



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

October 22, 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:

**MUNICIPAL SERVICES CORE SERVICE AREA**  
**APPROVAL OF THE FINAL MAP FOR TRACT 83666 AND**  
**ACCEPTANCE OF GRANTS AND DEDICATIONS IN CONNECTION**  
**THEREWITH IN UNINCORPORATED WEST WHITTIER-LOS NIETOS**  
**(SUPERVISORIAL DISTRICT 4)**  
**(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval of the final map for Tract 83666 in the County unincorporated community of West Whittier-Los Nietos 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 83666 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 83666, previously approved by the Regional Planning Commission on September 13, 2023.
  - 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 83666.

4. Accept grants and dedications as indicated on the final map for Tract 83666.

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

The purpose of the recommended actions is to approve the final map for Tract 83666 (enclosed). The proposed final map consists of 1.42 gross acres and will create 14 single-family residential lots with 2 of those units for affordable housing. The 14 single-family 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 September 13, 2023. 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 the 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: North Star 1, Make Investments that Transform Lives, Focus Area Goal C, Housing and Homelessness, Strategy i, Affordable Housing, by allowing the County to record the final map to develop housing opportunities within the County and provide additional property tax revenue for Los Angeles County.

### **FISCAL IMPACT/FINANCING**

There will be no adverse impact to the County General Fund. The 14 single-family residential lots 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, subdivision (a); 66473; 66474.1; 66436, subsections (a)(3)(A)(i); and 66427.1, subdivision (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 September 13, 2023, the Regional Planning Commission approved Vesting Tentative Tract Map 83666, finding that the project is exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15183 of the CEQA guidelines.

The recommended actions are not subject to CEQA because the approval of a final subdivision map is ministerial pursuant to Section 15268, subdivisions (b)(3), of the CEQA guidelines and Section 21080, subdivisions (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 83666.

### **CONCLUSION**

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

Respectfully submitted,



MARK PESTRELLA, PE

Director

MP:CB:tb

Enclosures

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

VESTING

# TRACT NO. 83666

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



**Ghazal Engineering**  
BOUNDARY ESTABLISHMENT

