



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6433

**PROJECT No. 02-044 – (5)
 MODIFICATION TO RECORDED TRACT
 MAP NO. 46543**

HO MEETING DATE December 7, 2010	CONTINUE TO
AGENDA ITEM 13	
PUBLIC HEARING DATE December 7, 2010	

APPLICANT Rosamond Associates, LLC	OWNER Rosamond Associates, LLC	REPRESENTATIVE Rosamond Associates, LLC
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REQUEST
Modification to Recorded Tract Map: To eliminate Los Angeles County Department of Public Works Road condition No. 6, which requires all new and existing utility lines along the frontage of that tract to be underground.
 Original project approved for 11 single-family lots on approximately 3.18 acres. No change in density or lot design is proposed.

LOCATION/ADDRESS Along 60 th Street West between Avenue M-4 and Avenue M-6	ZONED DISTRICT Quartz Hill
ACCESS Wayland Court	COMMUNITY Antelope Valley
	EXISTING ZONING A-1-0,000 (Light Agricultural—10,000 Square Feet Minimum Required Lot Area)

SIZE Approx. 3.98 acres	EXISTING LAND USE Single-Family Residences	SHAPE Rectangular	TOPOGRAPHY Flat
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SURROUNDING LAND USES & ZONING			
North: Single-family residence/A-1-10,000		East: Single-family residence/A-1-10,000	
South: Single-family residence/A-1-10,000		West: City of Palmdale—single family residence	

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Antelope Valley Area Plan	U1 (Urban 1 – up to 3.3 dwelling units per acre),	11 DU (existing)	Yes

ENVIRONMENTAL STATUS
 Staff has determined that the proposed modification is consistent with the Negative Declaration adopted for Tract Map No. 46543.

DESCRIPTION
 The requested modification is to eliminate Department of Public Works Road Condition No. 6, requiring that all existing and new utility lines shall be underground. The proposed modification would allow existing above-ground utility lines to remain above ground. No change in the density, lot layout or location of streets is proposed. Tract Map No. 46543 was approved for 11 single-family lots on 3.18 acres with access from Wayland Court.

KEY ISSUES
 Application is filed pursuant to Los Angeles County Code 21.52.030. The public hearing is limited only to the modification requested, and the Hearing Officer may act only on the requested modification and not on the overall project.

 Staff recommends a revised Public Works Road Condition No. 6 which would allow existing above-ground utility lines to remain above ground, but would required new utility lines which serve TR 46543 to be underground.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

*(O) = Opponents (F) = In Favor

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

APPROVAL

DENIAL

No improvements ___ 20 Acre Lots ___ 10 Acre Lots ___ 2½ Acre Lots ___ Sect 191.2

Street improvements ___ Curbs and Gutters ___ Street Lights

___ Street Trees ___ Inverted Shoulder ___ Sidewalks ___ Off Site Paving ___ ft.

Water Mains and Hydrants

Drainage Facilities

Sewer Septic Tanks Other _____

Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

**PROJECT NO. 02-044 – (5)
MODIFICATION TO RECORDED TRACT MAP NO. 46543
STAFF REPORT
DECEMBER 7, 2010 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, Rosamond Associates, LLC, requests a modification to recorded Tract Map No. 46543 ("TR 46543") to eliminate Los Angeles County Department of Public Works ("Public Works") Road Condition No. 6, which requires that all new and existing utility lines along the property frontage shall be underground. The proposed modification would allow existing above-ground utility lines to remain above ground.

A modification to a recorded map is permitted under Section 21.52.030 of the Los Angeles County Code ("County Code") (Subdivision Ordinance) and provisions of the State Subdivision Map Act ("Map Act") (Government Code Section 66410-66499.58). A public hearing is required for any proposed change or modification, but must be limited to the proposed modification.

Tract Map No. 46543 is a residential development of 11 single-family lots on approximately 3.18 acres, located along 60th Street West between Avenue M-4 and Avenue M-6 in the Quartz Hill Zoned District of Los Angeles County. The original project was approved by the Los Angeles County Hearing Officer on September 3, 2002. The project recorded on October 24, 2005.

The applicant's request, dated July 20, 2010, requests the elimination of Public Works Road condition No. 6, for recorded Tract Map 46543, which requires that all new and existing utility lines along the frontage of that tract will be underground

Staff has determined that the proposed will not have a significant effect on the environment, and so is consistent with the Negative Declaration adopted for TR 46543 pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

DESCRIPTION OF PROJECT PROPERTY

Location: The project site is located along 60th Street West between Avenue M-4 and Avenue M-6 in the Quartz Hill Zoned District of Los Angeles County, within the unincorporated community of Antelope Valley Area, within the Fifth Supervisorial District.

