



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 3, 2010

TO: Community Library Manager
Quartz Hill Library
42018 North 50th Street West
Quartz Hill, CA 93536-3509

FROM: Donald Kress *D. Kress*
Regional Planning Assistant II
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, California 90012

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

PROJECT LOCATION: Along 60th Street West between Avenue M-4 and Avenue M-6

The subject project is scheduled for a Public Hearing before the Los Angeles County Hearing Officer on December 7, 2010.

Please have the materials listed below available to the public through December 20, 2010.

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

Thank you.

- Attachments:
1. Draft factual
 2. Notice of public hearing
 3. Draft staff report
 4. Draft conditions
 5. Applicant's request for modification letter
 6. Modification to recorded map burden of proof
 7. Correspondence from Southern California Edison



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

NOTICE OF PUBLIC HEARING

Richard J. Bruckner
Director

The Los Angeles County Hearing Officer will conduct a public hearing on the following project. You will have an opportunity to testify or submit written comments.

Date and Time: Tuesday, December 7, 2010 at 9:00 a.m.

Hearing Location: Room 150, 320 West Temple Street, Los Angeles, CA 90012

Project No.: 02-044 – (5)

Case No.: Modification to Recorded Map TR 46543

Project Location: Along 60th Street West between Avenue M-4 and Avenue M-6,
Antelope Valley

Description: To eliminate Los Angeles County Department 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 shall be underground.

Environmental Determination: Staff has determined that the proposed modification is consistent with the Negative Declaration adopted for Tract Map 46543.

Add'l Info: Review case materials online at <http://planning.lacounty.gov/case> or at
Quartz Hill Library
42018 North 50th Street West
Quartz Hill CA 93536
(661) 943-2454
after November 6, 2010

Contact: Donald Kress
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
Telephone: 213-974-6433 Fax: 213-626-0434
E-mail: dkress@planning.lacounty.gov

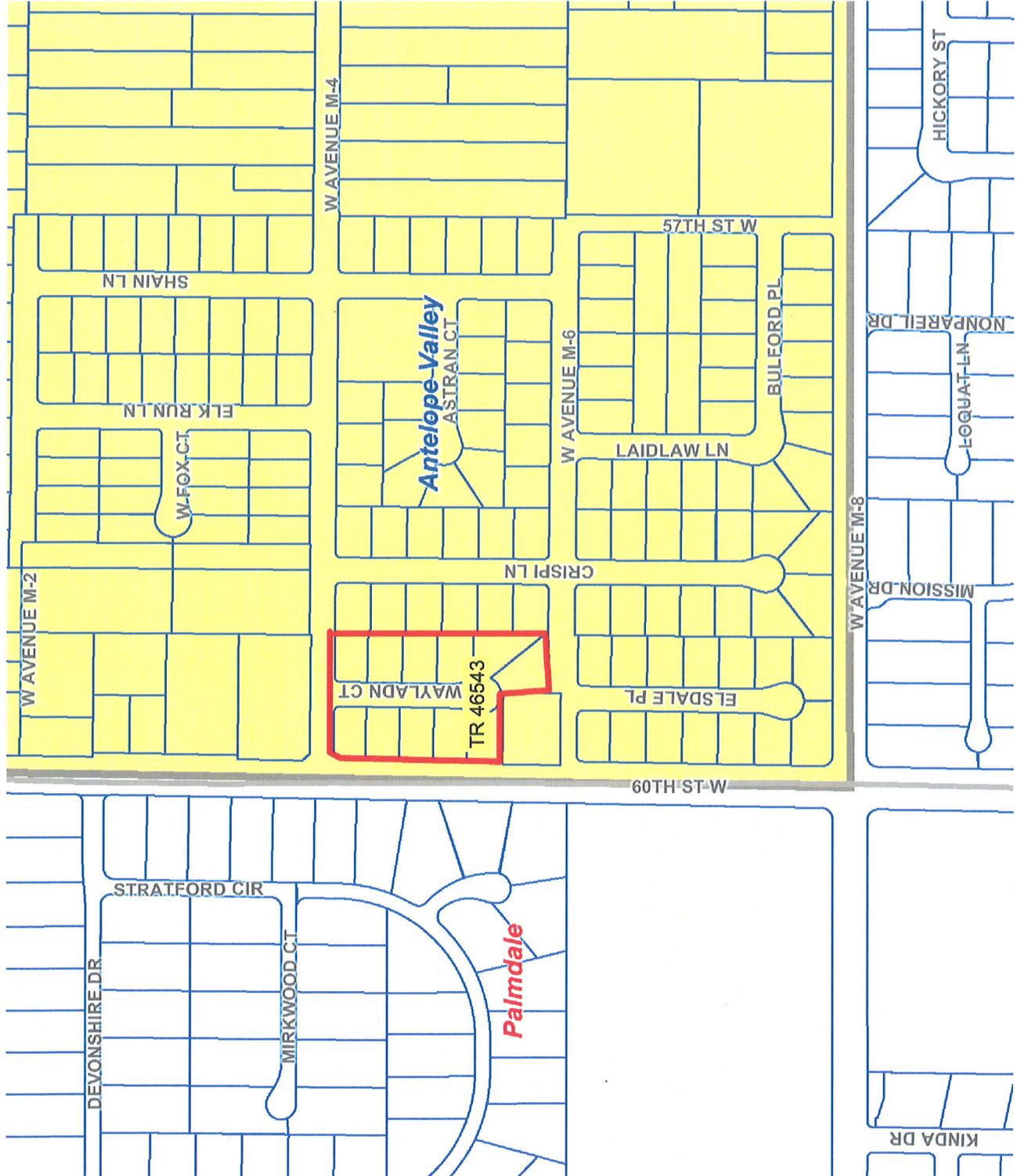
If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488 (Voice) or 213-617-2292 (TDD) at least 3 business days' notice.

