINE OF LOT 6 OF BLOCK 3 OF TRACT NO. 1343, M.B. 20-10-11. ESTABLISHED BY PRORATION PER SAID TRACT.

SW'LY LINES OF LOTS 5 THROUGH 8, INCLUSIVE, OF BLOCK 3 OF TRACT NO. 1343, M.B. 20-10-11.

NW'LY LINES OF LOTS 4 AND 5 OF BLOCK 3 OF TRACT NO. 1343, M.B. 20-10-11.

SE'LY LINES OF LOTS 1 AND 8 OF BLOCK 3 OF TRACT NO. 1343, M.B. 20-10-11.

NE'LY LINES OF LOTS 5 THROUGH 8, INCLUSIVE, OF BLOCK 3 OF TRACT NO. 1343, M.B. 20-10-11. ESTABLISHED BY PRORATION PER SAID TRACT.

NE'LY LINES OF LOTS 1 THROUGH 4, INCLUSIVE, OF BLOCK 3 OF TRACT NO. 1343, M.B. 20-10-11. ESTABLISHED 19' SW'LY OF CENTERLINE OF VALLEY BOULEVARD PER CSB 5033.

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