Physical Features: The subject property is approximately 3.18 acres in size. The property is generally rectangular in shape with level terrain. The project site is improved with a 58-foot wide, dedicated, public, cul-de-sac street. The 11 single-family lots are vacant.

Access: Wayland Court, a dedicated 58-foot wide public street, serves as primary access to the site. (NOTE: This street name is incorrectly spelled as "Wayladn" on the final map).

Services: Domestic water is provided by the Quartz Hill Water District; domestic sewer is provided by the Los Angeles County Sanitation District.

ENTITLEMENT REQUESTED

Modification to Recorded Tract Map: The applicant requests approval of the modification to recorded Tract Map No. 46543 to eliminate Department of Public Works Road Condition No. 6, which requires that all new and existing utility lines along the property frontage shall be underground.

EXISTING ZONING

Subject Property: The subject property is zoned A-1-10,000 (Light Agricultural—10,000 Square Feet Minimum Required Lot Area).

Surrounding Properties:

North: A-1-10,000
East: A-1-10,000
South: A-1-10,000
West: City of Palmdale

EXISTING LAND USES

Subject Property: The subject property consists of 11 single-family lots. These lots are not developed.

Surrounding Properties:

North: Single-family residence
East: Single-family residence
South: Single-family residence
West: City of Palmdale—single family residence

PREVIOUS CASE/ZONING HISTORY

The existing A-1-10,000 zoning on the subject property became effective on July 8, 1952, following the adoption of Ordinance Number 6009.

PROJECT DESCRIPTION

A modification to recorded Tract Map No. 46543 has been filed under Section 21.52.030 of the County Code and provisions of the Map Act. A public hearing is required for the proposed modification, but the hearing and action of the decision-making body are limited to only the modification and may not address other aspects of the project.

The applicant requests a modification to recorded map to eliminate a road condition requiring that all existing and future utilities be underground.

The project does not propose a change in density or lot layout. The proposed modification does not alter the project design shown on the recorded map. No modified map was submitted. Revisions to the Department of Public Works Road conditions are attached.

ANTELOPE VALLEY AREA PLAN CONSISTENCY

The subject property is depicted within the U1 (Urban 1-- Up to 3.3 Dwelling Units per Acre Maximum Density) land use category of the Antelope Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide General Plan. The project was approved by the Hearing Officer on September 3, 2003, and recorded on October 24, 2005.

The Area Plan contains policies that support its goals for orderly development of the Antelope Valley, including the location of utility lines.

Applicable Area Plan Provisions

- Encourage the locating of new power distribution networks, communication lines, and other service network facilities underground in urban areas. Transmission lines should be located underground where feasible. (Policy Statement No. 65, p. V-9)

MODIFICATION TO A RECORDED MAP

Section 66472.1 of the Map Act and Section 21.52.030 of the County Code allow for modifications to a recorded map. Pursuant to Section 21.52.030(F) of the County Code, a public hearing is required for any proposed modifications, but the hearing and action of the decision-making body must be limited to only those modifications and may not address other aspects of the project.

The applicant must substantiate the following facts:

- A. That there are changes in circumstances which make any or all of the conditions or the design of such a map no longer appropriate or necessary; and
- B. That the proposed modifications do not impose any additional burdens on the present fee owner of the property; and
- C. That such modifications would not alter any right, title or interest in real property; and
- D. That the modifications requested result from either physical problems associated with the development of the site or technical difficulties arising which are not under the control of the developer and which make it impossible to comply with certain conditions; and
- E. That the modifications requested do not result in an increased number of dwelling units or a greater density than the recorded map; and
- F. That the proposed map and the design and improvements of the proposed subdivision are consistent with applicable general and specific plans; and
- G. That the site is physically suitable for the type and proposed density of the development; and
- H. That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems, or conflict with public assessments.

The applicant's responses are attached.

ENVIRONMENTAL DOCUMENTATION

The original project, TR 46543, received a Negative Declaration pursuant to CEQA and the Los Angeles County Environmental Guidelines. A Negative Declaration means that the project will not have a significant effect on the environment. Staff has determined that the proposed, will not have a significant effect on the environment.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Since the proposed modification does not alter the project design, no modified map was submitted. The Subdivision Committee has reviewed the request. The Department of Public Works recommends modification to Road Condition No. 6.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On November 3, 2010 approximately 250 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property. The public hearing notice was published in La Opinion on November 7, 2010 and Antelope Valley Press on November 6, 2010. Project materials, including draft factual, staff report and findings, were mailed to the Quartz Hill Library, 42018 North 50th Street West, Quartz Hill, California, on November 3, 2010. Public hearing notices were posted on the subject property fronting 60th Street, Avenue M-4, and Avenue M-6 prior to November 7, 2010. Public hearing materials were also posted on the Department of Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

