

Hearing Officer Transmittal Checklist

Hearing Date July 3, 2012
Agenda Item No. X

Project Number: 96173 - (5)
Case(s): Tentative Parcel Map No. 24419-1
Planner: Lynda Hikichi

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- PREVIOUSLY APPROVED APPROVAL PACKAGE CONTAINING APPROVAL LETTER, FINDINGS, AND CONDITIONS
- AMENDMENT REQUEST LETTER FROM APPLICANT

Reviewed By: *Nashir Pandar*



PROJECT SUMMARY

Department of Regional Planning

PROJECT NUMBER:	96173	HEARING DATE:	July 3, 2012	
APPLICANT / OWNER:	Vivian Howell, Los Angeles World Airports	MAP/EXHIBIT DATE:	July 8, 1998	
ENTITLEMENT(S): <ul style="list-style-type: none"> Vesting Tentative Parcel Map No. 24419 Environmental Assessment No. 96-173 				
LOCATION: Bounded by Avenue M on the north, Palmdale Boulevard on the south, 105 th Street East on the east, and 15 th Street East on the west.				
GENERAL PLAN / COMMUNITY PLAN / CSD: Antelope Valley Area Plan				
LAND USE DESIGNATION	ZONE	PROPOSED UNITS	SITE AREA	MAX UNITS
Major Industrial	M-1½, M-2½, A-1-1, A-1-2.5, A-2-1, A-2-5, C-3, B-1	NA	17,470 acres	NA

PROJECT OVERVIEW

Tentative Parcel Map No. 24419 (PM 24419) was approved by the Los Angeles County Planning Commission on April 3, 2002 to authorize the consolidation of approximately 2000 existing lots on approximately 17,470 acres of land into 54 lots ranging in size from 23 acres to 3,758 acres. The amendment request letter dated March 27, 2012, proposes to change Condition No. 5 of PM 24419 (required by the Los Angeles County Department of Public Works) 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."

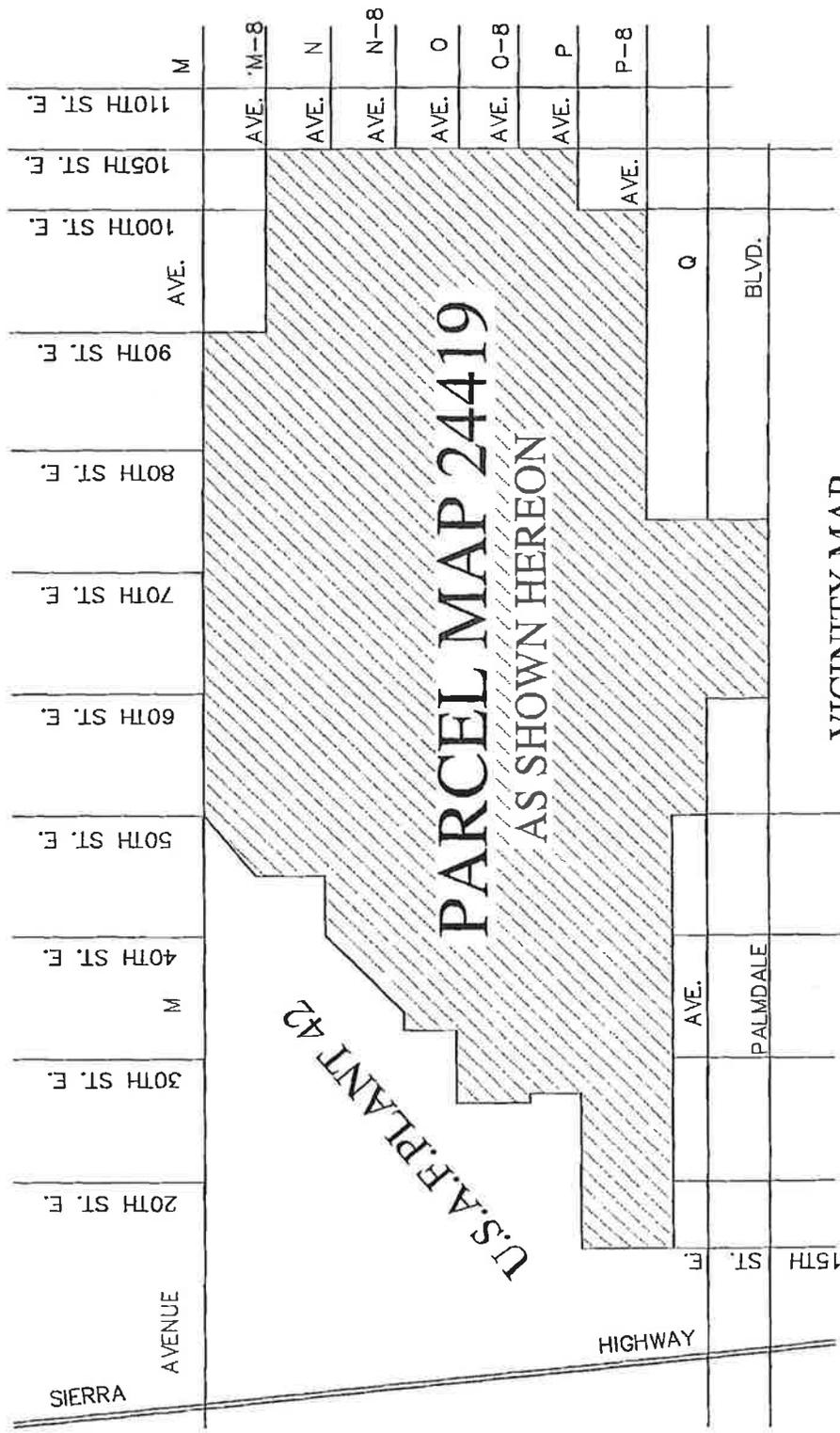
ENVIRONMENTAL DETERMINATION (CEQA)

