



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

July 3, 2012

VIVIAN HOWELL  
LOS ANGELES WORLD AIRPORTS  
COMMERCIAL DEVELOPMENT  
1 WORLD WAY  
LOS ANGELES CA 90045

**RE: PROJECT NUMBER 96173 - (5)  
TENTATIVE PARCEL MAP NO. 24419 (FIRST AMENDMENT)  
Amendment Letter Date: March 27, 2012**

Dear Ms. Howell:

The Los Angeles County Hearing Officer ("Hearing Officer"), Mr. Mitch Glaser, in his action on July 3, 2012, approved the first amendment to Tentative Parcel Map No. 24419 ("PM 24419"), to amend Condition No. 5 of PM 24419 conditions of approval, required by the Los Angeles County Department of Public Works ("Public Works"), as requested in the attached amendment request letter dated March 27, 2012. Except for the modification to Condition No. 5, all other conditions shall remain as previously approved.

The decision of the Hearing Officer regarding the amendment to the tentative parcel map shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed with the Los Angeles County Regional Planning Commission ("Commission") within 10 days following the decision of the Hearing Officer.

The applicant or any other interested person may appeal the Hearing Officer's decision to the Regional Planning Commission at the office of the Commission secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the Commission secretary for the appeal procedures and fee at (213) 974-6409. **The appeal period for this project will end at 5:00 p.m. on July 16, 2012.** Any appeal must be delivered in person to the Commission secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

This amendment does not modify the expiration date of the tentative map, **April 3, 2014.**

If you have any questions regarding this matter, please contact Ms. Lynda Hikichi of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director



Nooshin Paidar, AICP  
Supervising Regional Planner  
Land Divisions Section

NP:ikh

Attachments: Findings and Conditions of Approval  
Subdivision Committee Reports  
Request Letter Date March 27, 2012

c.: Subdivision Committee

**FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 96173 – (5)  
FIRST AMENDMENT TO TENTATIVE PARCEL MAP NO. 24419**

1. The Los Angeles County Hearing Officer (“Hearing Officer”) conducted a duly noticed public meeting in the matter of an amendment to Tentative Parcel Map No. 24419 (“PM 24419”) on July 3, 2012.
2. This is the first amendment proposed to PM 24419, which was a proposal to consolidate approximately 2000 existing lots on approximately 17,470 acres of land into 54 lots ranging in size from 23 acres to 3,758 acres. PM 24419 was approved on April 3, 2002.
3. The amendment request letter dated March 27, 2012, requests a modification to one condition of approval required by the Los Angeles County Department of Public Works (“Public Works”). The applicant requests to amend Tentative Parcel Map condition No. 5 to state as follows (added verbiage underlined): “Grant to the general public a non-exclusive easement for ingress and egress and road purposes over the private and future streets and the future streets in the subdivision to the satisfaction of the Department of Public Works and the Department of Regional Planning when those private and future street dedications have been accepted by the County.”
4. The Department of Regional Planning (“Regional Planning”) was notified by Public Works via email on July 2, 2012 relating the applicant’s request to add additional verbiage to condition No. 5 to state as follows: “Grant to the general public a non-exclusive easement for ingress and egress and road purposes over the private and future streets and the future streets in the subdivision to the satisfaction of the Department of Public Works and the Department of Regional Planning when those private and future street, or future street dedications have been accepted by the County and have been adopted/placed/entered into the County Road System.”
5. Public Works agreed to the proposed amendment and recommended approval of the amended condition.
6. The subject site is bounded by Avenue M on the north, Palmdale Boulevard on the south, 105<sup>th</sup> Street East on the east, and 15<sup>th</sup> Street East on the west in the Palmdale, North Palmdale, Antelope Valley East, and Little Rock Zoned Districts.
7. The property is within the M-1½ (Restricted Heavy Manufacturing), M-2½ (Aircraft, Heavy Industrial), A-1-1 (Light Agricultural), A-1-2.5 (Light Agricultural), A-2-1 (Heavy Agricultural), A-2-5 (Heavy Agricultural), C-3 (Unlimited Commercial), and B-1 (Buffer Strip) zones.

