

APPROVED
11-16-2016

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 16-232

DATE November 16, 2016

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORTH SAN FERNANDO ROAD PARK – FINAL AUTHORIZATION TO ACCEPT DONATION OF PARCELS FOR PARK PURPOSES; APPROVAL OF FINAL LANDSCAPE DESIGN PLAN; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

AP Diaz	_____	V. Israel	_____
<i>for</i> R. Barajas	<u><i>CSD</i></u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____

_____ *[Signature]*
General Manager

Approved ✓

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

- 1 Adopt the proposed Resolution, herein included as Attachment 1, authorizing the acceptance of the donation of six (6) vacant property parcels in fee title via Grant Deed, contingent on the clearance of all environmental conditions, review of title and approval for acquisition by the Department of General Services (GSD), for the conveyance of approximately 10,278 square feet or .24 acres, located near the corner of North San Fernando Road, and Astoria Street;
- 2 Authorize the Board Secretary to execute the escrow instructions and Grant Deed for the subject property, as approved by GSD and by the City Attorney's Office;
- 3 Authorize and request GSD to acquire and process the conveyance of the donation for parcels LOTS 52 THROUGH 57 INCLUSIVE OF PROPOSED TRACT MAP NO. 68157 to the Department of Recreation and Parks (RAP) as identified in proposed TRACT MAP NO. 68157; and as described in conditions of approval for Tentative TRACT MAP 68157;
- 4 Condition the conveyance and acceptance of approximately 10,278 square feet or .24 acres of vacant property located at the approximate location of 12385 North San Fernando Road near the corner of North San Fernando Road, and Astoria Street contingent upon the following prior conditions and actions taking place:
 - A. A signed Grant Deed will be delivered by the property owner to the City, which will be executed and recorded upon completion of the required park improvements per the newly revised conditions of the tentative Tract Map No. 68157 (Attachment B)

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(the donation parcels) for the acceptance of the approximately 10,278 square feet or .24 acres for the purpose of creating a new neighborhood park;

- B. GSD will have completed the title review and all preliminary work and due diligence of said property;
 - C. Completion of all the necessary environmental, zoning, and any other approvals necessary for the acquisition of said property; and,
 - D. Subdivider shall provide six (6) improved open space lots graded, landscaped with utility connections/abutments and gated and fenced to the satisfaction of RAP Planning, Construction and Maintenance staff.
- 5 Approve the final Phase I Design Plan (approved by staff) for the North San Fernando Road Park, as described in the Summary of this Report and shown on Attachment A (For Reference Only).

SUMMARY

As part of the Tract Map Development Project (Project), RAP proposes to accept the donation of six lots and develop approximately 10,278 square feet or .24 acres of the 6 (six) vacant lots located at 12385 North San Fernando Road near the corner of North San Fernando Road, and Astoria Street in the Community Plan Area of Sylmar in the City of Los Angeles. The Project site was identified by the Office of Council District Seven of the City of Los Angeles as an opportunity develop and provide open space/park amenities as part of a Tract Development that will serve the proposed development of new homes and surrounding areas. An estimated 1,986 residents live within a one-half mile walking distance of the proposed new park.

The park project portion of the Development of Tract Map No. 68157, is proposed to be developed in two phases. Phase I development of the park portion will be undertaken by the subdivider as approved by RAP staff. The larger Tract map development will consist of a development of 90 lot subdivision consisting of 84 single family detached homes. The housing development is located adjacent to Berg Street, El Dorado Avenue to west and San Fernando Road to the north. It is envisioned that the housing development and surrounding community will have the use of a RAP developed park centered in the north east portion of the development, facing North San Fernando Road made up of six donated vacant lots that eventually will be developed into a park by the RAP. The donated lots that will become the Park Project is proposed to be developed in two phases on the portion of the development tract site that is currently vacant but will be graded, landscaped, with utility connections/abutments and gated and fenced to the satisfaction of RAP Planning, Construction and Maintenance staff by the Tract Map sub-divider as part of the conditions of approval for the TRACT MAP NO. 68157. A map and rendering of the Project site as visual aid and for reference only is shown as Attachment A2.

In order to enable RAP to accept and develop the vacant lots for use as a park as part of the park development project, the property owner or subdivider will secure all permits needed as part of its conditions of approval in order to provide the components of the Phase I obligations. All costs

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related to the Phase I improvements or landscape improvements will be incurred by property owner and it is anticipated that it will take several months to complete. Once the Landscape improvements are complete, and the tentative tract map has been approved, the property owner has agreed to transfer the vacant lots (LOTS 52 THROUGH 57 INCLUSIVE OF PROPOSED TRACT NO. 68157) to RAP for no consideration.

Final Landscape Design

The Project will be constructed in two Phases. Phase I construction will be provided by Subdivider and Phase II construction will be provided by RAP.

Phase I – Subdivider

Subdivider shall provide six (6) improved open space lots graded, landscaped, with utility connections/abutments and gated and fenced to the satisfaction of RAP Planning, Construction and Maintenance staff.

Phase II – RAP

The final completed park design or conceptual design and its construction will be the responsibility of RAP. The public park will include playground areas with resilient surfacing, a walking path, fencing and landscaping, and typical park amenities including benches, trash receptacles, and lighting trees and shaded areas .

FUNDS

Quimby funds will be used to develop park along with undetermined RAP funds.

NEEDS ASSESSMENT

The proposed property donation to RAP to be known as the North San Fernando Road Park property will provide a neighborhood park/open space in an area where City residents do not have sufficient access to improved open or green spaces or neighborhood parks. An estimated 1,986 residents live within a one-half mile walking distance of the existing donation parcels. Of those 1,986 residents, 1,400 residents do not have access to any improved green, open spaces or neighborhood parks within a one-half mile walking distance of their homes. An undetermined number of future residents including families will also be served once the homes are occupied.

TREES AND SHADE

North San Fernando Road Park will be developed as an open space park. The final design of the Park will be completed by RAP's Planning, Construction and Maintenance staff at a later time taking into consideration community input and RAP park standards with design amenities addressing tree and shade amenities.

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ENVIRONMENTAL IMPACT STATEMENT

A Phase I Environmental Site Assessment (ESA) was prepared in April 2012 for the parcel proposed to be dedicated for park purposes in accordance with the standards for All Appropriate Inquiries. The Report concluded that there were no recognized environmental conditions or controlled recognized environmental conditions on or near the parcel. An updated Phase I ESA will be prepared to determine if any new environmental conditions have occurred since 2012.

RAP's staff has determined that the subject project has been previously evaluated for potential environmental effects and was determined to be exempt from the California Environmental Quality Act (CEQA). A Notice of Exemption was filed with the Los Angeles County Clerk on June 20, 2013. The current Board action is consistent with the existing CEQA exemption and the project will not result in any additional environmental impacts. No additional CEQA documentation is required pending the results of the updated Phase I ESA.

FISCAL IMPACT STATEMENT

The acceptance of the donation parcels and approval and execution of the final plans for the landscaping project will not have any impact on the RAP's General Fund.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby funding and other RAP funding.

Maintenance funds for the new park will be requested as part of the RAP's General Fund. This request will include part time staff, materials and supplies and would provide maintenance seven days a week, year round.

This Report was prepared by John Barraza, Management Analyst II, Planning, Construction, and Maintenance Branch.

