



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

IN REPLY PLEASE
REFER TO FILE

August 06, 2019

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:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

37 August 6, 2019


CELIA ZAVALA
EXECUTIVE OFFICER

**DEVELOPMENT SERVICES CORE SERVICE AREA
APPROVAL OF THE FINAL MAPS FOR TRACT NOS. 48086,
48086-02, AND 48086-03 AND ACCEPTANCE OF
GRANTS AND DEDICATIONS IN CONNECTION THEREWITH IN THE
UNINCORPORATED COUNTY COMMUNITY OF SOLEDAD
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval of the final maps for Tract Nos. 48086, 48086 02, and 48086 -03 (Spring Canyon) in the unincorporated County community of Soledad and acceptance of grants and dedications as indicated on the final maps for Spring Canyon.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the approval of the final maps for Spring Canyon are 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 complies with 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 conformance with the previously approved Fourth Amendment to Vesting Tentative Tract Map 48086 by your Board on March 26, 2019.
 - 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 maps for Spring Canyon.

4. Accept grants and dedications as indicated on the final maps for Spring Canyon.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to approve the final maps for Spring Canyon (enclosed).

The Board approved a fourth amendment to a vesting tentative tract map for this subdivision on March 26, 2019. The subdivider has complied with all requirements imposed as a condition of the approval of the tentative map, and the final maps are in substantial conformance 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 conformance with the approved tentative map.

The grants and dedications, as indicated on the final maps, 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 513 single-family lots created by the recordation of these final maps will generate additional property tax revenue that is shared by all taxing entities.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The approval of the final maps are 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)], which 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 conformance with the previously approved tentative map.

The proposed final maps consist of 437.16 acres and create 513 single-family residential lots. The final maps have 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 subdivisions are substantially the same as they appear on the approved tentative map, that all State and local provisions and legal requirements have been met on these final maps, and that the final maps are technically correct.

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

ENVIRONMENTAL DOCUMENTATION

On August 3, 2004, the Board approved and certified the Final Environmental Impact Report for Vesting Tentative Tract Map 48086 and certified that the Environmental Impact Report has been completed in compliance with the California Environmental Quality Act (CEQA), the State CEQA guidelines, and the County CEQA guidelines. The Hearing Officer certified addendums to the Environmental Impact Report on September 27, 2007; January 18, 2011; October 2, 2012; October 15, 2013; and November 6, 2018; the Regional Planning Commission certified addendums to the Environmental Impact Report on January 9, 2019, and March 26, 2019; and your Board certified an addendum to the Environmental Impact Report on June 25, 2019.

The proposed actions are not a project pursuant to the 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 maps for Spring Canyon.

CONCLUSION

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella", written in a cursive style.

