

APPROVED

OCT 04 2017

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 17-209

DATE October 4, 2017

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

DEDICATION

SUBJECT: FALLBROOK PARK – FINAL AUTHORIZATION TO ACCEPT THE ~~DEDICATION~~ OF PARCEL FOR PARK PURPOSES; CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1 CLASS 25 (TRANSFER OF OWNERSHIP OF INTERESTS IN LAND TO PRESERVE OPEN SPACE)

AP Diaz	_____	V. Israel	_____
<i>for</i> R Barajas	<u>CSD</u>	S. Piña-Cortez	_____
H. Fujita	_____	N. Williams	_____

Neil Williams

General Manager

Approved X Disapproved _____ Withdrawn _____
Amended with corrections

RECOMMENDATIONS

- 1 Adopt the proposed Resolution, herein included as Attachment 1, authorizing the acceptance of the ~~dedication~~ **dedication** of one (1) vacant property parcel 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 13,024 square feet or .30 acres, located near the corner of Fallbrook Avenue and Eccles 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 ~~dedication~~ **dedication** for parcel LOT 91 of proposed TRACT MAP NO. 72373 (Attachment 2) (~~dedication~~ **Dedicated** Parcel) to the Department of Recreation and Parks (RAP) as identified in proposed TRACT MAP NO. 72373; and as described in conditions of approval for Tentative TRACT MAP NO. 72373;
- 4 Condition the conveyance and acceptance of approximately 13,024 square feet or .30 acres of vacant property located at the approximate location of 8500 Fallbrook Avenue near the corner of Fallbrook Avenue and Eccles Street, contingent upon the following prior conditions and actions taking place:

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- A. A signed Grant Deed will be delivered by the property owner to the City, which will be executed and recorded per the conditions of the tentative Tract Map No. 72373 for the acceptance of the approximately 13,024 square feet or .30 acres for the purpose of developing 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 one (1) vacant lot.
- 5 Find the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Article III, Section 1, Class 25 of the City CEQA guidelines, and direct RAP staff to file a Notice of Exemption;
- 6 Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of Seventy-Five Dollars (\$75.00) for the purpose of filing a Notice of Exemption; and,
- 7 Authorize RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report

SUMMARY

As part of the Tract Map Development Project (Project), RAP proposes to accept the ~~XXXXXX~~ dedication of one vacant (1) lot that will be developed into an approximately 13,024 square feet or .30 acres park located at 8500 Fallbrook Avenue near the corner of Fallbrook Avenue and Eccles Street in the Community Plan Area of West Hills in the City of Los Angeles (Donation Parcel).

The Project will consist of a 90 lot housing development subdivision (43 single-family lots and 47 small lots) and the ~~XXXXXX~~ Dedicated Parcel. The Project is located adjacent to Fallbrook Avenue, Eccles Street to the south and Ponce Avenue to the east. The ~~XXXXXX~~ Dedicated Parcel will be dedicated for park purposes. An estimated 159 residents currently live within a one-half mile walking distance of the proposed new park and it is envisioned that the Project's housing development and the surrounding community will have the use of the future developed park. RAP Planning and Construction staff will submit a separate report requesting approval by the Board of the final design plans for the proposed new park.

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NEEDS ASSESSMENT

Dedicated

The ~~XXXXXX~~ Parcel, which is proposed to be named Fallbrook Park after development, will add and expand the park area served for this neighborhood area where an estimated 159 residents live within one-half mile walking distance of the proposed Fallbrook Park. As the homes of the Project's housing development become occupied, an unestimated number of future residents including families, who will reside within a walking distance of the proposed Fallbrook Park, will also be served with the addition of this new neighborhood park.

TREES AND SHADE

No trees or shade will be affected by this action. The final design plans of the park will be submitted for approval in a separate report by RAP Planning and Construction staff at a later time taking into consideration RAP park standards with design amenities addressing trees and shade structures.

ENVIRONMENTAL IMPACT STATEMENT

Environmental due diligence in the form of a Phase I Environmental Site Assessment (ESA) was performed for the subject property on August 29, 2017 in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessments (Standard Designation E 1527-13) approved by the United States Environmental Protection Agency (US EPA) 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries (AAI) - Final Rule adopted August 2013. No evidence of Recognized Environmental Conditions (RECs) were found on the property, and no further site investigation is required.