Si necesita más información por favor llame al 213-974-6466.

VICINITY MAP

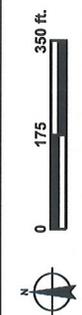
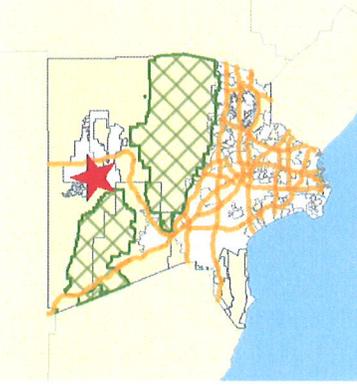
No Scale





- Legend**
- Parcel Boundary
 - Arterial Street
 - Highway
 - Freeway
 - Master Plan of Highways
 - Expressway - (E)
 - Expressway - (G)
 - Ltd. Secondary Highway - (L)
 - Ltd. Secondary Highway - (G)
 - Primary - (P)
 - Major Highway - (M)
 - Major Highway - (G)
 - Major Highway - (E)
 - Major Highway - (L)
 - Secondary Highway - (S)
 - Secondary Highway - (G)
 - Secondary Highway - (E)
 - Railroad or Rapid Transit
 - Railroad
 - Light Rail
 - Underground Rapid Transit
 - Significant Ridelines
 - Catast CSD Primary
 - Catast CSD Secondary
 - SWANA Significant
 - Census Tract (2000)
 - Session Area Book (A/B) Boy
 - Zoning Map Grid
 - USGS Quad Sheet Grid
 - Planning Grid
 - Very High Fire Hazard Severity
 - Zone
 - Community Standards District
 - CSD Area Specific Boundary
 - ESHA (Coast Only)
 - Significant Ecological Area
 - Section Line
 - Township and Range
 - National Forest
 - Question District (EQD)
 - Trinity District (TRD)
 - Selback District
 - Zoned District (ZD)
 - Supervisory District Boundary
 - Safety Related Stations (From TB)
 - Fire Station
 - Highway Patrol
 - Police Station
 - Fire Station
 - Sheriff Station
 - Inland Waterbody
 - Perennial
 - Intermittent
 - Dry
 - Zoning (Boundary)
 - Zone A-1
 - Zone A-2
 - Zone B-1
 - Zone B-2
 - Zone C-1
 - Zone C-2
 - Zone C-3
 - Zone C-4
 - Zone C-M
 - Zone CPD
 - Zone C-R
 - Zone C-T
 - Zone IT-2
 - Zone M-1
 - Zone M-1.5
 - Zone M-2
 - Zone M-3
 - Zone MPD
 - Zone O-S
 - Zone O-S
 - Zone O-S
 - Zone R-1
 - Zone R-2
 - Zone R-3
 - Zone R-4
 - Zone R-4A
 - Zone RPD
 - Zone SR-D
 - Zone W
 - Land Use Policy (Not in Comm / Area Plan)
 - 1 - Low Density Residential (1 to 6 du/ac)
 - 2 - Low/Medium Density Residential (7 to 12 du/ac)
 - 3 - Medium Density Residential (12 to 22 du/ac)
 - 4 - High Density Residential (22 or more du/ac)
 - C-2 - Medium Density Residential
 - I - Major Industrial
 - O - Open Space
 - P - Public and Semi-Public
 - R - Residential
 - RC - Rural Communities
 - R - Non-Urban
 - TB - Transportation Corridor

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend" on the top left side of screen.