It has been previously determined that the project will not have a significant effect on the environment pursuant to CEQA reporting requirements. The current proposal is within the scope of this determination. The previous determination of Negative Declaration for PM 24419 encompasses the proposed condition modification.

STAFF RECOMMENDATION

APPROVAL

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Lynda Hikichi	(213) 974 - 6433	lhikichi@planning.lacounty.gov



VICINITY MAP
SCALE : NONE

ENTITLEMENTS REQUESTED

Amendment to Tentative Parcel Map No. 24419 (“PM 24419”) approved on April 3, 2002.

PROJECT DESCRIPTION

The applicant requests to amend Tentative Parcel Map Condition No. 5 of PM 24419 conditions of approval, required by the Los Angeles County Department of Public Works (“Public Works”), 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.”

EXISTING ZONING

The subject property is zoned 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), in the Palmdale, North Palmdale, Antelope Valley East, and Little Rock Zoned Districts.

EXISTING LAND USES

The subject property is mainly vacant with some areas developed with agricultural and industrial uses.

ENVIRONMENTAL DETERMINATION

The Los Angeles County (“County”) Department of Regional Planning (“Regional Planning”) has previously determined that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there is no evidence that the project may have a significant impact on the environment.

The current proposal is within the scope of this determination. The previous determination of Negative Declaration for PM 24419 encompasses the proposed condition modification.

STAFF EVALUATION

The amendment request letter dated March 27, 2012, proposes to modify Condition No. 5 of PM 24419 conditions of approval. The members of the Los Angeles County Subdivision Committee (Subdivision Committee), composed of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health, were consulted to amend Condition No. 5. The Subdivision Committee recommends

approval of the amended condition. The original conditions with the added verbiage for Condition No. 5 are attached.

Except for the modification to Condition No. 5, all other conditions shall remain as previously approved.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

- Public Works - Land Development Division - Subdivision (4/25/2012)
- Los Angeles County Fire Department (4/19/2012)
- Los Angeles County Department of Parks and Recreation (4/3/2012)
- Los Angeles County Department of Public Health (4/25/2012)

LEGAL NOTIFICATION AND PUBLIC OUTREACH

The community was appropriately notified of the public meeting by posting a copy of the notice on the property as well as Regional Planning's public website.

STAFF RECOMMENDATION

The following recommendation is made prior to the public meeting and is subject to change based upon testimony and/or documentary evidence presented at the public meeting:

Staff recommends **APPROVAL** of Amendment to Tentative Parcel Map No. 24419, subject to the attached conditions.