LIST OF ATTACHMENTS

- 1) Proposed Resolution
- 2) Phase I Design Plan for North San Fernando Park
- 3) Track Map

RESOLUTION NO. _____

WHEREAS, the Department of Recreation and Parks (RAP) wishes to accept 6 vacant lots as part of the conditions of approval for the TRACT MAP NO. 68157 and identified as LOTS 52 THROUGH 57 as identified in Attachment A, the "donation parcels"; and,

WHEREAS, the Subdivider/ Developer/owner has offered to landscape to the satisfaction of RAP and donate the donation Parcels to RAP; and,

WHEREAS, Subdivider shall provide 6 improved open space lots graded, landscaped, with utility connections/abutments and gated and fenced to the satisfaction of RAP Planning, Construction and Maintenance staff; and,

WHEREAS, RAP has secured Quimby funding for the development, and construction of the new park; and,

WHEREAS, RAP's Planning and Construction staff will submit the completed project to the Board for final approval and acceptance; and,

WHEREAS, RAP's staff recommends that the Board accepts the donation parcels for park purposes and dedicate it as park property in perpetuity, to be known until formally named as the "North San Fernando Road Park "; and,

WHEREAS, the community will benefit from the development of the site into a park for public recreational use; and,

WHEREAS, the Park Project development will include playground areas with resilient surfacing, a walking path, fencing and landscaping, and typical park amenities including benches, trash receptacles, trees, shade areas and lighting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Recreation and Park Commissioners' (Board) that the Department of General Services (GSD) be requested by RAP staff to complete the conveyance of a privately owned parcels of approximately 10,278 square feet or .24 acres) of vacant property located at 12385 North San Fernando Road near the corner of North San Fernando Road, and Astoria Street, (the donation parcels) in the Community Plan Area of Sylmar of the City which are to be acquired in accordance with the provisions of Charter Section 594 (a) and (b), and per the intended City Council recommended actions under Council File No. 14-1501 and,

BE IT FURTHER RESOLVED, that RAP environmental staff file a Notice of Exemption with the Los Angeles County Clerk within five (5) days of the Board's approval of this Resolution; and,

BE IT FURTHER RESOLVED, the conveyance and acceptance of the donation parcel be conditioned on the conditions listed below:

- A. A signed Grant Deed will be delivered by the property owner to the City, which will be executed and recorded upon completion of the required park improvements per the newly revised conditions of the tentative Tract Map No. 68157 (the donation parcels) for the acceptance of the approximately 10,278 square feet or .27 acres for the purpose of creating a new neighborhood park;

ATTACHMENT 1

- B. GSD will have completed the title review and all preliminary work and due diligence of said property;
- C. Completion of all the necessary environmental, zoning, and any other approvals necessary for the acquisition of said property; and,
- D. Subdivider shall provide six (6) improved open space lots graded, landscaped with utility connections/abutments and gated and fenced to the satisfaction of RAP Planning, Construction and Maintenance staff.

BE IT FURTHER RESOLVED that the Board Secretary is authorized to execute the escrow instructions and grant deed for the subject donation property parcel, which is to be set apart and dedicated as park property in perpetuity, to be known until formally named as the "NORTH SAN FERNANDO ROAD PARK".

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of a Resolution adopted by the Board of Recreation and Park Commissioners of the City of Los Angeles at its meeting held on _____, 20____ (Board Report No. _____).

ARMANDO X. BENCOMO, Board Secretary

Resolution No. _____

SCALE: 1"=30'
SCALE: 1"=40'
SCALE: 1"=60'

SHEET 1 OF 5 SHEETS

TRACT NO. 68157

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSES

BEING A SUBDIVISION OF A PORTION OF SECTION 33,
TOWNSHIP 3 NORTH, RANGE 15 WEST, RANCHO EX MISSION
DE SAN FERNANDO, PER MAP RECORDED IN BOOK 1 PAGES
605 AND 606 OF PATENTS, RECORDS OF LOS ANGELES COUNTY.

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AND WE HEREBY DEDICATE EASEMENTS TO THE CITY OF LOS ANGELES FOR PURPOSES OF STREETS, HIGHWAYS AND OTHER PUBLIC RIGHT-OF-WAYS, SHOWN ON SAID MAP WITHIN SAID BOUNDARY, AND WE HEREBY GRANT AND DEDICATE TO THE CITY OF LOS ANGELES, AN EASEMENT FOR PUBLIC UTILITY PURPOSES AND EMERGENCY ACCESS OVER THE STRIPS OF LAND DESIGNATED ON SAID MAP, AND WE HEREBY DEDICATE LOTS 52 THROUGH 57, INCLUSIVE SHOWN ON SAID MAP WITHIN SAID SUBDIVISION IN FEE SIMPLE TO THE DEPARTMENT OF RECREATION AND PARKS OF THE CITY OF LOS ANGELES.

SAN FERNANDO HOMES CORP, A CALIFORNIA CORPORATION (OWNER)

SHARON EVENHAM, PRESIDENT

NOTARY ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON _____ BEFORE ME _____
NOTARY PUBLIC, PERSONALLY APPEARED _____

PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____
NAME OF NOTARY _____
COUNTY IN WHICH COMMISSIONED _____
DATE COMMISSION EXPIRES _____
COMMISSION NUMBER _____

LOS ANGELES COUNTY CERTIFICATION AND SEALS:

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66462 AND 66463 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY _____ DATE _____
DEPUTY

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 68157 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY _____ DATE _____
DEPUTY

ENGINEERS STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SHARON EVENHAM ON FEBRUARY 28, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 6 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED.

ROBERT K. KAMEOKA R.C.E. NO. 15429 DATE _____



BASIS OF BEARINGS:

THE BEARING N47°28'48"W OF THE CENTERLINE OF SAN FERNANDO ROAD AS SHOWN ON THE MAP OF TRACT NO. 26132 AS FILED IN BOOK 1132, PAGES 71 AND 72 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

NOTE:

THIS MAP IS BEING RECORDED AS A SMALL LOT SUBDIVISION PER ORDINANCE NO. 176354.

SIGNATURE OMISSIONS:

THE SIGNATURE(S) OF FRED BORUFF AND KATE BORUFF, HUSBAND AND WIFE, OWNERS OF AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES, PER DEED RECORDED MAY 15, 1912 IN BOOK 4971 PAGE 187 OF DEEDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i)-(ii) OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT REOPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

THE SIGNATURE(S) OF QWEST COMMUNICATIONS INTERNATIONAL INC, QWEST COMMUNICATIONS CORPORATION NOW KNOWN AS QWEST COMMUNICATIONS COMPANY, LLC AND THEIR SUCCESSORS OR ASSIGNEES, OWNERS OF AN EASEMENT FOR UTILITIES PER DEED RECORDED FEBRUARY 13, 2014 AS INSTRUMENT NO. 20140157868, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i)-(ii) OF THE SUBDIVISION MAP ACT; ITS INTEREST IS SUCH THAT IT CANNOT REOPEN INTO A FEE TITLE AND SAID SIGNATURE ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

THE SIGNATURE(S) OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, OWNERS OF AN EASEMENT FOR TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATIONS PER DEED RECORDED JANUARY 29, 2016 AS INSTRUMENT NO. 20160107091 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i)-(ii) OF THE SUBDIVISION MAP ACT; ITS INTEREST IS SUCH THAT IT CANNOT REOPEN INTO A FEE TITLE AND SAID SIGNATURE(S) ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

NOTE: THE LOCATION OF THE EASEMENT IS BLANKET IN NATURE.