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 MAP
 NO. 46543**

HO MEETING DATE December 7, 2010	CONTINUE TO
AGENDA ITEM	
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 Map: To eliminate Los Angeles County Department 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 shall 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 NOTE: This street name is incorrectly spelled as "Wayladn" on the final map.	COMMUNITY Antelope Valley
SIZE Approx. 3.98 acres	EXISTING ZONING A-1-0,000 (Light Agricultural—10,000 Square Feet Minimum Required Lot Area)
EXISTING LAND USE Single-Family Residences	SHAPE Rectangular
	TOPOGRAPHY Flat

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 46543.

DESCRIPTION
 TR 46543 is a subdivision of 11 single-family lots on 3.18 acres. Access to the lots is from Wayland Court, a 58-foot wide dedicated public street. 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. No change in the density, lot layout or location of streets is proposed.

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.

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* (O) (F)	PETITIONS (O) (F)	LETTERS (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
DRAFT STAFF ANALYSIS
DECEMBER 7, 2010 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, Rosamond Associates, LLC, requests a modification to recorded Tract Map No. 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. 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 modification is consistent with the Negative Declaration adopted for Tract Map 46543.

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 irregular in shape with level terrain. The project site is developed with 11 single-family residences.

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 Map: The applicant requests approval of the modification to recorded Tract Map No. 46543-2 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 residences.

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 ("AVAP"), 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 AVAP contains policies that support its goals for orderly development of the Antelope Valley, including the location of utility lines.

Applicable AVAP Provisions

The following are selected applicable AVAP goals and policies:

- 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)
- Maintain a long-range program for the underground relocation of overhead power distribution facilities, telephone lines and other utility services in the area. (Policy Statement No. 66, p. V-9)

According to Public Works, there is not, at this time, a long-range program for the underground relocation of overhead power distribution facilities.

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

Underlying Tract Map 46543 received a Negative Declaration. Staff has determined that the proposed modification does not create any significant effects on the environment and so is consistent with the Negative Declaration.

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 required to be 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 no public comment at this time.

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. Undergrounding the existing overhead electrical utility lines would still require the presence of three above-ground poles along the property frontage, as indicated in the e-mail from Joshua Yanez of the utility operator, Southern California Edison ("SCE") to Andy Narag of Public Works dated April 6, 2010 (attached). In staff's phone conversation with Mr. Yanez of October 20, 2010, Mr. Yanez stated that undergrounding the 66 kilovolt electrical transmission lines along 60th Street would be very expensive, and would take years to complete.

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 AVAP encourages the undergrounding of new power distribution networks. Staff recommends a revised condition which requires that new electrical utility lines serving the subdivision shall be underground. It is the policy of the AVAP that electrical transmission lines should be located underground where feasible. Staff has reviewed information from the utility operator, 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.

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.

The original project 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 modification of the condition regarding the utility lines to allow existing above-ground lines to remain above-ground but to require new utility lines serving the subdivision to be underground, will not have a significant effect on the environment.

STAFF RECOMMENDATION

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

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 modified Public Works conditions
Modification to recorded map burden of proof
Applicant's request for modification letter

ACB:dck
11/3/2010

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.

 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

5823 Rickenbacker Road
Commerce, California 90040

RP. Ramon

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

- Checkboxes for fire hydrant requirements, including flow rates, installation, and testing.

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.

By Inspector Juan C. Padilla Date July 6, 2010

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



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

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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.

A handwritten signature in black ink, appearing to read "Ken Habaradas".

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.

Athena Bowyer

From: Mohammad Kashani [mbk@tandishomes.com]
Sent: Tuesday, June 15, 2010 10:46 AM
To: 'Athena Bowyer'
Subject: FW: 60th St. West & Avenue M-4- Rule 20

Please print SCE and attached it to the package see below

From: Jim Morrow [mailto:jim@morrowngmt.com]
Sent: Tuesday, April 06, 2010 2:15 PM
To: Mohammad Kashani
Subject: FW: 60th St. West & Avenue M-4- Rule 20

FYI

Jim Morrow
Morrow Management
915-K Calle Amanecer
San Clemente, CA 92673
949/218-8500 (O)
949/218-8585 (F)
951/751-4749 (C)

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From: Joshua.Yanez@sce.com [mailto:Joshua.Yanez@sce.com]
Sent: Tuesday, April 06, 2010 1:38 PM
To: anarag@dpw.lacounty.gov
Subject: 60th St. West & Avenue M-4- Rule 20

Andy,

Per our conversation, I am emailing you to confirm the design that Edison would need to construct in regards to the Rule 20 located at 60th St. West and Avenue M-4. This design would eliminate the three poles that are in front of the tract but also involve the placement of two new poles at east end of the tract and one pole on the west end. Thus, we would eliminate three poles but we would also need to install three new poles.

If you have any questions regarding this design just let me know.

Thanks!

Joshua Yanez
Southern California Edison
Construction /Material Coordinator 2
New Development Project Planning
Valencia S/C