Staff has received one e-mail from a neighbor to the subject property regarding the condition of the subject property. Concerns expressed in this e-mail include:

- Street surface uneven due to excavation for utility installation;
- Grading of land has leveled the development even with the back of the neighbor's wall causing dirt and debris to flow onto the neighbor's property. Some of the debris includes nails and potentially harmful materials that could hurt a person or pet; and
- Unfinished walls with exposed rebar protruding from the top of the wall are present on the subject property.

A copy of this correspondence is attached.

STAFF EVALUATION

The findings required by Section 21.52.030 of the County Code allow for modifications to recorded maps when changes in circumstances make any of the conditions of such a map no longer appropriate or when technical problems occur after recordation. The proposed modification addresses the technical problem of undergrounding the existing overhead electrical utility lines, including the 66 kilovolt transmission line along 60th Street West and the distribution lines along Avenue M-4.

The findings required by Section 21.52.030 of the County Code require that modifications to recorded maps be consistent with all applicable general and specific plans. The Area Plan encourages the undergrounding of new power distribution networks. Staff recommends a revised condition which allows existing utility lines to remain above ground, but requires that new electrical utility lines serving the subdivision shall be underground, which is consistent with the utility pattern in the surrounding neighborhood. Staff has reviewed information from the utility operator, Southern California Edison ("SCE"), and has determined that the time and expense required to underground the existing utility lines, including the 66 kilovolt transmission lines, make undergrounding these lines not feasible for the existing project.

The findings required by Section 21.52.030 of the County Code require that modifications to recorded maps would not alter any right, title or interest in real property. Easements on certain lots in favor of the electrical utility would be required whether the subdivision were served by above-ground or underground electrical utility lines. The proposed modification does not alter to any right, title, or interest in real property.

In accordance with the findings required by Section 21.52.030 of the County Code, the proposed modification does not impose any additional burdens on the present fee owner of the property; does not result in an increased number of dwelling units or a greater density than the recorded map; and will not cause substantial environmental damage or serious public health problems, or conflict with public assessments. The site is physically suitable for the type and proposed density of the development.

The provisions of the Map Act and Subdivision Ordinance are clear that only those modifications proposed for the project are subject to a public hearing and subsequent action by a decision-making body. The project was approved in 2003 and recorded in 2005 creating 11 single-family lots. The applicant does not propose nor is required to change the density, lot layout or street design.

Public Works Division of Building and Safety ("Building and Safety") issued an Informal Notice of Substandard Conditions ("Notice") on the subject property on November 23, 2010. The Notice stated the substandard conditions included:

- Overgrown vegetation, dead trees, weeds, and debris;
- Broken or discarded household furniture or household equipment or both in yard areas for unreasonable periods;
- Trash, junk, and debris about the premises; and
- Unsafe rebar on block wall.

The Notice stated the substandard conditions must be abated by December 23, 2010.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

If the substandard conditions on the subject property have **not** been abated by the time of the December 7, 2010 Hearing Officer public hearing, staff recommends that the hearing be continued until such time as the substandard conditions have been abated.

PROJECT NO. 02-044 – (5)
MODIFICATION TO RECORDED TRACT MAP NO. 46543
Staff Report

If the substandard conditions on the subject property have been abated by the time of the December 7, 2010 Hearing Officer public hearing, staff recommends that the Hearing Officer close the public hearing, and approve Modification to Recorded Tract Map No. 46543 subject to the attached recommended conditions of the Department of Public Works.

Attachments:

- Factual
- GIS-NET Map
- Draft Findings
- Draft Conditions
- Modification to recorded map burden of proof
- Applicant's request for modification letter
- Correspondence
- Site Photographs

ACB:dck
11/24/2010

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 02-044 – (5)
MODIFICATION TO RECORDED TRACT MAP NO. 46543**