8. During the July 3, 2012 Hearing Officer public meeting, staff made a brief presentation about the project scope and amendment request.
9. During the July 3, 2012 Hearing Officer public meeting, the project applicant made a brief statement about the project and amendment request. There were no testifiers in support of or in opposition to the project.
10. Future development on the subject property must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.
11. This amendment and the proposed land division are compatible with surrounding land use patterns.
12. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Los Angeles Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.
13. The original findings for PM 24419 shall remain applicable and unchanged.

**THEREFORE, THE HEARING OFFICER** approves the first amendment to Tentative Parcel Map No. 24419 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

**CONDITIONS:**

1. Conform to the requirements of the Los Angeles County Code (Subdivision Ordinance), the area requirements and standards of the M-1-1/2, M-2-1/2, A-1-1, A-2-1 and B-1 zones.
2. Permission is granted to adjust the lot lines to the satisfaction of the Department of Regional Planning.
3. As agreed, show Avenue P-8, Avenue O, 50th Street and 90th Street as future streets on the final map.
4. Show 55th Street East across Lot 31 as a private and future street on the final map. Connect portions of Lot 31 on both sides of 55th Street with a standard land hook and place a note on the final map that said portions shall be conveyed as a unit, to the satisfaction of the Department of Public Works.
5. Grant to the general public a non-exclusive easement for ingress and egress and road purposes over the private and future streets and the future streets in the subdivision to the satisfaction of the Department of Public Works and the Department of Regional Planning when those private and future street, or future street dedications have been accepted by the County and have been adopted/placed/entered into the County Road System.
6. Show lot lines to the centerline of the private and future streets.
7. Prior to recordation of the final map, enter into an agreement with CalTrans to provide an easement for right-of-way for Route 138 and the north-south freeway on the easterly airport boundary, as generally shown on the tentative map.
8. Provide an access easement with a minimum width of 30 feet to each parcel not acquired at this time.
9. A final parcel map is required.
10. Remove the land hooks between Lots 2 and 5, 7 and 10, 15 and 21, 21 and 28, 8 and 12 and 11 and 12 to the satisfaction of the Department of Regional Planning and the Department of Public Works.
11. In order to defray the cost of wildlife protection and management, the applicant may be responsible for the payment of certain appropriate fees established by the California Department of Fish and Game and the Los Angeles County Clerk. No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. The applicant shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this tentative approval, which action is brought within the applicable time period of Government Code Section 66499.37. The County shall promptly notify the applicant of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the applicant of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
  13. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
    - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional fund to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
    - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
- The cost for collection and duplication of records and other related documents will be paid by permittee according to Los Angeles County Code Section 2.170.010.
14. Depict Palmdale Water District easements over Lot No.'s 1-7, 9, 10, 14, 15, 20, 21, 27, 28, 32 and 33 on the final map prior to recordation and to the satisfaction of the Department of Regional Planning and the Department of Public Works.
  15. Place a note on the final map to the satisfaction of the Department of Regional Planning which prohibits the channelization of Little Rock Wash within the confines of Parcel Map No. 24419.
  16. Except for the modification to Condition No. 5, all other conditions shall remain as previously approved.

Except as modified hereinabove, this approval is subject to all those conditions set forth in the attached reports.

Date 04/25/12

TO: Nooshin Paidar  
Department of Regional Planning

Attention Alejandrina Baldwin/Carolina Blengini/Lynda Hikichi/Josh Huntington/  
Mi Kim/Donald Kress/Jodie Sackett/ Kim Szalay/Maral Tashjian

FROM: Henry Wong/John Chin  
Department of Public Works

PARCEL MAP NO. 24419

Public Works' report for NO SCM <sup>amendment letter</sup> map dated 03/27/2012.

Revised Public Works' report for map dated \_\_\_\_\_.

Revised pages of Public Works' report for map dated \_\_\_\_\_ as follows.

Revised Public Works' report clearing previous \_\_\_\_\_ denial(s).

Public Works still has \_\_\_\_\_ denial(s).

Public Works' clearance for Public Hearing.

Please forward the attached Engineer's and City's copy.

A waiver for the final map may be filed.