As the proposed action consists of the acceptance of the donation of a parcel of land to preserve open space and the environmental due diligence concluded that no further site investigation is required, staff recommends that the Board of Park Commissioners determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 25 of City CEQA Guidelines.

FISCAL IMPACT STATEMENT

Dedicated

The acceptance of the ~~XXXXXX~~ Parcel will not have any impact on the RAP's General Fund.

Maintenance funds for a future 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 Ian Kim, Management Analyst II, Planning, Maintenance and Construction Branch.

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LIST OF ATTACHMENTS

- 1 Attachment 1 – Proposed Resolution
- 2 Attachment 2 – Donation Parcel (Tract Map 72373)
- 3 Attachment 3 – Aerial Site Map
- 4 Attachment 4 – Park Analysis Report

RESOLUTION NO. _____

WHEREAS, the Department of Recreation and Parks (RAP) wishes to accept one (1) vacant lot as part of the conditions of approval for the TRACT MAP NO. 72373 and indentified as LOT 91 in Attachment A, the "~~XXXXXX~~ Parcel"; and,
Dedicated

WHEREAS, Subdivider shall provide 1 vacant lot; and,

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

WHEREAS, RAP staff recommends that the Board accept the ~~XXXXXX~~ Parcel for park purposes and dedicate it as park property in perpetuity, to be known until formally named as the "Fallbrook Park "; and,

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

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 parcel of approximately 13,024 square feet or .30 acres of vacant property located at 8500 Fallbrook Avenue near the corner of Fallbrook Avenue and Eccles Street, (~~XXXXXX~~ Parcel) in the Community Plan Area of West Hills of the City which is to be acquired in accordance with the provisions of Charter Section 594 (a) and (b); and,
Dedicated

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 ~~XXXXXX~~ Parcel be conditioned on the conditions listed below:
Dedicated

- A. A signed Grant Deed will be delivered by the property owner to the City, which will be executed and recorded tentative Tract Map No. 72373 (~~XXXXXX~~ Parcel) for the acceptance of the approximately 13,024 square feet or .30 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 provide one (1) vacant lot.

Dedicated

BE IT FURTHER RESOLVED that the Board Secretary is authorized to execute the escrow instructions and grant deed for the subject ~~XXXXXX~~ Parcel, which is to be set apart and dedicated as park property in perpetuity, to be known until formally named as the "Fallbrook 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. _____).

IRIS L. DAVIS, Board Secretary

Resolution No. _____

LIST OF ATTACHMENTS

1. Attachment A – ^{Dedicated}~~XXXXXX~~ Parcel

SCALES: 1"=100'
1"=60'
1"=40'

SHEET 1 OF 5 SHEETS

TRACT NO. 72373

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

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 19272, AS PER
MAP RECORDED IN BOOK 656, PAGES 26 AND 27 OF MAPS,
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 DEFINITIVE BOUNDARY 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 SEWERAGE PURPOSES AND PUBLIC UTILITY PURPOSES OVER THE STRIPS OF LAND SO DESIGNATED ON SAID MAP. WE GRANT AND DEDICATE TO THE CITY OF LOS ANGELES FOR USE IN THE DEPARTMENT OF WATER AND POWER, EASEMENTS FOR VENTING AND STRUCTURE PURPOSES OVER THE STRIPS OF LAND SO DESIGNATED ON SAID MAP.

D.L.HORTON (S), INC., A DELAWARE CORPORATION (OWNER)

BY: _____
NAME: _____
TITLE: _____

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 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/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HERS/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 PARAGRAPHS ARE 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 CERTIFICATIONS AND SEALS:

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66460 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 ASSIGNMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 72373 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 SHAWN EYENHAIN ON JANUARY 16, 2014. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONVENTIONALLY APPROVED TENTATIVE MAP, THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTING OF 3 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RE-TRACED, THAT BOTH BOUNDARY AND CENTERLINE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE WITHIN 90 DAYS AFTER BEING NOTIFIED OF THE DATE OF ACCEPTANCE OF THE SURVEY IMPROVEMENTS NOT TO EXCEED 24 MONTHS FOLLOWING THE FILING DATE OF THIS MAP, AND THAT REQUIRED TO NOTES TO CENTERLINE MONUMENTS SHOWN AS TO BE SET WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN THE TIME LIMITATIONS STATED ABOVE.