1. A Hearing Officer of the County of Los Angeles, Mr. Alex Garcia, conducted a noticed public hearing in the matter of Modification to Recorded Tract Map No. 46543 (“TR46543”) on December 7, 2010.
2. Modification to Recorded Tract Map No. 46543 proposes to eliminate Los Angeles County Department of Public Works (“Public Works”) Road Condition No. 6, which requires that all new and existing utility lines along the frontage of TR 46543 shall be underground.
3. TR 46543 was approved by the Los Angeles County Hearing Officer for 11 single-family lots on 3.18 acres on September 3, 2002.
4. The subject site is located along 60th Street West between Avenue M-4 and Avenue M-6 within the Quartz Hill Zoned District, within the unincorporated community of Antelope Valley.
5. The generally rectangular property is approximately 3.18 gross acres in size with level topography.
6. Access is provided by Wayland Court, a 58-foot wide, dedicated, public street. (NOTE: “Wayland” is incorrectly spelled as “Wayladn” on the recorded final map and Los Angeles County Assessor’s map.)
7. The project site is currently zoned A-1-10,000 (Light Agricultural--10,000 Square Feet Minimum Required Lot Area).
8. Surrounding zoning includes A-1-10-000 to the north, south and east. The City of Palmdale lies across 60th Street West to the west of the subject property.
9. The subject property consists of 11 existing single-family residential lots. Surrounding uses include single-family residences to the north, south, and east and City of Palmdale to the west.
10. The property is depicted in the U1 (Urban 1 – Up to 3.3 Dwelling Units per Acre), land use category of the Antelope Valley Area Plan (“Area Plan”), a component of the Los Angeles County General Plan.
11. The proposed modification does not alter the project design shown on the recorded map. No modified map was submitted.

12. The modification to a recorded map was filed pursuant to Section 21.52.030 of the Los Angeles County Code (“County Code”) which allows modifications where there are physical problems associated with the development of the site, or where technical problems occur after recordation. A public hearing is required for any proposed modifications, but the hearing and action by the decision-making body is limited to only those modifications and may not address other aspects of the project.
13. Staff has received one e-mail from a neighbor to the subject property regarding the condition of the subject property. Concerns expressed in this e-mail include
 - Street surface uneven due to excavation for utility installation;
 - Grading of land has leveled the development even with the back of the neighbor’s wall causing dirt and debris to flow onto the neighbor’s property. Some of the debris includes nails and potentially harmful materials that could hurt a person or pet; and
 - Unfinished walls with exposed rebar protruding from the top of the wall are present on the subject property.

A copy of this correspondence is attached.

14. **SUMMARY OF EVENTS AT THE DECEMBER 7, 2010 PUBLIC HEARING**
15. The proposed modification does not impose any additional burdens on the present fee owner of the property. The entire project is currently owned by Rosamond Associates, LLC, and the modification is being made at their request.
16. The proposed modification would not alter any right, title or interest in the real property. Easements on certain lots in favor of the electrical utility would be required whether the subdivision were served by above-ground or underground electrical utility lines.
17. The proposed modification addresses the technical problem of undergrounding the existing overhead electrical utility lines, including the 66 kilovolt transmission line along 60th Street West and the distribution lines along Avenue M-4. Staff has reviewed information from the utility operator, Southern California Edison (“SCE”), and has determined that the time and expense required to underground the existing utility lines, including the 66 kilovolt transmission lines, make

undergrounding these lines not feasible for the existing project.

18. The proposed modification does not result in an increased number of dwelling units or a greater density than the recorded map. The proposed modification only addresses the location of electrical utility lines.
19. The site is physically suitable for the type and proposed density of the development. No change in project type or density is proposed as part of the modification.
20. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems, or conflict with public assessments. The design of the subdivision is unchanged by the proposed modification.
21. The original project, TR 46543, received a Negative Declaration pursuant to CEQA and the Los Angeles County Environmental Guidelines. A Negative Declaration means that the project will not have a significant effect on the environment. Staff has determined that the proposed modification will not have a significant effect on the environment.
22. The subdivider shall comply with all other conditions of approval of the original grant which remain in effect and unchanged.
23. 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 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.

THEREFORE, THE HEARING OFFICER approves Modification to Recorded Tract Map No. 46543. The following road condition is modified:

1. Public Works Road Condition No. 6 is modified to allow existing above-ground electrical utility lines to remain above-ground and to require all new utility lines serving the subdivision to be underground.

DRAFT CONDITIONS

Modification to Recorded Tract Map 46543 (“TR 46543”) is approved for a modification to Los Angeles County Department of Public Works Road conditions, revising condition No. 6, to allow existing utility lines to remain above ground, while requiring that new utility lines which will serve the subdivision be underground. The original project approved for 11 single-family lots on approximately 3.18 acres. No change in density or lot design is proposed.