Prepared by Lynda Hikichi, Senior Regional Planning Assistant
Reviewed by Nooshin Paidar, Supervising Regional Planner, Land Divisions

Attachments:

Draft Findings, Draft Conditions of Approval
Factual, Previously Approved Approval Package Containing Approval Letter, Findings, and Conditions, Amendment Request Letter from Applicant

NP:LH
6/13/2012

**DRAFT 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. Public Works agreed to the proposed amendment and recommended approval of the amended condition.
5. The subject site is bounded by Avenue M on the north, Palmdale Boulevard on the south, 105th Street East on the east, and 15th Street East on the west in the Palmdale, North Palmdale, Antelope Valley East, and Little Rock Zoned Districts.
6. 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.
7. SUMMARY OF EVENTS AT THE PUBLIC MEETING.
8. 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.
9. This amendment and the proposed land division are compatible with surrounding land use patterns.

10. 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.
11. 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.

DRAFT

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 dedications have been accepted by the County.
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 ^{amendment letter} 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

Page 1/1

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.**"

Prepared by ^{HW} 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: JuanC Padilla 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 #	24419	DRP Map Date:	03/27/2012	SCM Date:	04/26/2012	Report Date:	04/03/2012
Park Planning Area #	44A	REDMAN				Map Type:	AMENDMENT

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:	0.00
IN-LIEU FEES:	\$0

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

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	
Total Acre Obligation =				0.00

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					
Total Provided Acre Credit:				0.00	

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.

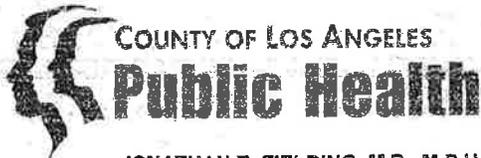
Sincerely,

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

QMB04F.FRX



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

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
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 11.38140. 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 County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



April 3, 2002

Maurice Laham
Los Angeles World Airports
1 World Way
Los Angeles, CA 90009

Dear Mr. Laham:

SUBJECT: TENTATIVE PARCEL MAP NO. 24419
MAP DATED: July 8, 1998

A public hearing on Tentative Parcel Map No. 24419 was held before the Regional Planning Commission on November 18, 1998.

After considering the evidence presented, the Regional Planning Commission in its action on April 3, 2002, approved the tentative parcel map in accordance with the Subdivision map Act and Title 21 (Subdivision Ordinance) of the Los Angeles County Code subject to the recommendations and conditions of the Subdivision Committee. A copy of the approved findings and conditions is attached.

The decision of the Regional Planning Commission regarding the tentative parcel map shall become final and effective on the date of the decision, provided no appeal of the action taken had been filed with the Board of Supervisors within ten days following the decision of the Regional Planning Commission.

The tentative parcel map approval shall expire on **April 3, 2004**. If the subject parcel map does not record prior to the expiration date, a request in writing for an extension of the approval must be received prior to the expiration date.

If you wish to appeal this decision of the Regional Planning Commission, you must do so in writing by **April 12, 2002**. The fee for the appeal process is \$1,010.00 for the applicant and \$505.00 for non-applicant(s). To initiate the appeal, submit your appeal letter and a check made payable to the County of Los Angeles to the Clerk of the Board of Supervisors, Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please be advised that your appeal will be rejected if the check is not submitted with the letter.

If you have any questions regarding this matter, please contact the Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

A handwritten signature in black ink that reads "Donald C. Culbertson". The signature is written in a cursive style with a large initial 'D' and a long, sweeping tail.

Don Culbertson, Administrator
Current Planning Division

DCC:EMF:al

Attachments: Approved findings & conditions
Approved tentative parcel map

c: Gary Baker, Los Angeles World Airports
Subdivision Committee
Building and Safety