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



BASIS OF BEARINGS:
THE BEARINGS NOTED IN THE CENTERLINE OF FALLBROOK AVENUE AS SHOWN ON THE MAP OF TRACT NO. 19272 AS RECORDED IN BOOK 656, PAGES 26 AND 27 OF MAPS, RECORDS OF LOS ANGELES COUNTY, HAVE BEEN TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

NOTE:
LOTS 44 THROUGH 60, INCLUSIVE, OF THIS MAP ARE BEING RECORDED AS A SMALL LOT SUBDIVISION PER ORDINANCE NO. 176354.

SIGNATURE OMISSIONS:
THE SIGNATURE OF BODING NORTH AMERICA FITNESS, INC., A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION, FORMERLY KNOWN AS ROCKWELL AG, FORMERLY KNOWN AS NORTH AMERICAN ROCKWELL AG, A CALIFORNIA NON-PROFIT CORPORATION, FORMERLY KNOWN AS NORTH AMERICAN AG, A CALIFORNIA CORPORATION, THE OWNERS OF OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BY A DEED RECORDED MAY 23, 2013 AS INSTRUMENT NO. 20130773688 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66464, SUBSECTION (C) (5)(A)-(C) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT MERGE INTO THE TITLE AND SAID SIGNATURE(S) ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

NOTE TO TERMINATE FUTURE STREET:
PURSUANT TO SECTION 66477.5(C) OF DIVISION 2 OF TITLE 7 OF THE STATE GOVERNMENT CODE, APPROVAL OF THIS MAP BY THE LOS ANGELES CITY COUNCIL, CONSTITUTES THE TERMINATION OF THE FUTURE STREET OFFERED FOR DEDICATION BY THAT CERTAIN "IRREVOCABLE OFFER TO DEDICATE" RECORDED ON MARCH 21, 2011 AS INSTRUMENT NO. 20110358221 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

<p>NOTIFICATION OF STREET LIGHTING MAINTENANCE ASSESSMENTS</p> <p>NOTICE IS HEREBY GIVEN THAT ASSESSMENTS MAY BE LEVIED FOR THE COSTS OF MAINTENANCE AND REPAIR FOR ANY STREET LIGHTING FACILITIES INSTALLED WITHIN THIS SUBDIVISION. THE INITIAL BILLING MAY BE FOR A PERIOD OF UP TO THREE YEARS WITH SUBSEQUENT BILLS ANNUALLY. FOR FURTHER INFORMATION CALL THE ANIMALS AND PUBLIC UTILITIES DIVISION AT (213) 487-7330.</p>	<p>CERTIFICATE OF COMPLIANCE</p> <p>I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERNATIVE PERIOD, THAT ALL PROVISIONS OF DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE, STATE OF CALIFORNIA, AND OF ALL LOCAL ORDINANCES APPLICABLE AND IN EFFECT AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.</p> <p>DATE: _____ 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 LOTS OR PORTIONS OF LOTS OF THE SUBDIVISION SHOWN ON THIS REVISION MAP WILL EXCEED ANY LAND TAXES OR ANY SPECIAL ASSESSMENT WHICH MAY BE PAID IN FULL.</p> <p>DATE: _____ CITY ENGINEER: _____</p>	<p>I HEREBY CERTIFY THAT I AM AGRREEING THAT THE MAP IS TECHNICALLY CORRECT.</p> <p>DATE: _____ ENGINEER OF RECORDS: _____</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 CORRECT COPY OF THE FIRST AMENDMENT TITLE COMPANY OF THE CITY OF LOS ANGELES INC. AND THAT THE RECORDS OF SAID CITY AND COUNTY THAT SAID CITY AND COUNTY ARE THE ONLY RECORDS WHICH SHOULD BE REFERRED TO FOR THE RECORDING OF THIS MAP BY LAW.</p> <p>DATE: _____ CITY ENGINEER: _____</p>	<p>CERTIFICATE OF ACCEPTANCE</p> <p>I HEREBY CERTIFY THAT THE CITY ENGINEER OF THE CITY OF LOS ANGELES APPROVED THIS MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL OFFERS OF DEDICATION FROM HEREON MADE THROUGH THE CITY ENGINEER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, THAT THE CITY ENGINEER OF THE CITY OF LOS ANGELES SHALL BE CONSIDERED AS AN ACCEPTED OFFER OF DEDICATION MADE IN OR UPON ANY STREET, ALLEY OR EASEMENT SHOWN ON THIS MAP.</p> <p>DATE: _____ CITY ENGINEER: _____</p>
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SCALE: 1"=50'