1. The applicant shall conform to the applicable requirements of Title 21 of the Los Angeles County Code (“County Code”) (“Subdivision Ordinance”). The applicant shall also comply with the applicable requirements of Tentative Tract Map 46543 (“TR 46543”), approved by the Los Angeles County Hearing Officer on September 4, 2002.
2. Unless otherwise apparent from the context, the term “applicant” shall include the applicant and any other person, corporation, or other entity making use of this approval.
3. 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 approval, or any related discretionary approval, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the applicant of any claim, action, or proceeding and the County shall fully cooperate 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.
4. In the event that any claim, action, or proceeding as described in the condition above is filed against the County, the applicant shall within ten days of the filing pay the Los Angeles County Department of Regional Planning (“Regional Planning”) an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning’s cooperation in the defense, including but not limited to depositions, testimony, and other assistance to the applicant or applicant’s counsel. The applicant shall pay the following supplemental deposits, from which the 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 applicant shall deposit additional funds sufficient 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 the completion of the litigation; and

- b. At the sole discretion of the applicant, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein

The cost of the collection and duplication of records and other related documents will be paid by the applicant according to County Code Section 2.170.010.

5. Except as expressly modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended to the Los Angeles County Subdivision Committee, which consists of Public Works, Los Angeles County Fire Department, Los Angeles County Department of Parks and Recreation, and the Los Angeles County Department of Public Health, in addition to Regional Planning.

DRAFT

LETTER DATED 07-20-2010

We have no objection to the amendment request. The following revised conditions are recommended for inclusion in the tentative approval:

1. Permission is granted to waive the condition to underground all existing overhead lines along the property frontage. All new utility lines shall be undergrounded to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for the new location of any above ground utility structures in the parkway.
2. Conform with all previously approved and amended road conditions to the satisfaction of Public Works.

PC Prepared by Patricia Constanza
Tr46543r_Modification to Recorded Map 10-21-2010.doc

Phone (626) 458-4921

Date 10-21-2010



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

RP - Ramon

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 46543-2 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 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 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 to the proposed amendments.**

By Inspector: Juan C. Padilla Date July 6, 2010

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: TR 46543-2 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 to the proposed amendments.**

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 July 6, 2010

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



COUNTY OF LOS ANGELES
Public Health

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

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
Acting Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • 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

July 13, 2010

Tract Map No. 46543

Vicinity: Palmdale

Tract Map Date: Amendment Letter dated June 14, 2010

- Environmental Health recommends approval of this map.
 Environmental Health does **NOT** recommend approval of this map.

The Los Angeles County Department of Public Health – Environmental Health has no objection to the requested amendment. The following conditions still apply and are in force:

1. Potable water will be supplied by the Quartz Hill Water District.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation district, as proposed.
3. Any wells designated for abandonment shall be decommissioned in accordance with a permit obtained from Environmental Health's Drinking Water Program (626) 430-5370.

If you have any questions, please contact me at (626) 430-5262.

Ken Habaradas, M.S., REHS
Bureau of Environmental Protection

Rosamond Associates, LLC

1900 Avenue of the Stars, Suite 2860

Los Angeles, CA 90067

TEL: 310-553-2552

FAX: 310-553-2662

July 20, 2010

Los Angeles County Dept of Regional Planning
320 West Temple Street
Room 1382
Los Angeles, CA 90012

RE: Tract 46543
Modification to Recorded Map

*Memo
Mod. to Recorded
map*

TR 46543-2

Dear Mr. Donald Kress,

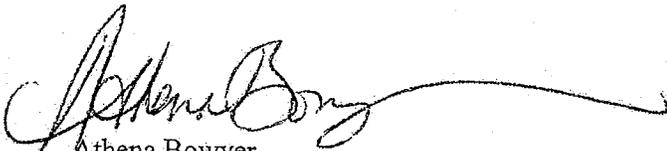
Rosamond Associates, LLC would like to request LA County Regional Planning modify tentative map approval condition no. 6 of recorded Tract Map 46543-2. Condition No. 6 requests all existing and new utility lines be placed underground. We have met with Southern California Edison staff and have concluded that this condition is not cost effective or practical for this development. This is a fully established neighborhood with surrounding existing overhead poles. Tr. 46543 is a small development with 11 single family residential lots and only 300 ft. of frontage, replacing the power poles with underground facilities would add the need to provide additional poles to tie in the connection with the existing poles. Our assigned planner, Josh Yanez, with Southern California Edison has provided a memo (attached in an email) that clarifies the ramifications of this condition.

We would like to request L.A. County Regional Planning modify tentative map approval condition no. 6 of recorded Tract Map 46543-2 to allow existing overhead power lines along the property frontage to remain above ground.

Thank you in advance for your cooperation and please feel free to contact me if you have any questions or require additional information.