THE SIGNATURE(S) OF GENERAL PETROLEUM CORPORATION OF CALIFORNIA, OWNERS OF MINERALS, PETROLEUM, OIL, ASPHALTUM AND GAS AND OTHER HYDROCARBON SUBSTANCES PER DEED RECORDED MARCH 1, 1945 IN BOOK 21751 PAGE 52 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(C) OF THE SUBDIVISION MAP ACT INASMUCH AS SAID SIGNATURE(S) ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

<p>NOTIFICATION OF STREET LIGHTING MAINTENANCE ASSESSMENTS</p> <p>NOTICE IS HEREBY GIVEN THAT ASSESSMENTS MAY BE DUE FOR THE COSTS OF MAINTENANCE AND ENERGY FOR ANY STREET LIGHTING FACILITIES INSTALLED WITH THIS SUBDIVISION. THE INITIAL BILLING MAY BE FOR A PERIOD OF UP TO THREE YEARS WITH SUBSEQUENT BILLING ANNUALLY. FOR FURTHER INFORMATION CALL THE BUREAU OF STREET LIGHTING AT (313) 847-1500.</p>	<p>CERTIFICATE OF COMPLIANCE</p> <p>I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT THIS SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREON, THAT ALL PROVISIONS OF DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE, STATE OF CALIFORNIA, MAP OF ALL LOCAL ORDINANCES APPLICABLE IN EFFECT AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.</p> <p>DATE: _____</p> <p>CITY ENGINEER _____</p>
<p>CERTIFICATE OF SPECIAL ASSESSMENT</p> <p>I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE CITY ENGINEER OF THE CITY OF LOS ANGELES NONE OF THE LINES OF LOTS OR PARCELS OF THE SUBDIVISION SHOWN ON THIS SUBDIVISION MAP WILL BE SAID ANY LAND SUBJECT TO ANY SPECIAL ASSESSMENT WHICH MAY BE PAID IN FULL.</p> <p>DATE: _____ 20__</p> <p>CITY ENGINEER _____</p>	<p>I HEREBY CERTIFY THAT I AM Satisfied THAT THIS MAP IS TECHNICALLY CORRECT.</p> <p>DATE: _____ 20__</p> <p>ENGINEER OF SURVEY _____</p>

<p>CERTIFICATE OF TITLE</p> <p>I HEREBY CERTIFY THAT THERE IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA A STATEMENT MADE BY THE FIRST AMERICAN TITLE COMPANY OF SAID CITY ORDER NO. 1860-48836 DATED _____ CERTIFYING THAT IT APPEARS FROM THE RECORDS OF SAID CITY AND COUNTY THAT SAN FERNANDO HOMES CORP. ARE THE ONLY PERSONS WHOSE CONSENT IS REQUIRED FOR THE RECORDING OF THIS MAP BY LAW.</p> <p>DATE: _____ 20__</p> <p>CITY ENGINEER _____</p>	<p>CERTIFICATE OF ACCEPTANCE</p> <p>I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF LOS ANGELES APPROVED THIS MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL OTHERS OF WHOM SHOULD BE REQUIRED UNLESS OTHERWISE NOTICED, EXCEPT THOSE LABELED THEREON AS BEING SUBJECT TO ANY ALLEY OR FUTURE EASEMENT PROVIDED THAT NOTHING HEREON CONTAINED SHALL BE CONSTRUED AS AN ACCEPTANCE OF ANY IMPROVEMENTS MADE IN OR UPON ANY STREET, ALLEY OR EASEMENT SHOWN ON THIS MAP.</p> <p>DATE: _____ 20__</p> <p>CITY CLERK _____</p> <p>BY _____ DEPUTY</p>
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SCALE: 1"=60'

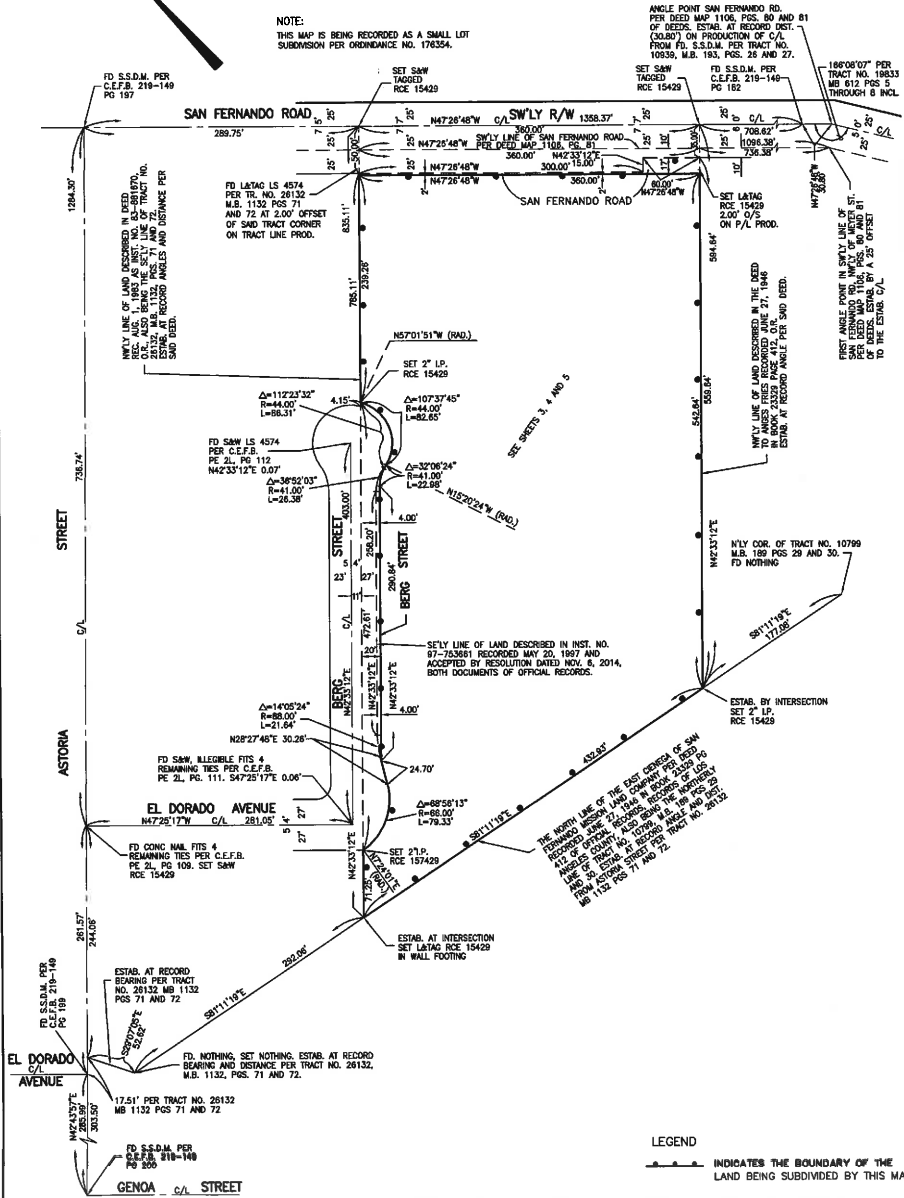
SHEET 2 OF 5 SHEETS

TRACT NO. 68157

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

BOUNDARY ESTABLISHMENT SHEET

NOTE:
THIS MAP IS BEING RECORDED AS A SMALL LOT
SUBMISSION PER ORDINANCE NO. 176354.