**FINDINGS OF THE REGIONAL PLANNING COMMISSION FOR
TENTATIVE PARCEL MAP NO. 24419**

1. The tentative parcel map proposes to create 54 industrial-agricultural lots on a 17,470 acre site. This is a consolidation of approximately 2,000 existing lots owned by the City of Los Angeles Department of Airports (Los Angeles World Airports) into large lots ranging in size from 23 acres to 3,758 acres.
2. Consolidating the 2,000 existing lots into 54 lots will simplify the administration of the subject property by reducing the time currently involved in the annual processing of approximately 2,000 separate property tax bills which are forwarded from the Los Angeles County Tax Assessor to the Los Angeles City Department of Airports. The preparation of only 54 tax bills would be necessary if Parcel Map No. 24419 is approved and this would result in an annual savings of time and money for both Los Angeles World Airports and the County Tax Assessor.
3. The applicant's title company, Continental Lawyers Land Title Company, has encountered problems created by the need to distinguish between the boundaries of parcels, easements and old land grants on the 17,470 acre subject property. Approval of the proposed Parcel Map will eliminate this problem. It is anticipated that this will result in lower title insurance rates for Los Angeles World Airports.
4. The subject property is currently vacant.
5. No construction is proposed as part of this lot consolidation proposal.
6. Approval and recordation of the requested Parcel Map No. 24419 will result in no discernable physical alteration of the subject property.
7. The subject property is bounded by Avenue M on the north, Palmdale Boulevard on the south, 105th Street East on the east and 15th Street East on the West. The project site is located within the Palmdale and Antelope Valley East Zoned District.
8. The subject property is the site designated by Los Angeles World Airports for the future development of the Palmdale International Airport. It is currently intended that the site be used for farming until the airport is needed.
9. The area surrounding the subject property to the north and east is vacant. The area to the west is developed with U.S. Air Force Plant 42 facilities. Urbanized portions of the City of Palmdale are south of the subject property. Virtually all land surrounding the property is under the jurisdiction of the City of Palmdale.
10. This major land division qualifies for a parcel map pursuant to Section 21.16.020 of the County Code (Subdivision Ordinance) because each proposed parcel has a gross area of 20 acres or more and has an approved access to a maintained public street or highway.

11. The subject property is zoned M-1-1/2 (Restricted Heavy Manufacturing), M-2-1/2 (Aircraft, Heavy Industrial), A-1-1 (Light Agricultural, 1 acre minimum lot size), A-2-5 (Heavy Agricultural, 5 acre minimum lot size), A-2-1 (Heavy Agricultural, 1 acre minimum lot size), C-3 (Unlimited Commercial), and B-1 (Buffer Strip). The proposed subdivision complies with all applicable requirements of the zones.
12. The subject property is depicted within the Palmdale Airport land use category of the Countywide General Plan and within the Major Industrial category of the Antelope Valley Areawide General Plan. The highway system depicted on the tentative map conforms to the Highway Plan of the General Plan. The proposed map and the design of the subdivision are consistent with the goals and policies of the General Plan.
13. The site is physically suitable for the type and density of development being proposed, since it is generally level; has access to County-maintained streets; shall be served by sanitary sewers; can be supplied with water as may be required at time of building permit issuance; and shall have flood hazards and geologic hazards mitigated in accordance with the requirements of the Department of Public Works.
14. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat since the property is not located in a Significant Ecological Area and the initial study for the project shows that the proposed land division will not have a significant effect on the environment.
15. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within this map, since the design and development, as set forth in the conditions of approval and on the tentative map, provide adequate protection for rights of way and easements.
16. The design of the subdivision will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
17. The design of the subdivision provides to the extent feasible for future passive or natural heating or cooling opportunities in the project. The design of the subdivision is based upon the size and shape of the parcel and the existing street pattern.
18. The subject property is bisected by Little Rock Wash which accommodates runoff from the San Gabriel Mountains located southerly of the subject property. The

runoff flows across the subject property from the south to the north.

19. Approval of the proposed Parcel Map No. 24419 will not result in channelization of the Little Rock Wash. The wash will remain in its natural state.
20. Pursuant to Section 21.24.120 of the County Code, Avenue P-8, Avenue O, 50th Street, 55th Street and 90th Street are approved as future streets.
21. Pursuant to Sections 21.28.060 and 21.24.120 of the County Code , all the streets in this land division are approved as private and future streets, except those streets already dedicated or required to be dedicated and the future streets identified in the above Finding No. 19.
22. The unnecessary local streets within this land division were previously authorized to be vacated by the Board of Supervisors on February 24, 1998.
23. The applicant has agreed to provide additional street right-of-way width on selected highways as requested by the City of Palmdale.
24. A request to vacate 35th Street East and Avenue O in the vicinity of the northwest corner of Lot 12 as shown on the tentative map is not approved at this time.
25. The proposed Parcel Map No. 24419 depicts and will set the ultimate highway and freeway alignments within and adjacent to the subject property. These alignments include CalTrans easements for Route 138 and Route 122.
26. The alignments and widths of the right-of-ways shown on the tentative parcel map conform to the County Master Plan of Highways.
27. The highway and freeway alignments depicted on the subject Parcel Map have been agreed to by the Los Angeles City Department of Airports, the County Department of Public Works, The California Department of Transportation (CalTrans) and the City of Palmdale.
28. Pursuant to Section 21.32.040 of the County Code, no improvements are required for this land division, since the proposed lot sizes are in excess of 20 acres.
29. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the California Water Code.
30. The housing needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources

when this project was determined to be consistent with the General Plan.

31. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project.
32. The Negative Declaration in this case qualifies for a De Minimus Finding of Impact and project is de minimus in its effect on fish and wildlife resources and is exempt from State Department of Fish and Game fees pursuant to Section 711.2 of the California Fish and Game Code.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. After consideration of the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Regional Planning Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration;
2. In view of the findings of fact and conclusions presented above, approves Tentative Parcel Map No. 24419 subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING
TENTATIVE PARCEL MAP NO. 24419**

Map Date: 7-8-98

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.
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.

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

The following reports consisting of 10 pages are the recommendations of the Department of Public Works.

The subdivision shall conform to the design standards and policies of the Department of Public Works, in particular, but not limited to the following items:

- Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
- Easement are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
- Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the County Recorder. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
- In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
- All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

DEPARTMENT OF PUBLIC WORKS

Page 3/3

BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION - SUBDIVISION

PARCEL MAP NO. 24419 (Rev.)

TENTATIVE MAP DATED 07-08-98

- A final parcel map must be processed through the Director of Public Works prior to being filed with County Recorder.

Name Randine M. Ruiz ^{*-HW/for*} Phone (626) 458-4915 Date 08-10-98



**DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION - DRAINAGE AND GRADING UNIT**

PARCEL MAP NO. 24419

TENTATIVE MAP DATED JULY 8, 1998

Drainage Conditions

1. Portions of the existing property lying in and adjacent to the natural drainage courses are subject to flood hazard.
2. Portions of the existing property lying in and adjacent to Little Rock Creek are subject to flood hazard because of overflow, inundation, and debris flows.
3. Portions of the existing property are subject to sheet overflow, ponding, and high velocity scouring action.
4. Comply with the following requirements to the satisfaction of Director of Public Works prior to the filing of the final map:
 - a. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard.
 - b. Plot the "Antelope Valley Master Drainage Plan" flood paths on the final map.
5. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010 of the Subdivision Ordinance.

Grading Conditions

1. Approval of this map pertaining to grading is recommended.

Name M. H. Kajibaf Date 8/5/98 Phone (626) 458-4921
MO HOSSEIN KAJBAF

DEPARTMENT OF PUBLIC WORKS
MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW

DISTRIBUTION
___ Geologist
___ Geotechnical Eng.
1 LDMA/Proc. Center
1 Section File
1 Subdivision

Calling Hours of Reviewers
8-9 am & 3-4 pm Mon-Thurs.

TENTATIVE TRACT/MINOR LAND SUBDIVISION 24419
SUBDIVIDER LA City Department of Airports
ENGINEER LA City Department of Airports Engineering Bureau
GEOLOGY CONSULTANT _____
SOILS CONSULTANT _____

TENTATIVE MAP DATED 7/8/98 (Revision)
LOCATION Palmdale
REPORT DATE _____
REPORT DATE _____

[X] TENTATIVE MAP IS APPROVED FOR FEASIBILITY. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- [X] The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- [X] The "Geotechnical Notes", below, shall be shown and recorded on the Final Map. The "Geotechnical Notes" shall be considered part of this review, and information contained therein shall be considered part of this condition of (geology and soils) acceptance of this subdivision that must be complied with for future development. As indicated in these Geotechnical Notes, geotechnical hazards may exist and major mitigation for these hazards may be necessary. Detailed geotechnical reports will be required for future development.
- [X] The Geotechnical Engineering Unit's review dated 8/4/98 is attached.