Respectfully submitted,

Rosamond Associates, LLC



Athena Bowyer
Land Development Project Manager

MODIFICATION TO RECORDED MAP BURDEN OF PROOF

Pursuant to Los Angeles County Code Section 22.52.030 (G) (1) through (8), the applicant must substantiate the following facts:

(Do not repeat the statement or provide Yes/No responses. Use additional pages if necessary)

1. That there are changes in circumstances which make any or all of the conditions or the design of such a map no longer appropriate or necessary; and

Rosamond Associates LLC does not find condition No. 6 of Tr. 46543 feasible in the construction completion of this development. The cost associated with the original condition inhibits us from the build out of the site.

2. That the proposed modifications do not impose any additional burdens on the present fee owner of the property; and

There will not be any additional burdens on the present fee owner of the property, we, Rosamond Associate, LLC is the present fee owner of the property.

3. That such modifications would not alter any right, title or interest in the real property; and

The modification to the Conditions of Approval will not alter any right, title or interest in the real property. Our request is strictly pertaining to the costs associated with the conditioned overhead power lines, and our desire to keep them as is.

4. That the modifications requested result from either physical problems associated with the development of the site or technical difficulties arising which are not under the control of the developer and which make it impossible to comply with certain conditions;

The need to modify the condition is the enable us to complete the construction of the development. The existing power lines are sufficient to support the proposed dwelling units and we have gained the support from Southern California Edison on this matter.

5. That the modifications requested do not result in an increased number of dwelling units or a greater density than the recorded map;

There will be no changes in the lot count of the tract.

6. That the proposed map and the design and improvements of the proposed subdivision are consistent with applicable general and specific plans; and

Our request to modify condition no. 6 are consistent with the general plan and specific plans in accordance to this site.

7. That the site is physically suitable for the type and proposed density of the development; and

The site has an approved tentative tract map and recorded final map. Our request has no affect on the density.

8. That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems, or conflict with public easements.

The design will not cause ANY substantial environmental damage or serious public health problems whatsoever or conflict with public easements, our modification only pertains to the existing overhead power lines and our need to complete the development with them remaining as is.

Kress, Donald

From: Judy Koetter [jkoetter@verizon.net]
Sent: Tuesday, November 16, 2010 5:38 AM
To: Kress, Donald
Subject: Fwd: Notice of Public Hearing

Donald Kress Dept. of Regional Planning Re: Project No. 02-044-(5)
Cast No. TR 46543

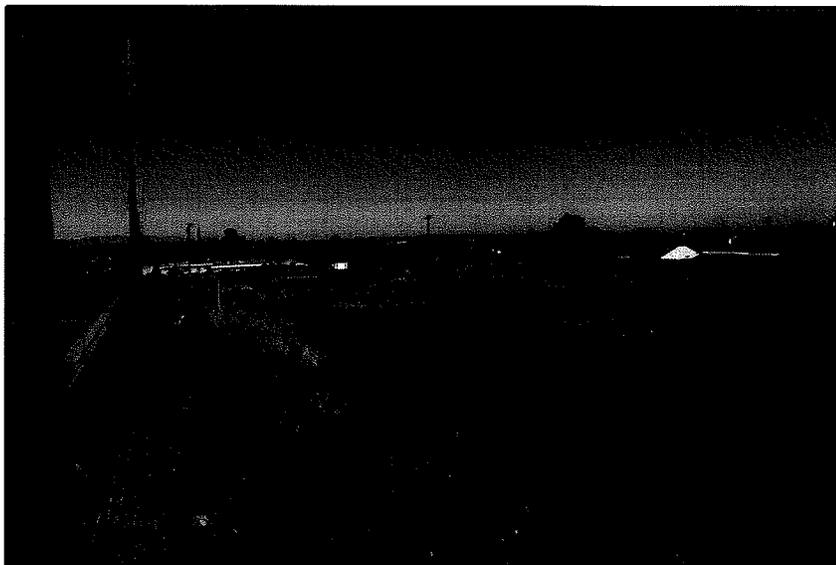
We received the Notice of Public Hearing and are unable to attend due to work commitments. We have been in contact with Supervisor Michael Antonovich, Francis Dominguez Department of Building and Safety and Brett Banks with the AQMD. Over the past several years we have had issues and concerns regarding this development which include:

1. Street surface uneven due to excavation for utility installation (had to inquire about developer's bonds to get action on resurfacing to return street to driveable condition.
2. Grading of land has leveled the development even with the back of our wall causing dirt and debris to flow onto our property. Some of the debris includes nails and potentially harmful materials that could hurt a person or pet.
3. Unfinished walls with exposed rebar protruding from top of wall.

We have endured issues with this development and would like to make sure that any future changes or modifications are done in a safe and unobtrusive manner.