SCALE: 1"=30'

SHEET 3 OF 5 SHEETS

TRACT NO. 68157

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

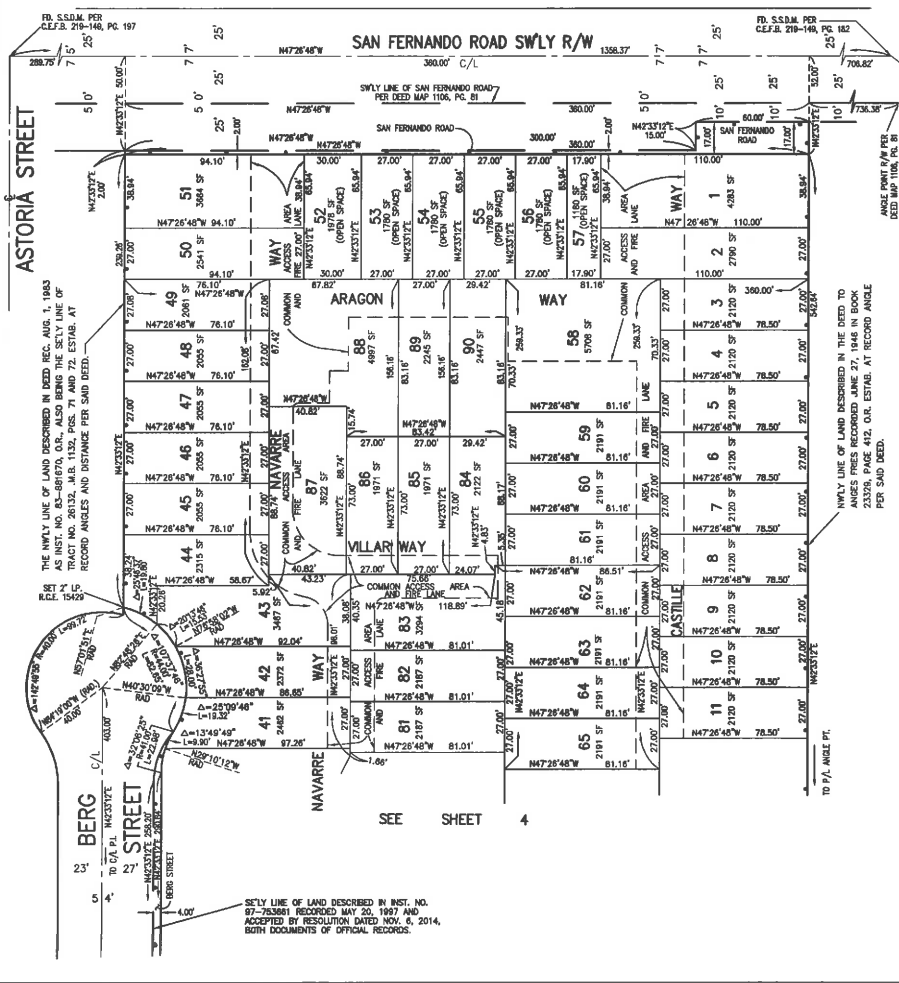


LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

NOTES:

1. THIS MAP IS BEING RECORDED AS A SMALL LOT SUBDIVISION PER ORDINANCE NO. 176354.
2. THE NAMING OF THE COMMON ACCESS AND FIRE LANE HEREIN IS FOR IDENTIFICATION PURPOSES ONLY AND IS NOT TO BE CONTROLLED AS EITHER A PUBLIC OR AN APPROVED PRIVATE STREET.



THE NWLY LINE OF LAND DESCRIBED IN DEED REC. AUG. 1, 1983 AS INST. NO. 83-88187A, O.R., ALSO BEING THE SELY LINE OF TRACT NO. 26132, M.B. 1132, PGS. 71 AND 72, ESTAB. AT RECORDED ANGLES AND DISTANCE PER SAID DEED.

SELY LINE OF LAND DESCRIBED IN INST. NO. 87-75868 RECORDED MAY 23, 1987 AND ACCEPTED BY RESOLUTION DATED NOV. 6, 2014, BOTH DOCUMENTS OF OFFICIAL RECORDS.

NWLY LINE OF LAND DESCRIBED IN THE DEED TO ANGUS FRIS RECORDED JUNE 27, 1946 IN BOOK 271, PAGE 147, O.R. ESTAB. AT RECORD ANGLE PER SAID DEED.

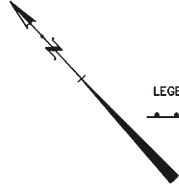
SEE SHEET 4

SCALE: 1"=30'

TRACT NO. 68157

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

SHEET 4 OF 5 SHEETS

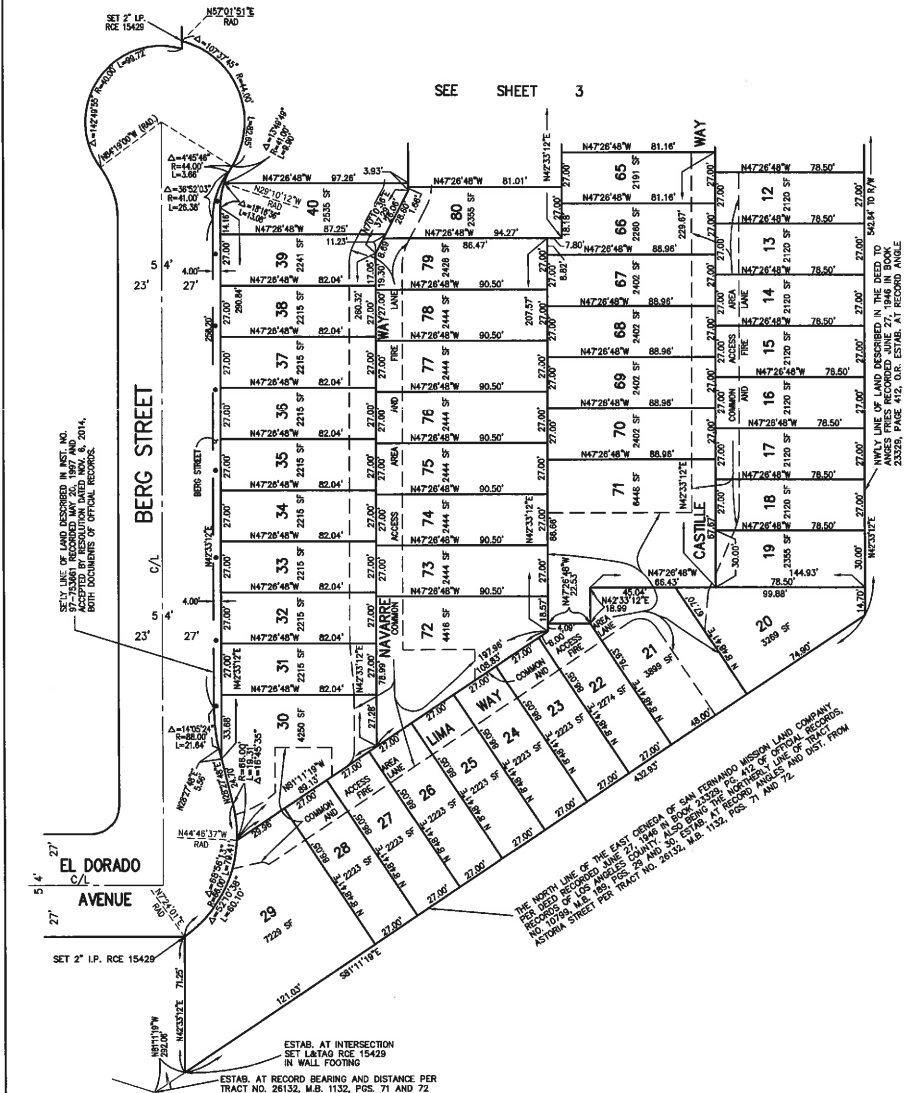


LEGEND

--- INDICATES THE BOUNDARY OF THE
LAND BEING SUBDIVIDED BY THIS MAP

NOTES:

1. THIS MAP IS BEING RECORDED AS A SMALL LOT SUBDIVISION PER ORDINANCE NO. 176354.
2. THE NAMING OF THE COMMON ACCESS AND FIRE LANE HEREON IS FOR IDENTIFICATION PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS EITHER A PUBLIC OR AN APPROVED PRIVATE STREET.