GEOTECHNICAL NOTES

There may be geotechnical (geology and soils) hazards within the boundary of this subdivision of land, or on each lot, that will require major corrective measure. Such hazards may require cross-lot and major remediation for safe and stable sites, access, and for roadway alignments.

Prior to geotechnical approval for the issuance of building or grading permits or construction of a proposed street, or street pattern, or further subdivision of the land, lot line adjustments, or additional lots, detailed geologic and geotechnical engineering data, investigations, and reports will be required by the County of Los Angeles.

[X] TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- [X] Geotechnical Recordation Map verification deposit estimate 6 hours.

Prepared by  Reviewed by _____ Date ~~7/23/98~~
8/5/98

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORK
MATERIALS ENGINEERING DIVISION

GEOTECHNICAL ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave.
Alhambra, CA 91803
Telephone: (626) 458-4925
Calling hours - Monday through Thursday 8-9 a.m. & 3-4 p.m.

District Office 8.0

Sheet 1 of 1

Ungraded Site Lots
Tentative Map (Parcel) 24419
Location Palmdale Airport, Palmdale
Developer/Owner L.A. City Dept. of Airports
Engineer/Architect L.A. City Dept. of Airports
Geotechnical Engineer _____
Geologist _____

Review of:

Tentative Map (Parcel) Dated By Regional Planning 7/8/98

Refer to the previous review sheet dated 6/10/98

ACTION:

Tentative Map is approved for feasibility, subject to conditions below:

REMARKS:

Prior to approval of the Final Map for recordation, the following "Geotechnical Notes" shall be added on the Final Map:

GEOTECHNICAL NOTES

There may be geotechnical (geology and soils) hazards within the boundary of this subdivision of land, or on each lot, that will require major corrective measure. Such hazards may require cross-lot and major remediation for safe and stable sites, access, and for roadway alignments.

Prior to geotechnical approval for the issuance of building or grading permits or construction of a proposed street, or street pattern, or further subdivision of the land, lot line adjustments, or additional lots, detailed geologic and geotechnical engineering data, investigations, and reports will be required by the County of Los Angeles.



PFZ
Prepared by _____

Amir M. Alam

Date 8/4/98

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

Amir/pa2

The subdivision shall conform to the design standards and policies of the Department of Public Works, in particular, but not limited to the following items:

- The central angles of the right-of-way radius returns shall not differ by more than 10 degrees on local streets.
- Provide property line return radii of 27 feet at all intersections to the satisfaction of this Department.
- Dedicate right of way 50 feet from centerline on Avenue M, Avenue O between 90th Street East and 105th Street East, Avenue P, Avenue P-8, Palmdale Boulevard, 25th Street East, 30th Street East, 50th Street East, and 90th Street East, if not already dedicated.
- Dedicate right of way 40 feet from centerline on 15th Street East.
- Offer or dedicate right of way easement for the future freeways within the subdivision to the satisfaction of Caltrans and this Department.
- Make an offer of future right of way 80 to 100 feet from centerline on 50th Street East as shown on the tentative map.
- Make an offer of future right of way 80 feet from centerline on 35th Street East and Avenue O in the vicinity of the northwest corner of Lot 12, on as shown on the tentative map.
- Make an offer of private and future right of way 60 feet from centerline on Palmdale Boulevard.
- Make an offer of private and future right of way 50 feet from centerline on Avenue N between 90th Street East and 105th Street East, Avenue Q between 60th Street East and 75th Street East, 40th Street East between Avenue N and Avenue, 45th Street East between Avenue N and the southerly boundary, 70th Street East between Avenue Q and Palmdale Blvd., and 100th Street East between M-8 and the southerly most boundary as shown on the tentative map to the satisfaction of this Department.
- Make an offer of private and future right of way 42 feet from centerline on Avenue O-8 between 35th Street East and 40th Street East, and Avenue O-8 between 45th Street East and 50th Street East.