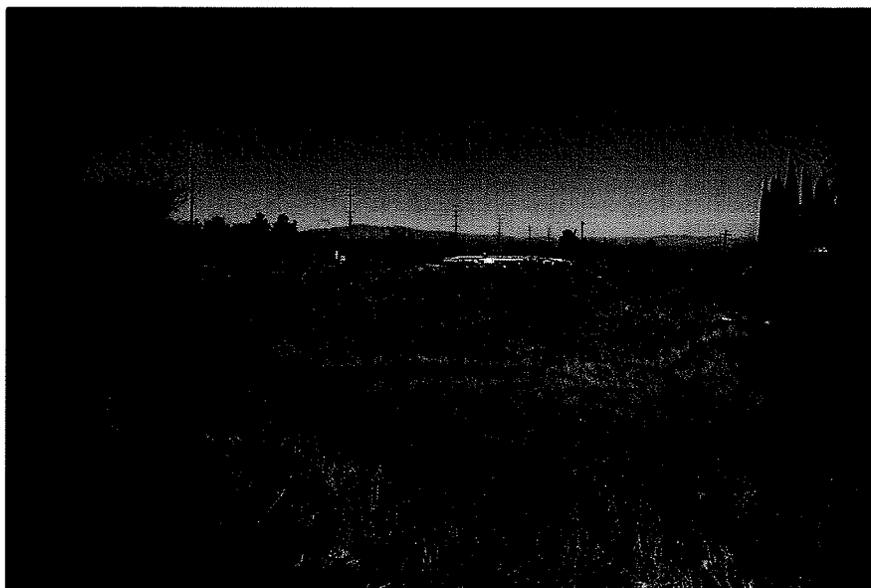
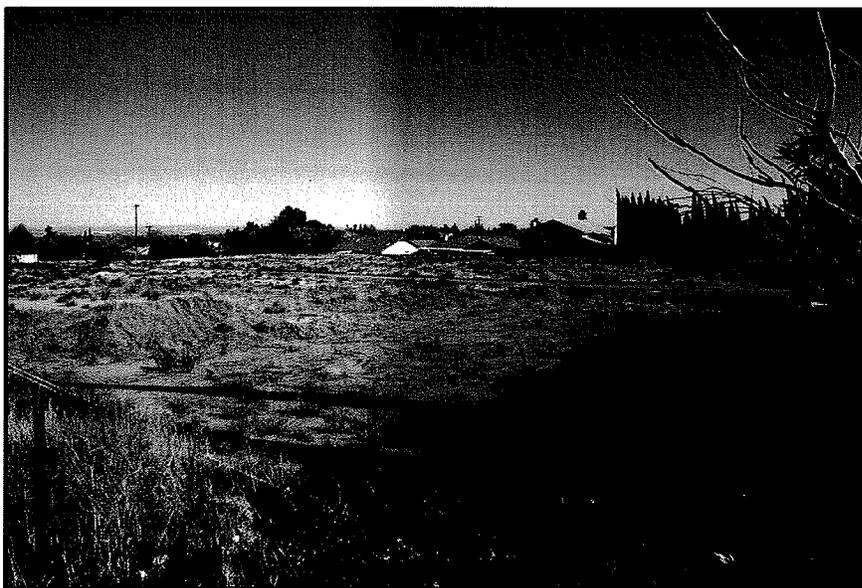
Thank You,

Judy Koetter
41729 Crispi Lane
Quartz Hill, Ca 93536
661-718-8506

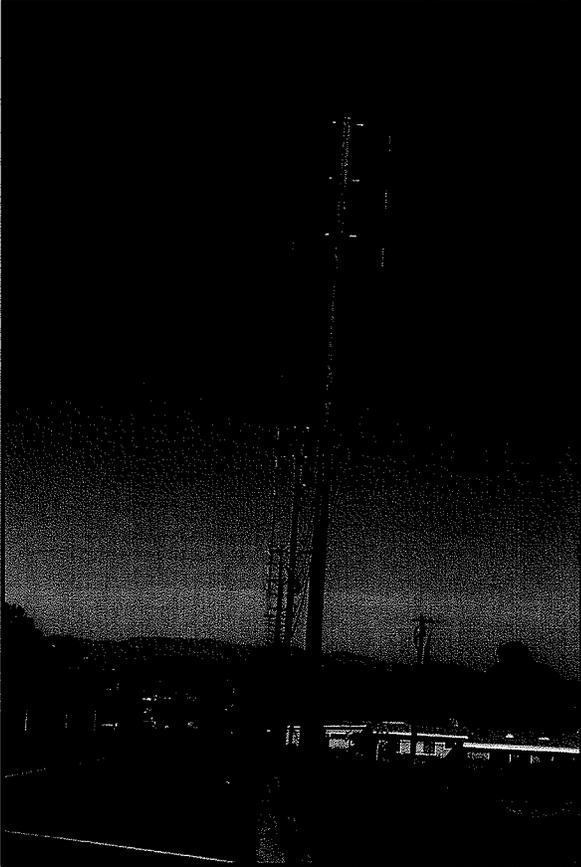


LEFT: Facing northerly along 60th Street West at the subject property.