SHEET 3 OF 5 SHEETS

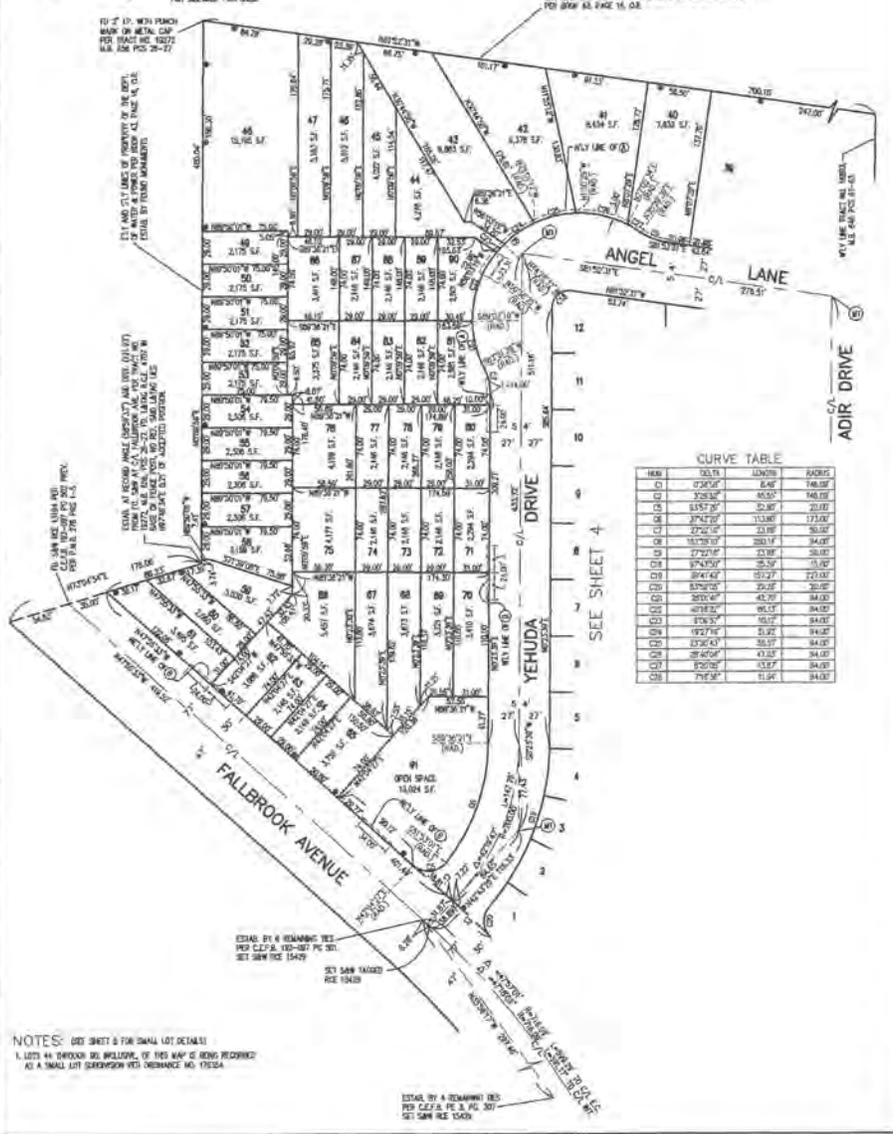
TRACT NO. 72373

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA



LEGEND:

- INDICATES THE BOUNDARY OF THE LAND BEING SUBMITTED BY THIS MAP.
- (M) INDICATES SET BACK REASONS TO BE SET.
- (A) 2' WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR GENERAL PURPOSES.
- (B) 2' WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR SIGNALING PURPOSES.