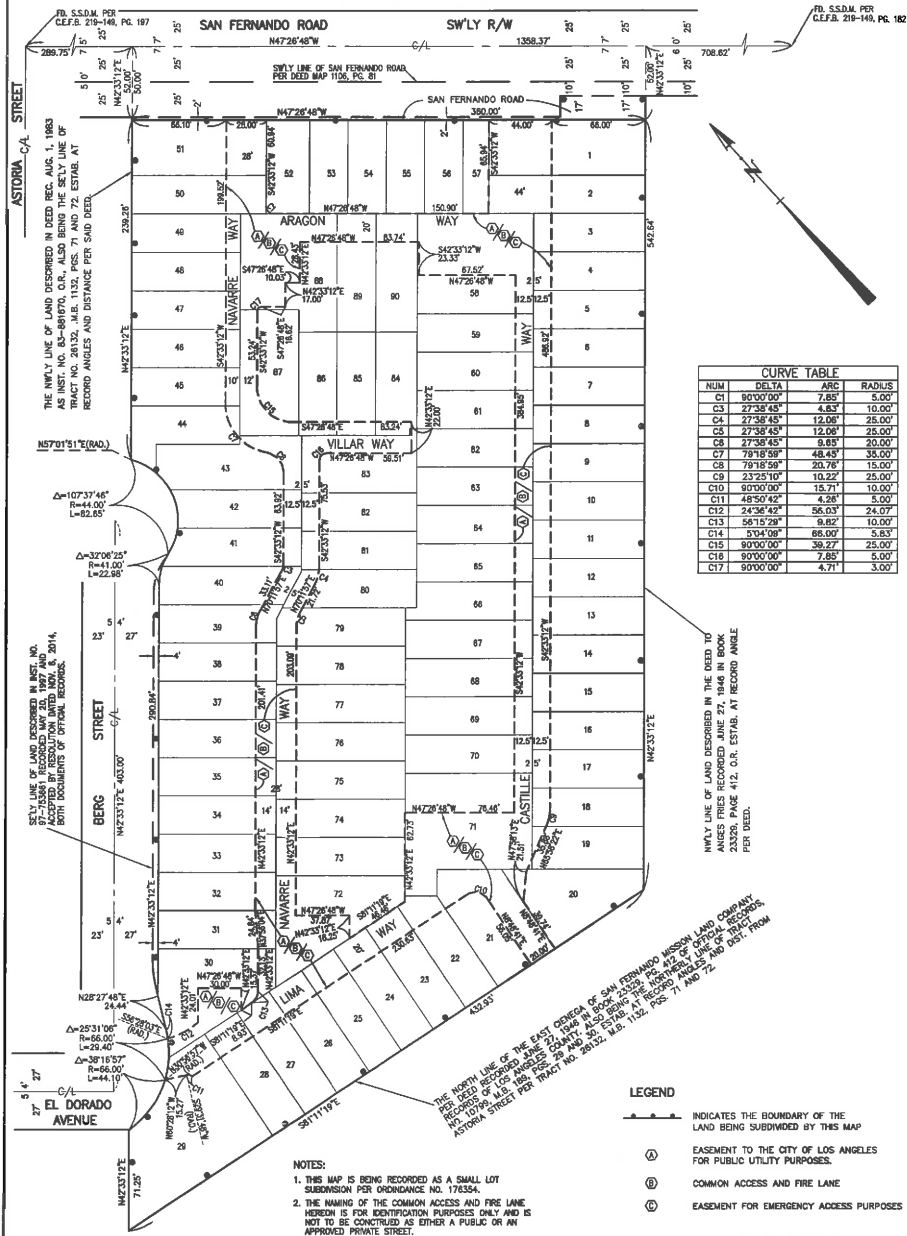


SCALE: 1"=40'

SHEET 5 OF 5 SHEETS

TRACT NO. 68157

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA



NUM	DELTA	ARC	RADIUS
C1	90°00'00"	7.85'	5.00'
C2	27°38'45"	4.63'	10.00'
C3	27°38'45"	12.06'	28.00'
C4	27°38'45"	12.06'	28.00'
C5	27°38'45"	12.06'	28.00'
C6	27°38'45"	9.85'	20.00'
C7	79°18'59"	48.45'	35.00'
C8	79°18'59"	20.76'	15.00'
C9	23°23'10"	10.22'	20.00'
C10	90°00'00"	15.71'	10.00'
C11	48°50'42"	4.28'	5.00'
C12	24°34'42"	56.03'	24.00'
C13	56°15'29"	9.82'	10.00'
C14	50°4'09"	86.00'	5.83'
C15	90°00'00"	39.27'	25.00'
C16	90°00'00"	7.85'	5.00'
C17	90°00'00"	4.71'	3.00'

LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- Ⓐ EASEMENT TO THE CITY OF LOS ANGELES FOR PUBLIC UTILITY PURPOSES.
- Ⓑ COMMON ACCESS AND FIRE LANE
- Ⓒ EASEMENT FOR EMERGENCY ACCESS PURPOSES

NOTES:
 1. THIS MAP IS BEING RECORDED AS A SMALL LOT SUBDIVISION PER ORDINANCE NO. 176354.
 2. THE NAMING OF THE COMMON ACCESS AND FIRE LANE HEREON IS FOR IDENTIFICATION PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS EITHER A PUBLIC OR AN APPROVED PRIVATE STREET.



PARK PLAN
SCALE: 1" = 10'



L-4

SHEET TITLE:
PARK PLAN

PROJECT:
SAN FERNANDO PARK
12385 SAN FERNANDO ROAD
SYLMAR, CA

OWNER:
RECREATION AND PARKS
221 N FIGUEROA STREET 400 FOURTH FLOOR
LOS ANGELES, CA
213.202.2552 CONTACT: CRAIG A. FAINNIS

DESIGNED BY:
SUSAN L. SHIFFRIN
ARCHITECT
15600 WILSON AVENUE
VAN NUYS, CA 91411
TEL: 818.708.1111
WWW.SLSA.COM

SCALE: 1"=30'
SCALE: 1"=40'
SCALE: 1"=60'

SHEET 1 OF 5 SHEETS

TRACT NO. 68157

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSES

BEING A SUBDIVISION OF A PORTION OF SECTION 33,
TOWNSHIP 3 NORTH, RANGE 15 WEST, RANCHO EX MISSION
DE SAN FERNANDO, PER MAP RECORDED IN BOOK 1 PAGES
605 AND 606 OF PATENTS, RECORDS OF LOS ANGELES COUNTY.

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AND WE HEREBY DEDICATE EASEMENTS TO THE CITY OF LOS ANGELES FOR PURPOSES OF STREETS, HIGHWAYS AND OTHER PUBLIC RIGHT-OF-WAYS, SHOWN ON SAID MAP WITHIN SAID BOUNDARY, AND WE HEREBY GRANT AND DEDICATE TO THE CITY OF LOS ANGELES, AN EASEMENT FOR PUBLIC UTILITY PURPOSES AND EMERGENCY ACCESS OVER THE STRIPS OF LAND DESIGNATED ON SAID MAP, AND WE HEREBY DEDICATE LOTS 52 THROUGH 57, INCLUSIVE, SHOWN ON SAID MAP WITHIN SAID SUBDIVISION IN FEE SIMPLE TO THE DEPARTMENT OF RECREATION AND PARKS OF THE CITY OF LOS ANGELES.