Other:

CC:

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

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PARCEL MAP NO. 24419 (Amend.) AMENDMENT LETTER DATED 03-27-2012

Public Works has no objection to the amendment request to modify Condition #5 to the following as proposed by the applicant: "Grant to the general public a non-exclusive easement for ingress and egress and road purposes over the private and future streets and the future streets in the subdivision to the satisfaction of the Department of Public Works and the Department of Regional Planning **when those private and future street, or future street dedications have been accepted by the County.**"

*HW*  
Prepared by Henry Wong  
pm24419La-letter(03-27-2012).doc

Phone (626) 458-4910

Date 04-25-2012



**COUNTY OF LOS ANGELES**  
**FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED**

Subdivision No: PM 24419 Map Date: Amendment Letter

C.U.P. \_\_\_\_\_ Vicinity: \_\_\_\_\_

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department approved address numbers and Department of Public Works approved street signs prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department has no comments or concerns regarding the proposal to modify Condition #5. All previous conditions of approval and requirements are still applicable for this project.**

By Inspector: Juan C. Palla Date April 19, 2012

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: PM 24419 Map Date: Amendment Letter

Revised Report \_\_\_\_\_

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is \_\_\_\_ gallons per minute at 20 psi for a duration of \_\_ hours, over and above maximum daily domestic demand. \_\_ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is \_\_\_\_ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing \_\_\_\_ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:  
Install \_\_\_\_ public fire hydrant(s). Verify / Upgrade existing \_\_\_\_ public fire hydrant(s).  
Install \_\_\_\_ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.  
 Location: As per map on file with the office.  
 Other location: \_\_\_\_
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **The Fire Department has no comments or concerns regarding the proposal to modify Condition #5. All previous conditions of approval and requirements are still applicable for this project.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date April 19, 2012

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION REPORT**

Tentative Map #	<b>24419</b>	DRP Map Date:	<b>03/27/2012</b>	SCM Date:	<b>04/26/2012</b>	Report Date:	<b>04/03/2012</b>
Park Planning Area #	<b>44A</b>	REDMAN				Map Type:	<b>AMENDMENT</b>

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

**Park land obligation in acres or in-lieu fees:**

ACRES:	<b>0.00</b>
IN-LIEU FEES:	<b>\$0</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

**This project is exempt from park obligation requirements because:**

**Non-residential subdivision.**

**Trails:**

No trails.

**Comments:**

**This is a modification of a condition requiring easement dedications.**

**The Department issued a Clearance to Record for this project on 4/10/2008 (see attached).**

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:   
James Barber, Land Acquisition & Development Section



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>24419</b>	DRP Map Date:	<b>03/27/2012</b>	SMC Date:	<b>04/26/2012</b>	Report Date:	<b>04/03/2012</b>
Park Planning Area #	<b>44A</b>	REDMAN				Map Type:	<b>AMENDMENT</b>

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

**(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation**

**(X) acres obligation x RLV/Acre = In-Lieu Base Fee**

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.27	0.0030	0	0.00
M.F. < 5 Units	2.98	0.0030	0	0.00
M.F. >= 5 Units	2.75	0.0030	0	0.00
Mobile Units	3.28	0.0030	0	0.00
Exempt Units			0	
<b>Total Acre Obligation =</b>				<b>0.00</b>

Park Planning Area = 44A REDMAN

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$33,501	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$33,501	\$0



**COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION**



Russ Guiney, Director

April 10, 2008

Land Development Division  
Department of Public Works  
County of Los Angeles  
900 South Fremont Avenue  
Alhambra, California 91803

## CLEARANCE TO RECORD

Map # 24419-001 Unit of 24419 DPW Map Date 01/03/2008

The Subdivision Ordinance, Title 21, Section 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140 of the Los Angeles County Code, requires the dedication of park land or the payment of a fee-in-lieu thereof, or a combination of both as a condition for final approval of maps of residential subdivision. The park land obligation for this Tract has been fulfilled for the following

The tract/parcel map is exempt.

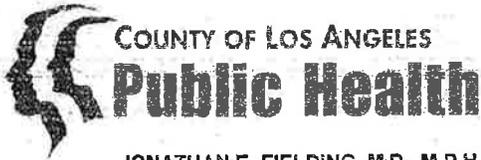
Exempt - Non-residential subdivision.