- Make an offer of private and future right of way 40 feet from centerline on Avenue M-8 between 90th Street East and 105th Street East, Avenue N-8 between 90th Street East and 105th Street East, Avenue O-8 between 90th Street East and 105th Street East, Avenue P-7 between 95th Street East and 100th Street East, Avenue P-8 from 75th Street to east of 95th Street East within the property boundary, 65th Street East between 55th Street East and Palmdale Blvd., 75th Street East between Avenue P-8 and Palmdale Blvd., 95th Street East between Avenue M-8 and Avenue P-8, 104th Street East between Avenue M-8 and Avenue N-8, 104th Street East between Avenue O-8 and Avenue P, and 105th Street East as shown on the tentative map to the satisfaction of this Department.
- As agreed, make an offer of private and future right of way 52 feet from centerline on Avenue M, Avenue N between 40th Street East and 50th Street East, Avenue O between 90th Street East and 105th Street East, Avenue P between 15th Street East and 50th Street East, Avenue P between 90th Street East and 105th Street East, Avenue P-8 between 15th Street East and 50th Street East, 25th Street East between Avenue P and the southerly boundary, 30th Street East between Avenue P and the southerly boundary, and 40th Street East between Avenue P and the southerly boundary to the satisfaction of this Department.
- As agreed, make an offer of private and future right of way 42 feet from centerline on 15th Street East between Avenue P and the southerly boundary, and 20th Street East between Avenue P and the southerly boundary, and 55th Street East between the future freeway and the Avenue Q to the satisfaction of this Department.
- Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
- Dedicate the right to restrict vehicular access on all streets and highways.
- The proposed vacation on 35th Street East and Avenue O in the vicinity of the northwest corner of Lot 12 as shown on the tentative map is not approved at this time.
- A deposit is required to review documents and plans for final map clearance.

^{TD for}
Name Randine M. Ruiz

Phone (626) 458-4915

Date 08-10-98

DEPARTMENT OF PUBLIC WORKS

Page 1/1

BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION - SEWER

PARCEL MAP NO. 24419 (Rev.)

TENTATIVE MAP DATED 07-08-98

The subdivision shall conform to the design standards and policies of the Department of Public Works, in particular, but not limited to the following items:

- Approved without conditions. This is a 5+ acres subdivision.

Name Randine M. Ruiz ^{HW/for} Phone (626) 458-4915 Date 08-10-98

DEPARTMENT OF PUBLIC WORKS

Page 1/1

BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION - WATER

PARCEL MAP NO. 24419 (Rev.)

TENTATIVE MAP DATED 07-08-98

The subdivision shall conform to the design standards and policies of the Department of Public Works, in particular, but not limited to the following items:

- Approved without conditions. This is a 5+ acres subdivision.

HCW/for
Name Randine M. Ruiz Phone (626) 458-4915 Date 08-10-98

COUNTY OF LOS ANGELES FIRE DEPARTMENT
CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision 24419 Map Date July 8, 1998

C.U.P. _____ Vicinity _____

- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 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 300 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 shish 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 and 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 "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact Brush Clearance Office, Fire Station #181, 590 South Park Avenue, Pomona, CA 91766-3038, Phone (909) 622-8342 for details).
- Provide Fire Department or City Approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept may which has been submitted to this department for review has fulfilled the conditions of approval recommended bay 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: _____

REVIEWED BY J Masi DATE 8/10/98
Inspector Janna Masi

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PROTECTION CONDITIONS - UNINCORPORATED AREAS

Subdivision No. 24419

Tentative Map Date July 8, 1998

Revised Report _____

WATER SYSTEM REQUIREMENTS

- 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 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 on-site 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). Upgrade _____ 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 hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated fire wall.
- [] 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 must 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 flow are adequate to meet current Fire Department requirements.
- [] Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements.

SUBMIT COMPLETED (ORIGINAL ONLY) FIRE FLOW AVAILABILITY FORM TO THIS OFFICE FOR REVIEW.

COMMENTS: _____

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 J. Masi DATE 8/10/98
Inspector Lanna Masi



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #	24419	DRP Map Date:	07/08/1998	SMC Date:	/ /	Report Date:	07/29/1998
Park Planning Area #	44A		REDMAN				

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provides 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 the how the park obligation will be satisfied will be made by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

This project is exempt from park obligation requirements because:

Other: Palmdale Airport Site

Trails:

No trails.

For further information contact Pat Sobrepna, Department of Parks and Recreation, 433 South Vermont Avenue, Los Angeles, California, 90020, (213) 738-2986.

