

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

December 4, 2018

Honorable Members:

C.D. No. 12

SUBJECT:

Final Map of Tract No. 50505

RECOMMENDATIONS:

Approve the final map of Tract No. 50505, located at 20700 Sesnon Boulevard westerly of Mason Avenue and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$ 10,000.00 for the processing of this final tract map pursuant to Section 19.02(A) (2) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

1. Map of Tract No. 50505.
2. Unnumbered file for Tract No. 50505.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The Advisory Agency conditionally approved the vesting tentative map of Tract No. 50505 on February 11, 1994 for a maximum 220-lot single family development. The tentative map was subsequently modified to a maximum 309 single-family lots including 40 horse-keeping lots and 7 common area lots (two water quality basin lots, one debris lot, and four slope/trail lots).

The Advisory Agency has determined that this project will not need additional environmental clearance and found that EIR 88-0026(SP)(ZC)(PA) which was approved by the City Council on July 10, 1990, for the Porter Ranch Specific Plan area adequately addresses the potential impacts. In its approval action the Advisory Agency certified that it has reviewed and considered the information contained in the EIR and adopted a Statement of Overriding Considerations.

The conditions of approval for the tract map have been fulfilled and pursuant to Section 9.G of the Porter Ranch Specific Plan, “The Applicant shall fully develop, in accordance with a plan approved by the Los Angeles City Board of Recreation and Parks Commissioners, the approximately 50-acre park provided to the City of Los Angeles north of Subarea E in the Single-Family Area, as shown on the map in Section 1 of this Specific Plan. The Applicant is not required to expend for improvement to the park more than the amount that the Applicant would otherwise be required to pay as fees under the Quimby Act for recordation of residential subdivisions within the Specific Plan area.” Transmitted Subdivision Improvement Agreement and Contract with attached security documents guarantees construction of the required improvements. Upon approval by the Council, the final map will be transmitted to the County Engineer for filing with the County Recorder.

The expiration date of the tentative map approval is December 30, 2019.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

Porter Ranch Development Co.
11280 Corbin Avenue
Porter Ranch, CA 91326

Surveyor

Robert L. Wheeler IV
Hunsaker & Associates Irvine, Inc.
3 Hughes
Irvine, CA 92618

Report prepared by:
Land Development and GIS Division

Respectfully submitted,

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Land Development and GIS Division
Bureau of Engineering

EY/ms
Q:Tr. 50505