Sincerely,

Larry R. Hensley  
Chief of Planning  
Planning and Development Agency

SD	PPA	Account No
5th	44A	68975

Executive Offices    □    433 South Vermont Avenue    □    Los Angeles, CA 90020-1975    □    (213) 738-2961



**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JONATHAN E. FREEDMAN**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**KENNETH MURRAY, REHS**  
Director of Environmental Protection Bureau

**PATRICK NEJADIAN, REHS**  
Chief EHS, Land Use Program

**KEN HABARADAS, M.S., REHS**  
Environmental Health Staff Specialist  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5382 • FAX (626) 960-2740

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

**BOARD OF SUPERVISORS**

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Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

Parcel Map No. 24419-1

Vicinity: Palmdale

Amendment Letter Date: March 27, 2012

The Los Angeles County Department of Public Health – Environmental Health Division has no objection to the requested modification to Condition No. 5 of Tentative Parcel Map 24419. The following conditions still apply and remain in effect:

1. Potable water shall be supplied by existing wells and the Palmdale Water District. All existing private water wells shall be operated so as to conform to the California Safe Drinking Water Act and the Los Angeles County Code, Title 11, Section 11.38.130 and 11.38.140. All abandoned water wells shall be decommissioned in an approved manner as prescribed by this Department. Permits and written authorization shall be obtained from this Department prior to the abandonment.
2. Sewage disposal shall be provided by public sewer.

Prepared by *Ken Habaradas*  
Ken Habaradas

Phone: (626) 430-5382

Date: April 25, 2012



Los Angeles  
World Airports

*Memo*  
*Amendment Letter*  
*PM24419-1*

March 27, 2012

**Hand Delivered**  
Ms. Nooshin Paidar, AICP  
Supervising Regional Planner  
Land Divisions  
County of Los Angeles  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

Attention: Ms. Gloria Taylor

Re: Request for Remaining Modification/Amendment to  
Tentative Parcel Map 24419 For Final Map Clearance  
Los Angeles World Airports' Palmdale Regional Lands

Dear Ms. Paidar:

In response to your email to me dated December 8, 2011 and the follow-up March 13, 2012 email from Ms. Alejandrina Baldwin, of your staff, enclosed is the requested deposit of \$1,000 made payable to County of Los Angeles, Department of Regional Planning (County).

Los Angeles World Airports, of the City of Los Angeles (LAWA), understands that this required deposit is for the County's Hearing Officer to hear the matter as a discussion/possible action item only relative to a modification of Condition No. 5 of the County's conditions for a final clearance on TPM 24419. It should be noted, that all other conditions including acceptable language on channelization of Little Rock Wash, have been vetted and approved by the County.

LAWA is a department of the City of Los Angeles, a governmental agency. This request for a modification to Condition No. 5 is strictly a liability concern. Currently, the condition requires easement dedications of the private and future streets required for recordation of a final map and the use of those dedications for the "Public Use" and/or the "General Public Non-Exclusive Use" of all private and future streets. We are requesting to modification the dedication language to read, in part, unless and until those private and future street dedications have been accepted by the County or in some case the City of Palmdale, who we are working with separately.

- LAX
- LA/Ontario
- Van Nuys
- City of Los Angeles
- Antonio R. Villarigosa  
Mayor
- Board of Airport  
Commissioners
- Michael A. Lewicki  
President
- Galena C. Vinasco  
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- Joseph A. Arakas  
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Board Flight
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Fernando M. Torres Gil
- Gina Marie Lindsey  
Executive Director



Ms. Nooshin Paidar, AICP  
County of Los Angeles Department of Regional Planning  
March 27, 2012  
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We realize that it is not uncommon for the County not to accept all street easement dedications that are filed on a map for its own operational and business reasons and it is our intention with this modification request, not to leave LAWA or the City of Los Angeles open to an extraordinary liability. LAWA has discussed this matter with County Department of Public Works and they are supportive, as evident by Mr. Steve Burger's March 13, 2012 email.

Thank you for the County's consideration and processing of LAWA's request for modification to the remaining issue affecting final clearance of TPM 24419. If a personal appearance is needed during the hearing, please contact me directly with the scheduled date at (424) 646-7215.

Sincerely,

A handwritten signature in black ink, appearing to read "Vivian D. Howell", with a large, sweeping flourish at the end.

Vivian D. Howell, MBA, SR/WA  
Manager, Business Solutions and Space Planning  
Commercial Development

cc: Steve Shambeck, Hall and Foreman, Inc.

Enclosures:  
City of Los Angeles Check No. 0601028372  
Land Division Application – Los Angeles County Department of Regional Planning  
List of Assessor Parcel Numbers