



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

IN REPLY PLEASE
REFER TO FILE

June 17, 2025

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

42 June 17, 2025

Edward Yen
EDWARD YEN
EXECUTIVE OFFICER

Dear Supervisors:

**MUNICIPAL SERVICES CORE SERVICE AREA
APPROVAL OF THE FINAL MAPS FOR TRACTS 61105-43 AND 61105-47
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 maps for Tracts 61105-43 and 61105-47 in the County unincorporated community of Stevenson Ranch and acceptance of grants and dedications as indicated on the final maps.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the approval of the final maps for Tracts 61105-43 and 61105-47 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 subdivisions comply 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 are in substantial conformance with the Vesting Tentative Tract Map 61105, previously approved by the Regional 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 these subdivisions, 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 maps for Tracts 61105-43 and 61105-47.
4. Accept grants and dedications as indicated on the final maps for Tracts 61105-43 and 61105-47.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to approve the final maps for Tracts 61105-43 and 61105-47 (enclosed). The proposed final maps consist of 215.83 acres and will create 103 single-family residential lots, 66 condominium units on 1 lot, 1 sewer pump station lot, 1 water quality basin lot, 20 open space lots, and 1 lot for private drive and fire lane purposes.

The Regional Planning Director approved a substantial conformance review 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 maps are in substantial conformance with the approved tentative map.

The grants and dedications, as indicated on the final maps, are necessary for the construction and maintenance of public infrastructure required by the County for this development. In addition, approval of the final maps will create new housing, which will help alleviate the current housing shortage impacting the County.

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 maps 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 103 single-family residential lots and 66 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, 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 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 Map 61105, which was completed in compliance with the California Environmental Quality Act (CEQA) guidelines. The Board certified the 2017 Final Recirculated Analysis on July 18, 2017, and the Regional 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 recommended actions are not subject to CEQA because the approval of a final subdivision map is ministerial pursuant to Section 15268, subsections (b)(3), of the 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 maps for Tracts 61105-43 and 61105-47.

CONCLUSION

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

The Honorable Board of Supervisors

6/17/2025

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" and last name "Pestrella" clearly distinguishable.

MARK PESTRELLA, PE

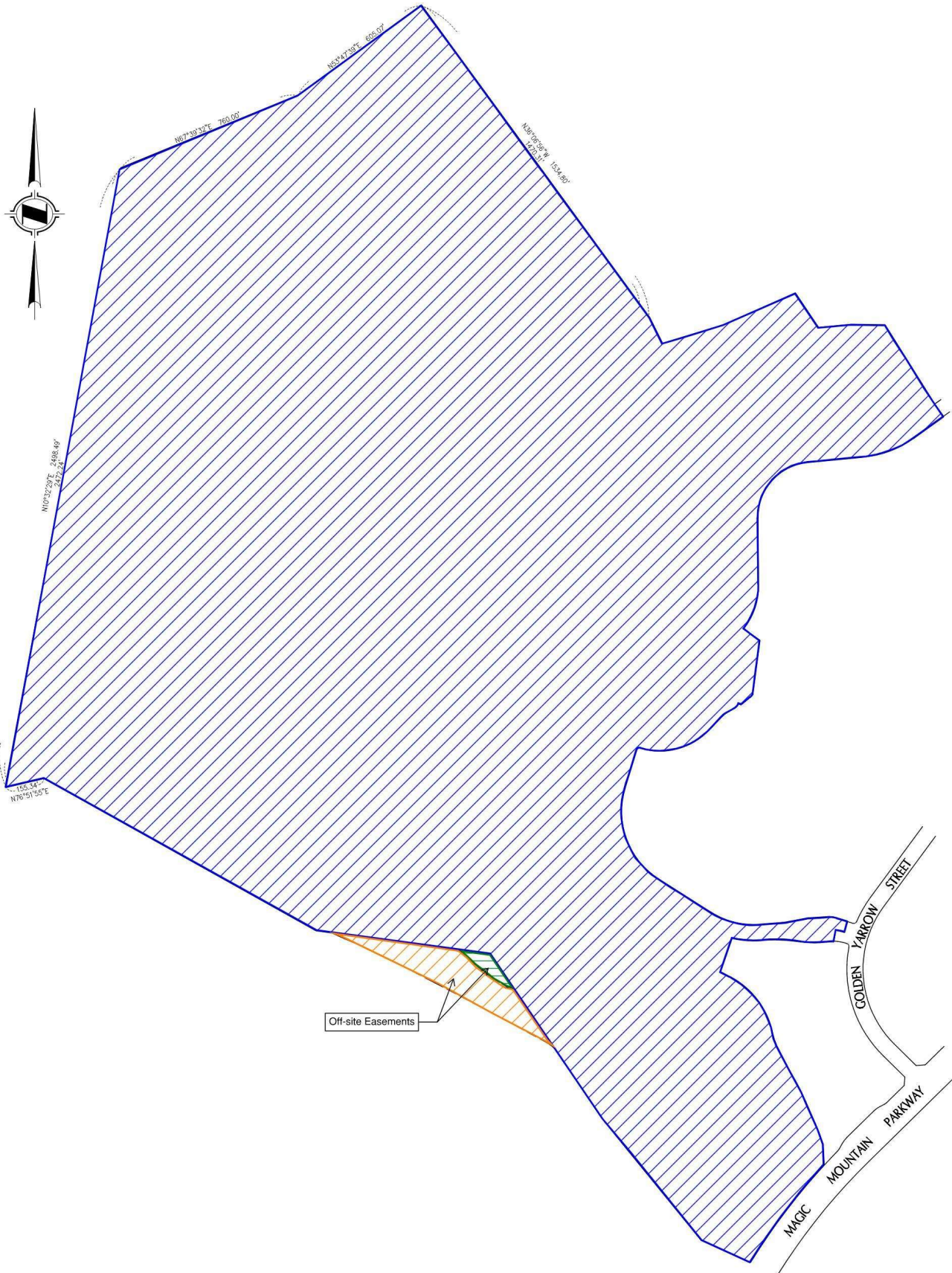
Director

MP:CB:tb

Enclosures

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

VESTING
TRACT NO. 61105-43
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

