



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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

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DONALD L. WOLFE, Director

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April 6, 2006

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. 52833-07  
VICINITY OF SANTA CLARITA  
SUPERVISORIAL DISTRICT 5  
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. Provided that the subdivider submits a fully executed Agreement (approved as to form and content by Public Works and County Counsel) to transfer certain property to the County for use as a sediment placement site or, in the alternative, restore said property to the satisfaction of Public Works, together with a letter of credit in an amount sufficient to secure the subdivider's performance of the Agreement, 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.
2. Upon the submittal by the subdivider of a fully executed Agreement (approved as to form and content by Public Works and County Counsel) to transfer certain property to the County for use as a sediment placement site or, in the alternative, restore said property to the satisfaction of Public Works, together with a letter of credit in an amount sufficient to secure the subdivider's performance of the Agreement, approve the final map for Tract No. 52833-07 and 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 and if the subdivider has complied with all applicable requirements of State law, the County Code, and the conditions of approval of the tentative map. Our review indicates that our Building and Safety Division has determined that certain grading work performed by the subdivider, in connection with this project, violates the County's Building Code.

Public Works has determined that this violation may be resolved by the subdivider's agreement to convey the grading areas to the County for use as a sediment placement site, or, in the alternative, to resolve these areas to the satisfaction of Public Works and to take certain other actions in connection therewith, together with the submittal of a letter of credit securing the subdivider's performance of this Agreement. Once the fully executed Agreement, approved as to form and content by Public Works and County Counsel, together with a letter of credit in an amount sufficient to secure the subdivider's performance of the Agreement, has been submitted by the subdivider, it will be appropriate for your Board to approve this final 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 lots created by this subdivision provide 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. Except as described above, our review indicates that all State and local provisions and legal requirements have been met on this final map.

Except as described above, 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.

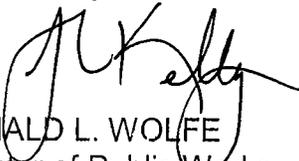
**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

No adverse impact.

**CONCLUSION**

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

Respectfully submitted,



DONALD L. WOLFE  
Director of Public Works

MR:la  
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cc: Chief Administrative Office  
County Counsel