



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 01, 2019

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

42 October 1, 2019

CELIA ZAVALA
EXECUTIVE OFFICER

Dear Supervisors:

**DEVELOPMENT SERVICES CORE SERVICE AREA
APPROVAL OF THE FINAL MAPS FOR
TRACT NOS. 61105-01 THROUGH 61105-16
AND ACCEPTANCE OF GRANTS AND DEDICATIONS
IN CONNECTION THEREWITH IN THE
COUNTY UNINCORPORATED COMMUNITY OF STEVENSON RANCH
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval of the final maps for Tract Nos. 61105-01 through 61105-16 (Mission Village) in the County unincorporated community of Stevenson Ranch and acceptance of grants and dedications as indicated on the final maps for Mission Village.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the approval of the final maps for Mission Village 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 Substantial Conformance Review to Vesting Tentative Tract Map No. 61105 by the Regional Planning Director (Planning Director) on March 28, 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 Mission Village.

4. Accept grants and dedications as indicated on the final maps for Mission Village.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to approve the final maps for Mission Village (enclosed). The proposed final maps consist of 225.48 acres and create 2 water quality lots; 1 sewer lift-station lot; 1 recreation center lot; 38 open-space lots; 1 private street lot; 1 library lot; 1 transit hub lot; 5 lots for mixed-use, commercial, and office purposes; and 1,542 condominium units.

The Planning Director approved a substantial conformance review to a vesting tentative tract map for this subdivision on March 28, 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 1,542 condominium units 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 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 May 19, 2011, the Board approved and certified the Final Environmental Impact Report for Vesting Tentative Tract Map61105 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. Your Board certified the 2017 Final Recirculated Analysis on July 18, 2017, and the Planning Director approved an addendum to the Final Environmental Impact Report on March 28, 2019, and found no substantial evidence that the project will have a significant effect on the environment.

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 Mission Village.

CONCLUSION

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

Respectfully submitted,



MARK PESTRELLA
Director

MP:AEN:la

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

SCALE: 1" = 500'

TRACT NO. 61105-01-16

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

LEGEND:

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- - - - - INDICATES THE BOUNDARY OF OFFSITE EASEMENT BEING DEDICATED BY THIS MAP

LOCATION MAP