For information on Hiking and Equestrian Trail requirements contact Jim McCarthy, Trail Coordinator at (213) 738-2972.

By: James Barber
James Barber, Advanced Planning Section Head



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



PARK OBLIGATION WORKSHEET

Tentative Map # 24419	DRP Map Date: 07/08/1998	SMC Date: / /	Report Date: 07/29/1998
Park Planning Area # 44A	REDMAN		

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

(P)people x (0.003) Goal x (D)dwelling = (X) acres obligation

(X) acres obligation x AFMV/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 1990 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.
- Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.
- n = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- AFMV/Acre = Average Fair Marketed Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.18	0.0030	0	0.00
M.F. < 5 Units	2.17	0.0030	0	0.00
M.F. >= 5 Units	2.12	0.0030	0	0.00
Mobile Units	2.42	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.00

Park Planning Area = **44A REDMAN**

Goal	Acre Obligation	AFMV / Acre	In-Lieu Base Fee
@ (0.0030)	0.00	\$22,000	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crd.	Priv. Land Crd.	Net Obligation	AFMV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$22,000	\$0

DEPARTMENT OF HEALTH SERVICES

PARCEL MAP NO. 24419 TENTATIVE MAP DATE: 2/8/98

VICINITY Antelope Valley East

The Los Angeles County Department of Health Services recommends that sanitary sewers be installed to serve proposed Parcel Map No. 24419.

The owner's statement indicates that domestic water will be supplied by Public Works Water District and Private Wells.

Although sanitary sewers are not available and the tract will be dependent upon the use of individual sewage disposal systems, the County of Los Angeles Department of Health Services has no objection to the approval of proposed Parcel Map No. _____ on condition that:

- a. The private sewage disposal systems will be installed in compliance with Los Angeles County Health Codes and Building and Safety Codes.
- b. If, because of future grading, or for any other reason, it is found that the requirements of the Plumbing Code cannot be met on any of the proposed lots, the Department of Health Services will recommend that no building permit be issued for the construction of homes on such lots.
- c. The usage of the lots may be limited by the size and type of sewage systems that can legally be installed.

Domestic water will be supplied by _____.

The installation and location of private sewage disposal systems will be contingent on the requirements of the Engineering Geology Division of the Los Angeles County Department of Public Works.

The Los Angeles County Department of Health Services will approve and permit the installation of septic tanks with the effluent discharging into seepage pits or leaching lines to be used as the method of sewage disposal on all lots of Parcel Map No. _____.

We have been advised by County Public Works Sanitary Sewer Unit that sanitary sewers are available and that their use will be required for this Parcel Map.

Domestic water will not be supplied, but will be developed by the individual buyers of the lots.

This report will not necessarily be applicable to any smaller parcels which may be created by future subdivision of the lots shown on the tentative map under consideration at this time.

The Los Angeles County Department of Health Services has no objection to the tentative approval of this Parcel Map. However, it must be understood that the method of sewage disposal has not yet been determined or approved.

Approval of the method of sewage disposal is contingent upon the approval by the California Regional Water Quality Control Board, _____ Region.

Until we have approved the method of sewage disposal, we shall be unable to approve the final Parcel Map.

The subdivider shall obtain a permit and approval from the Los Angeles County Department of Health Services for the destruction or construction of any water well on this property. In the event the well is to be maintained for future use, the well shall be protected from flooding or contamination or such protection which the Health Officer determines to be adequate.

Comments: L.A. County Dept. of Health Services has no objection to the revision to acreage

BY: De Bruy
(323) 881-4146

DATE: 2/10/98



Los Angeles
World Airports

March 27, 2012

*Memorandum
Amendment Letter
PM 24419-1*

LAX
LA/Ontario
Van Nuys
City of Los Angeles

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

Antonio R. Villaraigosa
Mayor

Attention: Ms. Gloria Taylor

**Board of Airport
Commissioners**

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

Michael A. Lawson
President

Valeria C. Velasco
Vice President

Dear Ms. Paidar:

Joseph A. Arodas
Robert D. Boyer
Soyd High
Aur M. Hollister
Fernando M. Torres-Gil

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).

Gina Marie Lindsey
Executive Director

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.



Ms. Nooshin Paidar, AICP
County of Los Angeles Department of Regional Planning
March 27, 2012
Page 2

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,



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