CURVE TABLE

LINE	CHORD	ANGLE	CHORD	ANGLE
10	0.2432	8.40°	146.00'	
11	3.2832	46.50°	146.00'	
12	6.5664	93.00°	20.00'	
13	9.8496	139.50°	171.00'	
14	13.1328	186.00°	30.00'	
15	16.4160	232.50°	146.00'	
16	19.6992	279.00°	146.00'	
17	22.9824	325.50°	20.00'	
18	26.2656	372.00°	146.00'	
19	29.5488	418.50°	146.00'	
20	32.8320	465.00°	20.00'	
21	36.1152	511.50°	171.00'	
22	39.3984	558.00°	146.00'	
23	42.6816	604.50°	146.00'	
24	45.9648	651.00°	20.00'	
25	49.2480	697.50°	171.00'	
26	52.5312	744.00°	146.00'	
27	55.8144	790.50°	146.00'	
28	59.0976	837.00°	20.00'	
29	62.3808	883.50°	171.00'	
30	65.6640	930.00°	146.00'	

NOTES: SEE SHEET 2 FOR SMALL LOT DETAILS
1. LOTS 44 THROUGH 88 INCLUSIVE, OF THIS MAP AS BEING RECORDED AS A SMALL LOT SUBDIVISION PER ORDINANCE NO. 17024.

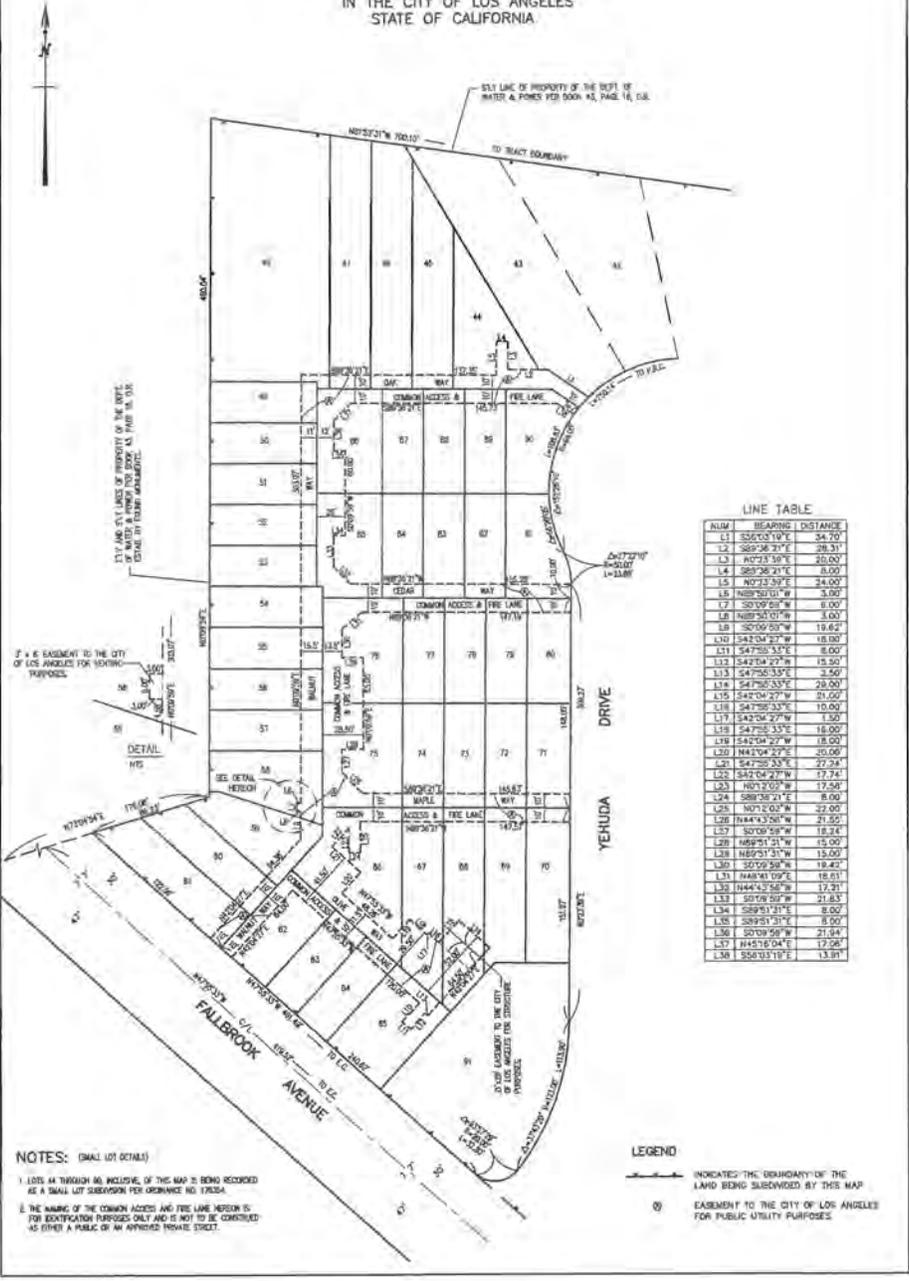
ESTABLISHED BY A REMAINING PART PER C.E.P.A. PER S.P.C. 300 SET SAME RE 15429