SAN FERNANDO HOMES CORP., A CALIFORNIA CORPORATION (OWNER)

SHARON EVENHAM, PRESIDENT

NOTARY ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
ON _____, BEFORE ME, _____
NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO

PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____
NAME OF NOTARY _____
COUNTY IN WHICH COMMISSIONED _____
DATE COMMISSION EXPIRES _____
COMMISSION NUMBER _____

LOS ANGELES COUNTY CERTIFICATION AND SEALS:

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY _____ DATE _____
DEPUTY

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 68157 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY _____ DATE _____
DEPUTY

NOTIFICATION OF STREET LIGHTING MAINTENANCE ASSESSMENTS
NOTICE IS HEREBY GIVEN THAT ASSESSMENTS MAY BE DUE FOR THE COSTS OF MAINTENANCE AND ENERGY FOR ANY STREET LIGHTING FACILITIES INSTALLED WITH THIS SUBDIVISION. THIS INITIAL BILLING MAY BE FOR A PERIOD OF UP TO THREE YEARS WITH SUBSEQUENT BILLS ANNUALLY. FOR FURTHER INFORMATION CALL THE BUREAU OF STREET LIGHTING AT (213) 847-1500.

CERTIFICATE OF SPECIAL ASSESSMENT
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE CITY ENGINEER OF THE CITY OF LOS ANGELES NONE OF THE LINES OF LOTS OR PARCELS OF THE SUBDIVISION SHOWN ON THIS SUBDIVISION MAP WILL SHOW ANY LAND SUBJECT TO ANY SPECIAL ASSESSMENT WHICH MAY BE PAID IN FULL.
DATE: _____
CITY ENGINEER

CERTIFICATE OF COMPLIANCE
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT THIS SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF THAT ALL PROVISIONS OF DIVISION 7 OF TITLE 7 OF THE GOVERNMENT CODE, STATE OF CALIFORNIA, AND IF ALL LOCAL ORDINANCES APPLICABLE ARE IN EFFECT AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.
DATE: _____
CITY ENGINEER

I HEREBY CERTIFY THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.
DATE: _____
ENGINEER OF SURVEYS

ENGINEERS STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SHARON EVENHAM ON FEBRUARY 28, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTS OF 5 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT THE MONUMENTS OF THE GRANTOR AND LOCATIONS SHOWN HEREON ARE IN PLACE AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED.

ROBERT K. KAMEOKA R.C.E. NO. 15429 DATE _____



BASIS OF BEARINGS:

THE BEARING N47°28'46"W OF THE CENTERLINE OF SAN FERNANDO ROAD AS SHOWN ON THE MAP OF TRACT NO. 28132 AS FILED IN BOOK 1132, PAGES 71 AND 72 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

NOTE:

THIS MAP IS BEING RECORDED AS A SMALL LOT SUBDIVISION PER ORDINANCE NO. 176354.

SIGNATURE OMISSIONS:

THE SIGNATURE(S) OF FRED BORUFF AND KATE BORUFF, HUSBAND AND WIFE, OWNERS OF AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES, PER DEED RECORDED MAY 15, 1912 IN BOOK 4971 PAGE 187 OF DEEDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i)-(iv) OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

THE SIGNATURE(S) OF QWEST COMMUNICATIONS INTERNATIONAL, INC. QWEST COMMUNICATIONS CORPORATION NOW KNOWN AS QWEST COMMUNICATIONS COMPANY, LLC AND THEIR SUCCESSORS OR ASSIGNEES, OWNERS OF AN EASEMENT FOR UTILITIES PER DEED RECORDED FEBRUARY 13, 2014 AS INSTRUMENT NO. 20141157088, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i)-(iv) OF THE SUBDIVISION MAP ACT; ITS INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURE ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

THE SIGNATURE(S) OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, OWNERS OF AN EASEMENT FOR TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATIONS PER DEED RECORDED JANUARY 29, 2018 AS INSTRUMENT NO. 20180107091 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i)-(iv) OF THE SUBDIVISION MAP ACT; ITS INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURE(S) ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

NOTE: THE LOCATION OF THE EASEMENT IS BLANKET IN NATURE.

THE SIGNATURE(S) OF GENERAL PETROLEUM CORPORATION OF CALIFORNIA, OWNERS OF MINERALS, PETROLEUM, OIL, ASPHALTUM AND GAS AND OTHER HYDROCARBON SUBSTANCES PER DEED RECORDED MARCH 11, 1945 IN BOOK 21751 PAGE 82 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(C) OF THE SUBDIVISION MAP ACT INASMUCH AS SAID SIGNATURE(S) ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

CERTIFICATE OF TITLE

I HEREBY CERTIFY THAT THERE IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA A CERTIFICATE MADE BY THE FIRST AMERICAN TITLE COMPANY OF SAN DIEGO, CALIFORNIA, INC. DATED _____, CERTIFYING THAT IT APPEARS FROM THE RECORDS OF SAID CITY AND COUNTY THAT SAN FERNANDO HOMES CORP. HAS BEEN DULY REGISTERED AS AN ACCEPTOR OF ANY IMPROVEMENTS MADE IN OR UPON ANY STREET, ALLEY OR EASEMENT SHOWN ON THIS MAP.

DATE: _____ 20__

CITY ENGINEER

CERTIFICATE OF ACCEPTANCE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF LOS ANGELES APPROVED THIS MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL OFFERS OF SEVERANCE SHOWN HEREON UNLESS OTHERWISE NOTICED. I HEREBY CERTIFY THAT I AM THE CITY ENGINEER OF THE CITY OF LOS ANGELES AND I HEREBY ACCEPT AND CONSENT TO THE FUTURE ACCEPTANCE OF ANY IMPROVEMENTS MADE IN OR UPON ANY STREET, ALLEY OR EASEMENT SHOWN ON THIS MAP.

DATE: _____ 20__

CITY CLERK

BY _____ DEPUTY

SCALE: 1"=60'

