



MARK PESTRELLA, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
REFER TO FILE

March 19, 2024

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

53 March 19, 2024

JEFF LEVINSON
INTERIM EXECUTIVE OFFICER

**MUNICIPAL SERVICES CORE SERVICE AREA
APPROVAL OF THE FINAL MAP FOR TRACT 52796 AND
ACCEPTANCE OF GRANTS AND DEDICATIONS IN CONNECTION
THEREWITH IN UNINCORPORATED STEVENSON RANCH
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval of the final map for Tract 52796 in the County unincorporated community of Stevenson Ranch and acceptance of grants and dedications as indicated on the final map.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the approval of the final map for Tract 52796 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 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 (Los Angeles County Code, Title 21) and is in substantial conformance with the Vesting Tentative Tract Map 52796, previously approved by the Regional Planning Commission on August 17, 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, subsections (a)(3)(A)(i), of the State Subdivision Map Act.

3. Approve the final map for Tract 52796.

4. Accept grants and dedications as indicated on the final map for Tract 52796.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to approve the final map for Tract 52796 (enclosed). The proposed final map consists of 229.51 acres and will create 102 residential lots, one pump station lot, one water tank lot, seven debris basin lots, one water-quality basin lot, one lot for private driveway and fire lane purposes, and eight open space lots. The 102 residential lots will benefit the public by allowing for the construction of additional housing to help address the County's housing demands.

The Regional Planning Commission approved a vesting tentative tract map for this subdivision on August 17, 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 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 map, are necessary for construction and maintenance of public infrastructure required by the County for this development.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. The recommended actions allows the County to record the final map, which will maximize property tax revenue.

FISCAL IMPACT/FINANCING

There will be no adverse impact to the County General Fund. The 102 residential units 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, subsection (a); 66473; 66474.1; 66436, subsections (a)(3)(A)(i); and 66427.1, subsection (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 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 this 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 August 17, 2016, the Regional Planning Commission certified and adopted the Final Environmental Impact Report for Vesting Tentative Tract Map 52796, which was completed in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA guidelines.

The proposed actions to approve the final subdivision map are ministerial actions and are thereby exempt from CEQA by Section 15268, subsections (b)(3), of the State CEQA guidelines and Section 21080, subsections (b)(1), of the California Public Resources Code.

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 52796.

CONCLUSION

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

Respectfully submitted,



MARK PESTRELLA, PE

Director

MP:AVV:la

Enclosures

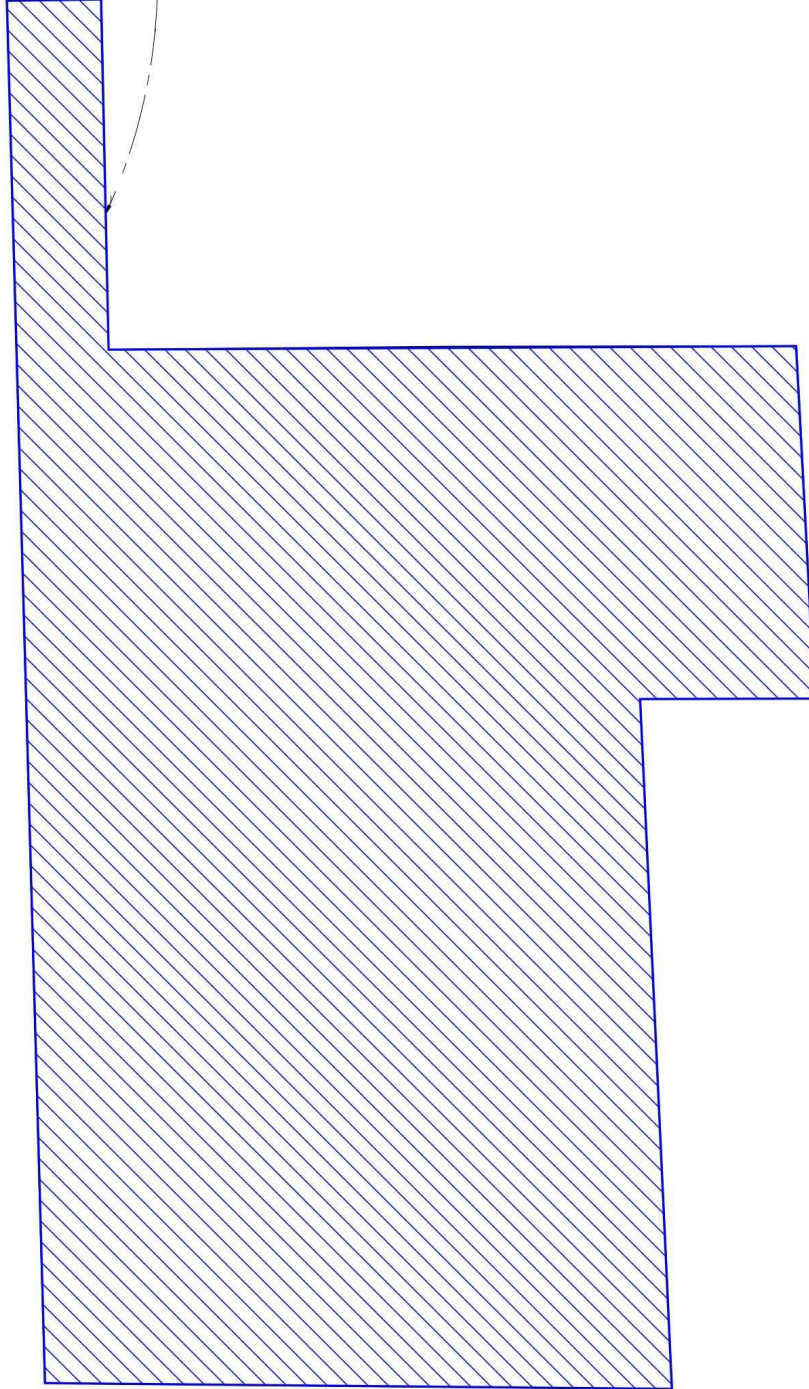
c: Chief Executive Office (Chia-Ann Yen)
County Counsel
Executive Office
Department of Regional Planning

SCALE: 1" = 300'



VESTING TRACT NO. 52796
IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA
SHEET INDEX

SHEET 4 OF 19 SHEETS



LEGEND

⑤

INDICATES SHEET NUMBER



INDICATES THE BOUNDARY OF THE LAND
BEING SUBDIVIDED BY THIS MAP