SCALE: 1"=40'

SHEET 5 OF 5 SHEETS

TRACT NO. 72373

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA



LINE TABLE

NUM	BEARING	DISTANCE
L1	S86°03'19"E	34.70'
L2	S89°28'21"E	28.31'
L3	N0°23'58"E	20.00'
L4	S89°28'21"E	8.00'
L5	N0°23'58"E	24.00'
L6	N89°28'21"W	3.00'
L7	S0°09'09"W	8.00'
L8	N89°28'07"W	3.00'
L9	S0°09'09"W	19.82'
L10	S42°04'27"W	16.00'
L11	S47°25'33"E	8.00'
L12	S47°25'33"E	15.50'
L13	S47°25'33"E	2.50'
L14	S47°25'33"E	28.00'
L15	S47°25'33"E	21.00'
L16	S47°25'33"E	10.00'
L17	S42°04'27"W	1.50'
L18	S47°25'33"E	16.00'
L19	S42°04'27"W	16.00'
L20	N41°04'22"E	20.00'
L21	S47°25'33"E	27.94'
L22	S42°04'27"W	17.74'
L23	N87°25'09"W	17.58'
L24	S88°38'21"E	8.00'
L25	N0°12'00"W	22.00'
L26	N44°43'26"W	21.50'
L27	S0°09'09"W	18.24'
L28	N89°28'21"E	15.00'
L29	N89°28'21"E	15.00'
L30	S0°09'09"W	19.42'
L31	N44°43'26"W	16.61'
L32	N44°43'26"W	17.21'
L33	S0°09'09"W	21.63'
L34	S89°28'21"E	8.00'
L35	S89°28'21"E	8.00'
L36	S0°09'09"W	21.84'
L37	N45°18'04"E	17.08'
L38	S86°03'19"E	13.81'

NOTES: (SMALL LOT DETAILS)

- LOTS 44 THROUGH 86 INCLUSIVE OF THIS MAP IS BEING RECORDED AS A SMALL LOT SUBDIVISION PER ORDINANCE NO. 176354.
- THE NAMING OF THE COMMON ACCESS AND FIRE LANE HEREON IS FOR IDENTIFICATION PURPOSES ONLY AND IS NOT TO BE CONSIDERED AS EITHER A PUBLIC OR AN APPROVED PRIVATE EASEMENT.

LEGEND

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

⊗ EASEMENT TO THE CITY OF LOS ANGELES FOR PUBLIC UTILITY PURPOSES

SCALES: 1"=100'
1"=60'
1"=40'

SHEET 1 OF 5 SHEETS

TRACT NO. 72373

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

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 19272, AS PER
MAP RECORDED IN BOOK 656, PAGES 26 AND 27 OF MAPS,
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 SIDEWALK PURPOSES AND PUBLIC UTILITY PURPOSES OVER THE STRIPS OF LAND SO DESIGNATED ON SAID MAP. WE GRANT AND DEDICATE TO THE CITY OF LOS ANGELES FOR USE BY THE DEPARTMENT OF WATER AND POWER, EASEMENTS FOR VOTING AND STRUCTURAL PURPOSES OVER THE STRIPS OF LAND SO DESIGNATED ON SAID MAP.

DULHORTON GAS, INC., A DELAWARE CORPORATION (OWNER)

BY: _____
NAME: _____
TITLE: _____

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 THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF SAID 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 INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN FREEDOM/THEIR AUTHORIZED CAPACITIE(S), 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 CERTIFICATIONS AND SEALS:

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 56482 AND 56483 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. 72373 AS REQUIRED BY LAW.