MARK PESTRELLA

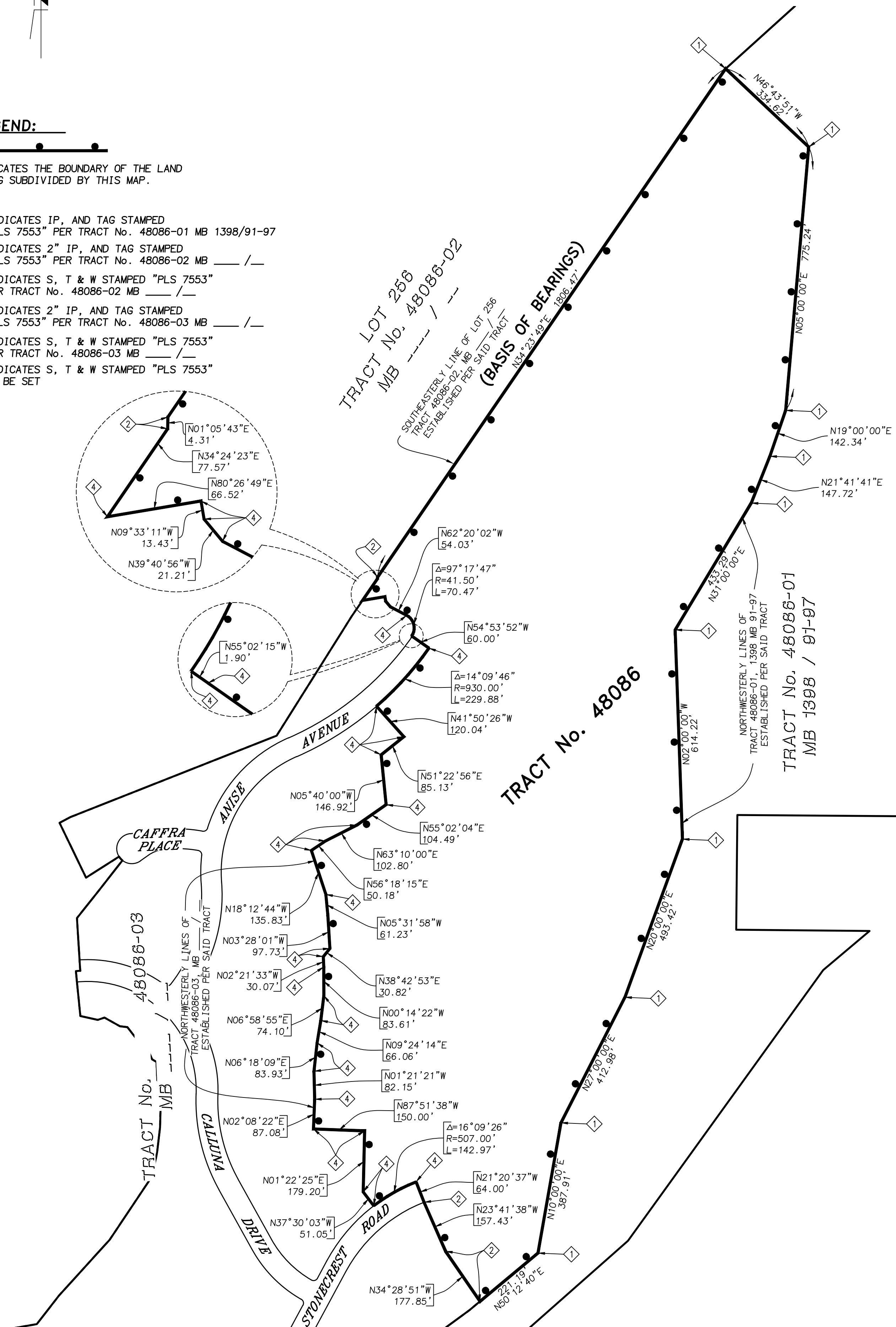
Director

MP:AEN:la

Enclosures

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

- ① INDICATES IP, AND TAG STAMPED
"PLS 7553" PER TRACT No. 48086-01 MB 1398/91-97
- ② INDICATES 2" IP, AND TAG STAMPED
"PLS 7553" PER TRACT No. 48086-02 MB ____ /__
- ③ INDICATES S, T & W STAMPED "PLS 7553"
PER TRACT No. 48086-02 MB ____ /__
- ④ INDICATES 2" IP, AND TAG STAMPED
"PLS 7553" PER TRACT No. 48086-03 MB ____ /__
- ⑤ INDICATES S, T & W STAMPED "PLS 7553"
PER TRACT No. 48086-03 MB ____ /__
- ⑥ INDICATES S, T & W STAMPED "PLS 7553"
TO BE SET



TRACT NO. 48086-02

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

SIGNATURE OMISSIONS:

The signature of the United States of America, successor or assignee, easement holder(s) by deed(s) recorded April 5, 1940 in Book 17415 Page 138 and August 28, 1940 in Book 17785 Page 112, both of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.
Note: Said easement is indeterminate in nature.

The signature of the State of California, successor or assignee, easement holder(s) by deed(s) recorded August 28, 1940 in Book 17785 Page 112, of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.
Note: Said easement is indeterminate in nature.