SHEET 2 OF 5 SHEETS

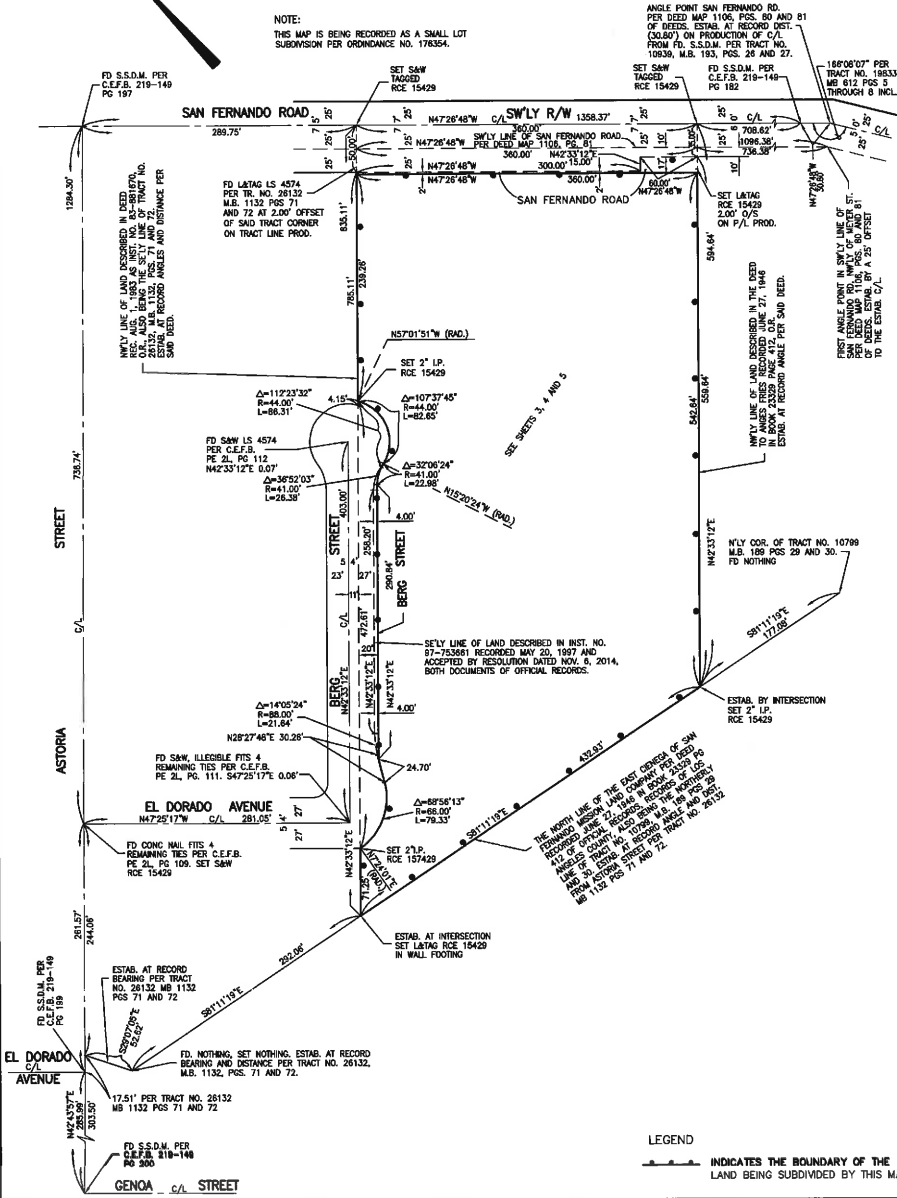
TRACT NO. 68157

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

BOUNDARY ESTABLISHMENT SHEET

NOTE:
THIS MAP IS BEING RECORDED AS A SMALL LOT
SUBDIVISION PER ORDINANCE NO. 176354.

ANGLE POINT SAN FERNANDO RD.
PER DEED MAP 1106, PGS. 80 AND 81
OF DEEDS, ESTAB. AT RECORD DIST.
(30.00') ON PRODUCTION OF C/L
FROM FD. S.S.D.M. PER TRACT NO.
10930, M.S. 193, PGS. 25 AND 27.



SCALE: 1"=30'

SHEET 3 OF 5 SHEETS

TRACT NO. 68157

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

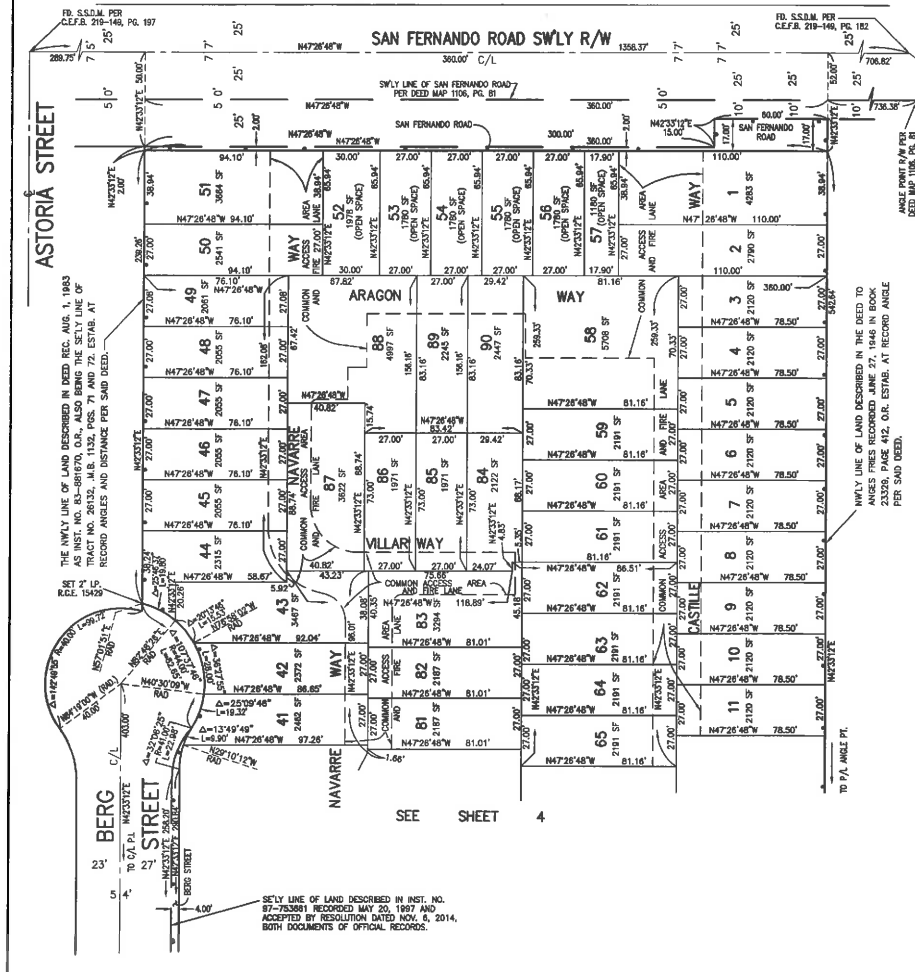


LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

NOTES:

1. THIS MAP IS BEING RECORDED AS A SMALL LOT SUBDIVISION PER ORDINANCE NO. 176354.
2. THE WIDTH OF THE COMMON ACCESS AND FIRE LANE HEREON IS FOR IDENTIFICATION PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS EITHER A PUBLIC OR AN APPROVED PRIVATE STREET.

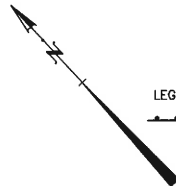


SCALE: 1"=30'