RIGHT: Facing northeasterly across the subject property.

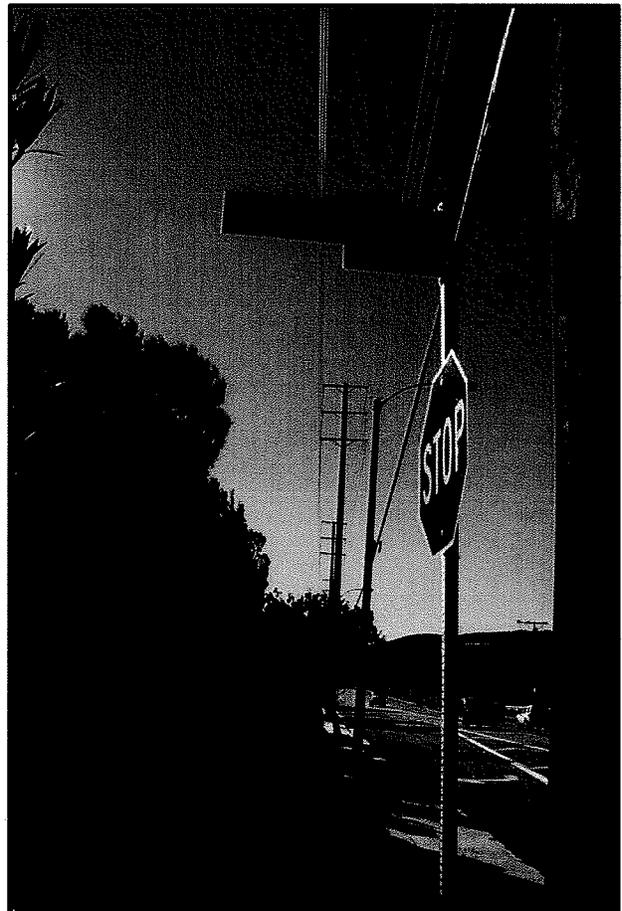


LEFT: Facing northerly across the subject property from Avenue M-6.



LEFT: Facing northerly along 60h Street West at power lines along the westerly boundary of the subject property

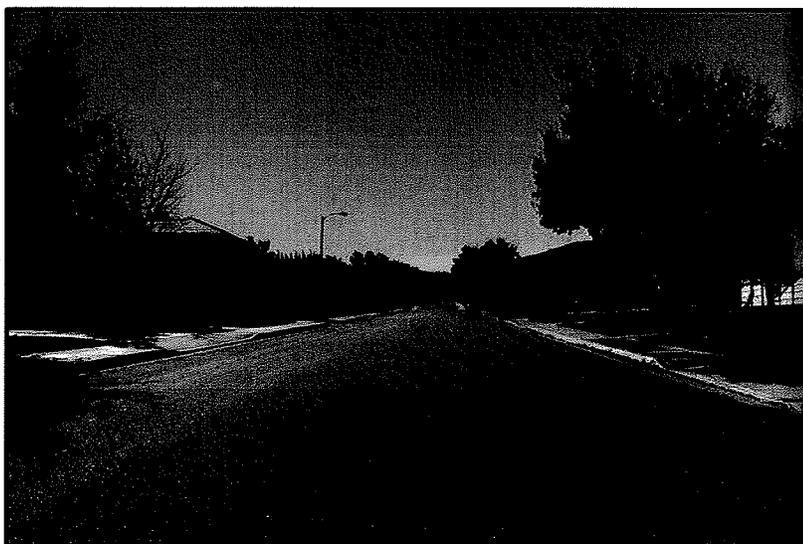
RIGHT: Facing southerly along 60th Street West at Avenue M-6, depicting power lines along 60th Street.





LEFT: Facing north along Wayland Court on the subject property. Power lines along 60th Street West (left) and Avenue M-4 (center) are proposed to remain above ground.

RIGHT: Facing west along Avenue M-4, depicting power lines along this street. The subject property is at the far end of the street on the left.



LEFT: Facing south along Crespi Lane, adjacent to the subject property to the east. Note there are no above ground power lines along this street.