The signature of the State of California, successor or assignee, the owners of oil and mineral rights by a deed recorded August 28, 1940 in Book 17785 Page 112, of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Southern California Gas Company, a corporation, and as successor to Southern Counties Gas Company, a corporation, easement holder(s) by deed(s) recorded July 27, 1956 as Instrument No. 2716 in Book 51862 Page 279 and December 14, 1956 as Instrument No. 3258 in Book 53131 Page 81, both of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

The signature of the State of California, successor or assignee, the owners of oil and mineral rights by a deed recorded November 15, 1963 as Instrument No. 5234 in Book D-2257 Page 919, Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Harvey C. Moore and Mary E. Moore, successor or assignee, the owners of oil and mineral rights by a deed recorded May 17, 1966 as Instrument No. 971 in Book D-3306 Page 636 of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Fairview Properties, Inc., a corporation, successor or assignee, the owners of oil and mineral rights by a deed recorded July 11, 1967 as Instrument No. 2700 in Book D 3699 Page 291, of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Pacific Bay Properties, successor or assignee, easement holder(s) by deed(s) recorded January 24, 2001 as Instrument No. 01-0130801 of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

The signature of County of Los Angeles, easement holder(s) by deed(s) recorded April 13, 2017 as 20170410076, Official Records of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.
Note: Said easement is indeterminate in nature.

The signature of Santa Clarita Valley Water Agency, easement holder(s) by deed(s) recorded May 23, 2018 as Instrument No. 20180513285 and 20180513286, of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

ABANDONMENT NOTE

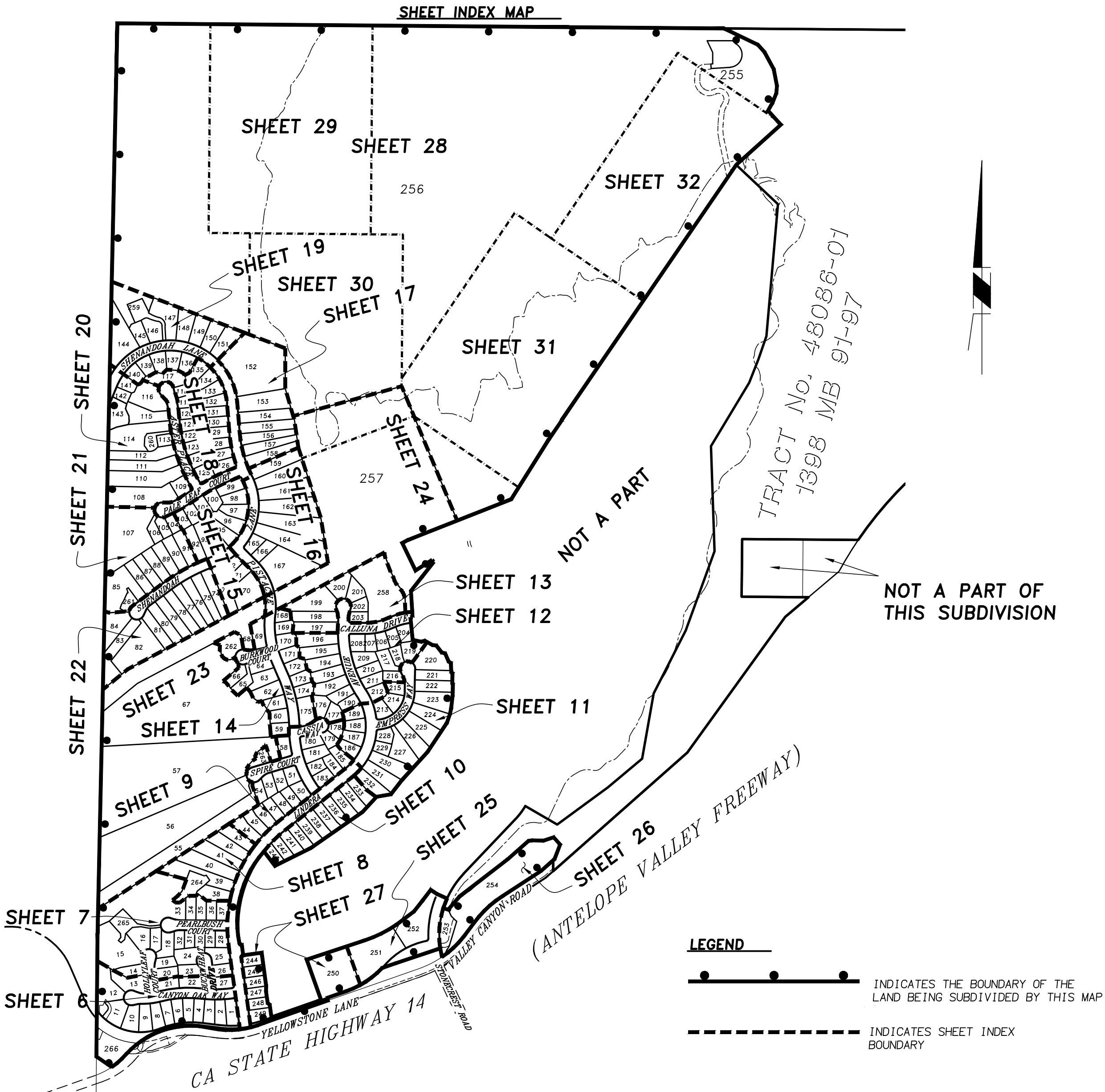
I HEREBY CERTIFY THAT PURSUANT TO SECTION 66434 (G) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF;