TRACT NO. 68157

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

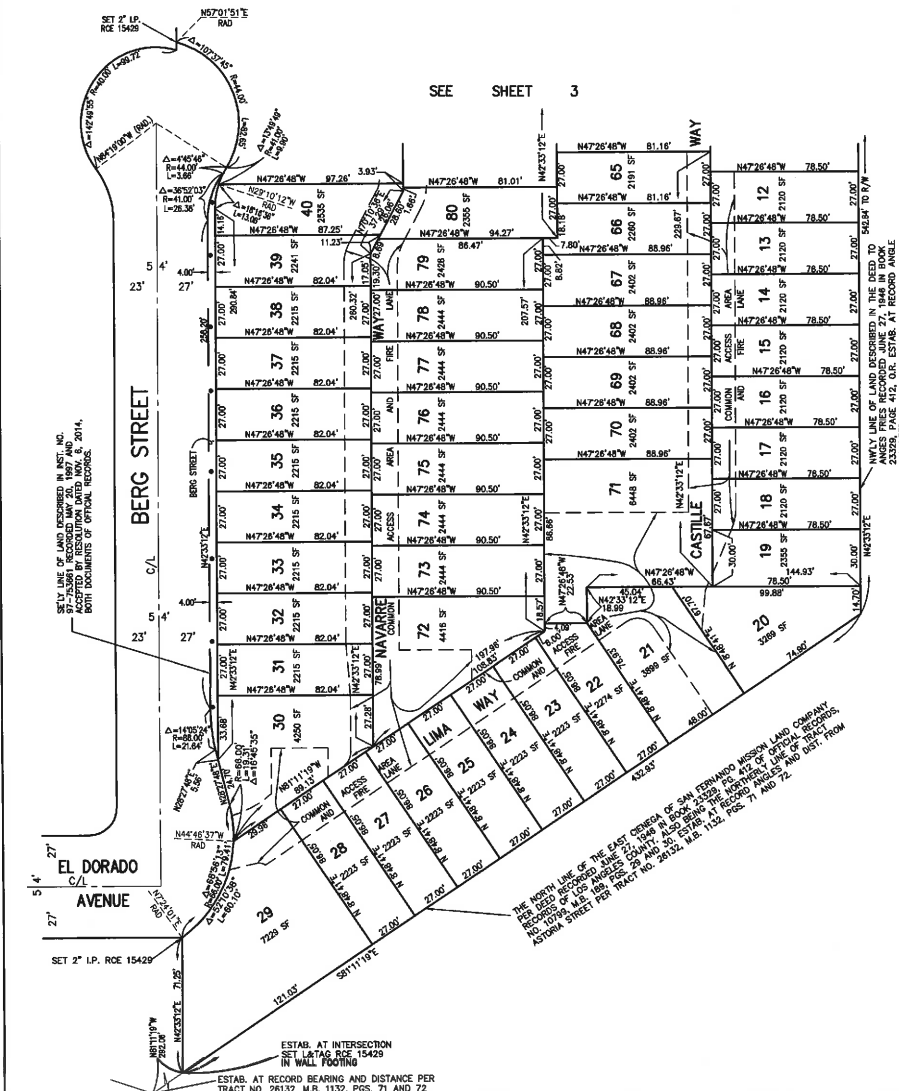
SHEET 4 OF 5 SHEETS



LEGEND
INDICATES THE BOUNDARY OF THE
LAND BEING SUBDIVIDED BY THIS MAP

NOTES:
1. THIS MAP IS BEING RECORDED AS A SMALL LOT
SUBDIVISION PER ORDINANCE NO. 176394.
2. THE NAMING OF THE COMMON ACCESS AND FIRE LANE
HEREON IS FOR IDENTIFICATION PURPOSES ONLY AND IS
NOT TO BE CONSTRUED AS EITHER A PUBLIC OR AN
APPROVED PRIVATE STREET.

SEE SHEET 3

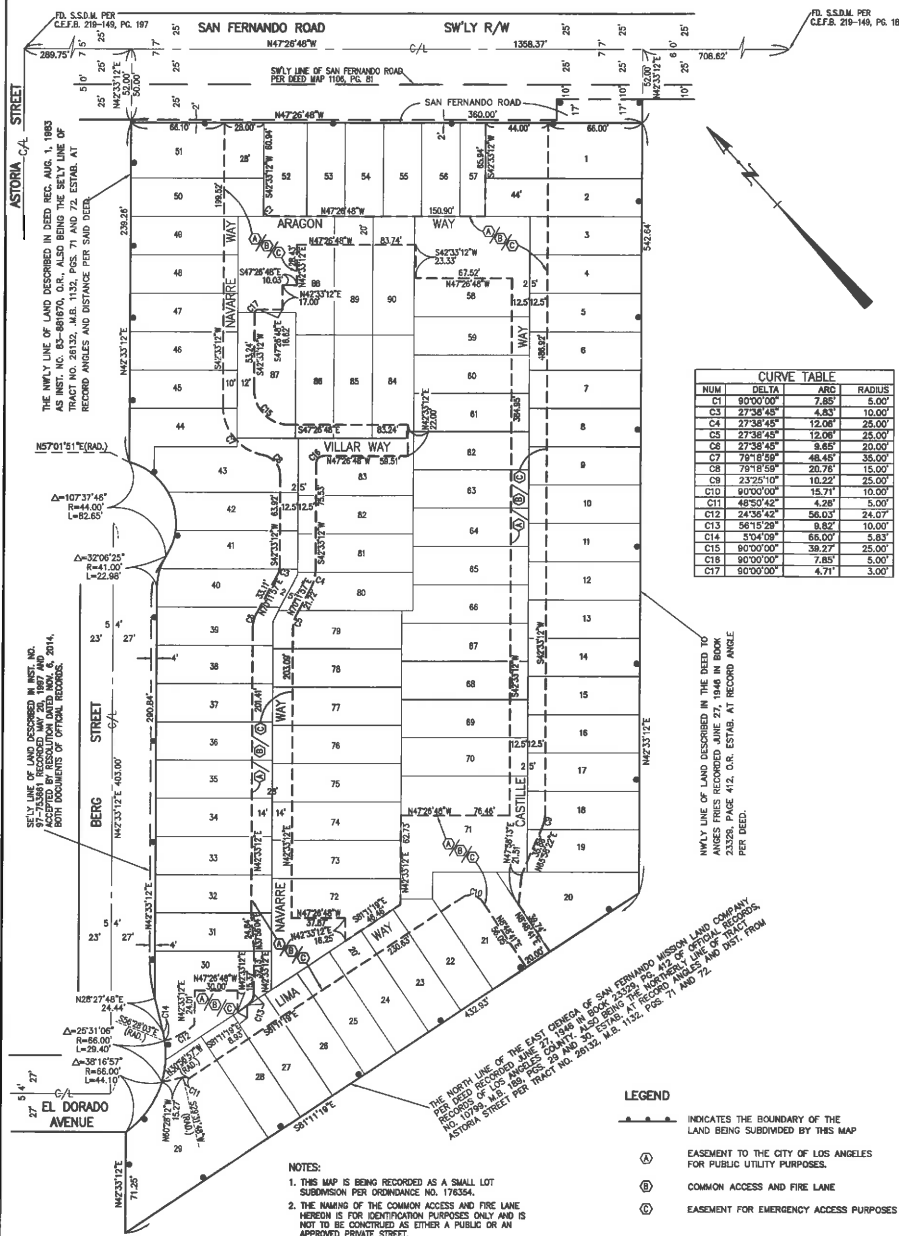


SCALE: 1"=40'

SHEET 5 OF 5 SHEETS

TRACT NO. 68157

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA



CURVE TABLE		
NUM	DELTA	RADIUS
C1	90°00'00"	7.85 5.00'
C2	27°38'45"	4.83' 10.00'
C3	27°38'45"	12.06' 25.00'
C4	27°38'45"	12.06' 25.00'
C5	27°38'45"	12.06' 25.00'
C6	27°38'45"	9.85' 20.00'
C7	78°18'58"	48.48' 35.00'
C8	78°18'58"	23.78' 15.00'
C9	23°25'10"	10.22' 25.00'
C10	90°00'00"	15.71' 10.00'
C11	49°52'42"	4.28' 5.00'
C12	24°59'42"	56.03' 24.07'
C13	56°15'29"	8.82' 10.00'
C14	53°44'09"	66.00' 5.83'
C15	90°00'00"	38.27' 25.00'
C16	90°00'00"	7.85' 5.00'
C17	60°00'00"	4.71' 3.00'

INWLY LINE OF LAND DESCRIBED IN THE DEED TO ANGES FIRES RECORDED JUNE 27, 1946 IN BOOK 23329, PAGE 412, O.R. ESTAB. AT RECORD ANGLE PER DEED.

- LEGEND**
- — — — — INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
 - Ⓐ EASEMENT TO THE CITY OF LOS ANGELES FOR PUBLIC UTILITY PURPOSES.
 - Ⓑ COMMON ACCESS AND FIRE LANE
 - Ⓒ EASEMENT FOR EMERGENCY ACCESS PURPOSES

NOTES:

1. THIS MAP IS BEING RECORDED AS A SMALL LOT SUBDIVISION PER ORDINANCE NO. 176354.
2. THE MARKING OF THE COMMON ACCESS AND FIRE LANE HEREON IS FOR IDENTIFICATION PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS EITHER A PUBLIC OR AN APPROVED PRIVATE STREET.