



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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

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March 3, 2005

IN REPLY PLEASE REFER TO FILE: **LD-2**

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

Dear Supervisors:

**ACCEPTANCE OF TRACT NO. 45465-01  
VICINITY OF MALIBU  
SUPERVISORIAL DISTRICT 3  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Make findings as follows:
  - a. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan required by Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of the Government Code, or any specific plan adopted pursuant to Article 8 (commencing with Section 65450) of Chapter 3 of Division 1 of the Government Code.
  - b. That this project will not violate any of the provisions of Sections 66474, 66474.1, and 66474.6 of the Subdivision Map Act.
  - c. That the development of the property in the manner set forth on the proposed division of land will not unreasonably interfere with the free and complete exercise of any public entity and/or public utility rights of way and/or easements within the proposed division of land, pursuant to Section 66436(a)3A(i-viii) of the Subdivision Map Act.

- d. That pursuant to County Code Section 21.52.010B and Government Code Section 66473, the late delivery of public utility letters confirming the omission of public utility signatures from the filed final map was a technical and inadvertent error which does not materially affect the validity of the map and does not result in the invalidation or negation of any substantive requirement of the Subdivision Ordinance, the Subdivision Map Act, or any other ordinance, statute, or regulation.
2. Approve the final map for Tract No. 45465-01.
  3. Accept dedications as indicated on said final map.

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

Prior to recordation, approval of the subject final map by your Board is required per the Subdivision Map Act and Title 21 of the Los Angeles County Code.

The Subdivision Map Act requires approval of a final map if it is found to be in substantial compliance with a previously approved tentative map. Our review indicates that this final map is in substantial compliance with the previously approved tentative map.

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

As part of the County Strategic Plan of Organizational Effectiveness, Public Works coordinated with other Departments to ensure that this final map is in compliance with all conditions of the previously approved tentative map.

### **FISCAL IMPACT/FINANCING**

The lot created by this subdivision provides additional property tax revenue.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The subject final map has been reviewed by Public Works for mathematical accuracy, survey analysis, title information, and for compliance with local ordinances and the Subdivision Map Act. Public utility letters from Southern California Gas Company and Las Virgenes Municipal Water District which confirm the omission of signatures by these public utilities from the filed final map were submitted three days after the expiration date of the tentative map even though they are required to be submitted prior to the

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expiration date. As required by Government Code Section 66436, Notes 9 and 10 on the filed final map contain the names and nature of these public utility easement interests. After considering the facts and circumstances surrounding the late delivery of the letters, we believe that the late delivery was a technical and inadvertent error which does not affect the validity of the filed final map and does not result in the invalidation or negation of any substantive requirement of the Subdivision Map Act, or any other ordinance, statute, or regulation. Consequently, our review indicates that all State and local provisions and legal requirements have been met on this final map.

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

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

No adverse impact.

**CONCLUSION**

Please return one copy of the adopted letter to Public Works.

Respectfully submitted,

DONALD L. WOLFE  
Interim Director of Public Works

MR:ca  
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cc: Chief Administrative Office  
County Counsel