THOSE PORTIONS OF THE EASEMENT ACQUIRED BY FINAL DECREE OF CONDEMNATION RECORDED SEPTEMBER 29, 1953 AS INSTRUMENT NO. 2350, IN BOOK 42804, PAGE 288 OF OFFICIAL RECORDS,

AND THOSE PORTIONS OF RIGHT-OF-WAY AND EASEMENTS ACQUIRED BY THE COUNTY OF LOS ANGELES AS SUCCESSOR IN INTEREST BY RELINQUISHMENT NO 286, RECORDED DECEMBER 8. 1954 AS INSTRUMENT NO. 3526, IN BOOK 2720, PAGE 442 OF OFFICIAL RECORDS FROM THE STATE OF CALIFORNIA RECORDED JUNE 29, 1960 AS INSTRUMENT NO. 1673 IN BOOK D-893, PAGE 951 OF OFFICIAL RECORDS, NOT SHOWN ON THIS MAP.

EXECUTIVE OFFICE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: _____ DATE: _____
DEPUTY



TRACT NO. 48086-03

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



ABANDONMENT NOTE

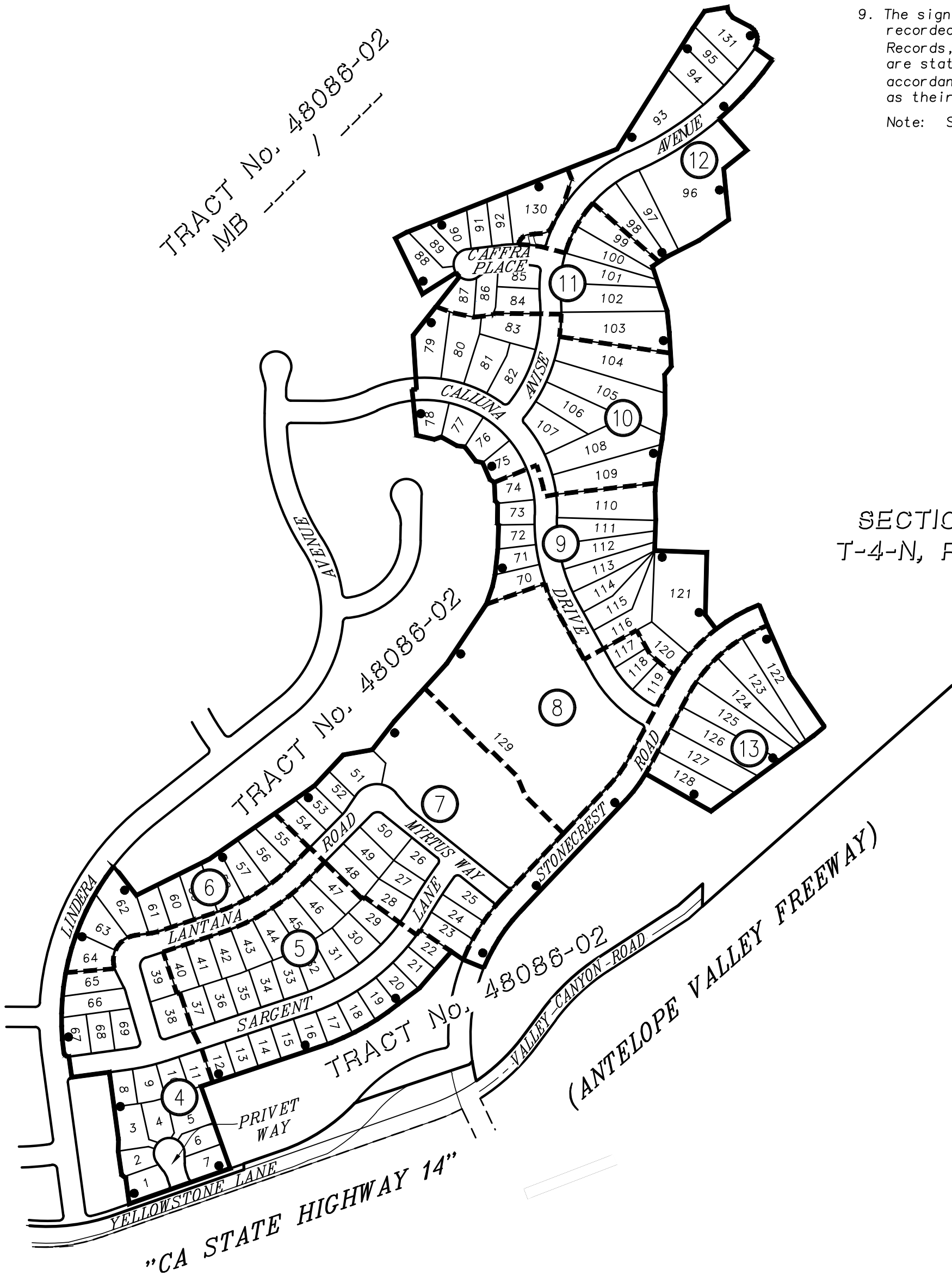
I HEREBY CERTIFY THAT PURSUANT TO SECTION 66434 (G) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF;

THOSE PORTIONS OF RIGHT-OF-WAY AND EASEMENTS ACQUIRED BY THE COUNTY OF LOS ANGELES AS SUCCESSOR IN INTEREST BY RELINQUISHMENT NO 286, RECORDED DECEMBER 3, 1964 AS INSTRUMENT NO. 3526, IN BOOK 2720, PAGE 442 OF OFFICIAL RECORDS FROM THE STATE OF CALIFORNIA RECORDED JUNE 29, 1960 AS INSTRUMENT NO. 1673 IN BOOK D-893, PAGE 951 OF OFFICIAL RECORDS, NOT SHOWN ON THIS MAP.

EXECUTIVE OFFICE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: _____ DATE: _____
DEPUTY

SHEET INDEX MAP



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Note: Said easement is indeterminate in nature.

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SECTION 8
T-4-N, R-17-W

LEGEND:

—•—•—•— INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
----- INDICATES SHEET INDEX BOUNDARY.

DENOTES SHEET NUMBER