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

BY: _____ DATE: _____
DEPUTY

<p>NOTIFICATION OF STREET LIGHTING MAINTENANCE ASSESSMENTS</p> <p>NOTICE IS HEREBY GIVEN THAT ASSESSMENTS MAY BE LEVIED FOR THE COSTS OF MAINTENANCE AND DESIGN FOR ANY STREET LIGHTING FACILITIES INSTALLED WITHIN THIS SUBDIVISION. THE INITIAL BILLING MAY BE FOR A PERIOD OF UP TO THREE YEARS WITH SUBSEQUENT BILLS ANNUALLY. FOR FURTHER INFORMATION CALL THE BUREAU AT (213) 487-1100.</p>	<p>CERTIFICATE OF COMPLIANCE</p> <p>I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION AS SHOWN HEREIN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE ORIGINAL MAP AND ANY APPROVED AMENDMENTS THEREIN. THAT ALL PROVISIONS OF DIVISION 2 OF TITLE 18 OF THE HIGHERWAY CODE, STATE OF CALIFORNIA, AND IF ALL LEGAL REQUIREMENTS APPLICABLE AND IN EFFECT AT THE TIME OF THE APPROVAL OF THE INSTRUMENT 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 THAT THE SPECIAL ASSESSMENT OF THIS SUBDIVISION SHOWN ON THIS SUBDIVISION MAP WILL BE MADE UPON LAND SUBJECT TO ANY SPECIAL ASSESSMENT WHICH MAY BE PAID IN FULL.</p> <p>DATE: _____</p> <p>CITY ENGINEER _____</p>	<p>I HEREBY CERTIFY THAT I AM NOTIFIED THAT THIS MAP IS TECHNICALLY CORRECT.</p> <p>DATE: _____</p> <p>ENGINEER OF RECORDS _____</p>

ENGINEER'S 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 EDWARDS ON JANUARY 16, 2014. 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 5 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION, THAT THE MEASUREMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED; THAT BOTH BOUNDARY AND CENTERLINE MEASUREMENTS ARE IN PLACE OR WILL BE IN PLACE WITHIN 6 MONTHS AFTER BEING NOTIFIED OF THE DATE OF ACCEPTANCE OF THE STREET IMPROVEMENTS NOT TO EXCEED 24 MONTHS FOLLOWING THE PLACING DATE OF THIS MAP; AND THAT REQUIRED BE NOTED TO CENTERLINE MEASUREMENTS SHOWN AS TO BE SET WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN THE TIME LIMITATIONS STATED ABOVE.

ROBERT V. KAMENKA, P.C.E. NO. 15429 DATE _____



BASIS OF BEARINGS:

THE BEARING AND DISTANCE OF THE CENTERLINE OF FALLBROOK AVENUE AS SHOWN ON THE MAP OF TRACT NO. 19272 AS RECORDED IN BOOK 656, PAGES 26 AND 27 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

NOTE:

LOTS 44 THROUGH 50, INCLUSIVE, OF THIS MAP ARE BEING RECORDED AS A SMALL LOT SUBDIVISION PER ORDINANCE NO. 174354.

SIGNATURE OMISSIONS:

THE SIGNATURE OF DOBBS NORTH AMERICA FITNESS, INC., A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION, FORMERLY KNOWN AS DOBBSWELL, INC., FORMERLY KNOWN AS NORTH AMERICAN, A CALIFORNIA CORPORATION, THE OWNERS OF OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, BY A DEED RECORDED MAY 23, 2012 AS INSTRUMENT NO. 2012077308 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 56462 SUBSECTION (c) (3)(A)(i)-(iii) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT BE BROUGHT INTO THE TITLE AND SAID SIGNATURE(S) ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

NOTE TO TERMINATE FUTURE STREET:

PURSUANT TO SECTION 66477.0(a) OF DIVISION 2 OF TITLE 7 OF THE STATE GOVERNMENT CODE, APPROVAL OF THIS MAP BY THE LOS ANGELES CITY COUNCIL CONSTITUTES THE TERMINATION OF THE FUTURE STREET OFFERED FOR DEDICATION BY THAT CERTAIN TRANSCORPAC OFFER TO DEDICATE, RECORDED ON MARCH 31, 2012 AS INSTRUMENT NO. 20120358221 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

<p>CERTIFICATE OF TITLE</p> <p>I HEREBY CERTIFY THAT THERE IS NO FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA A COPY OF A MAP BY THE FIRST AMERICAN TITLE COMPANY BY SAID CITY ENGINEER HAS BEEN REVIEWED AND CONFIRMED THAT IT APPEARS FROM THE RECORDS OF SAID CITY AND COUNTY THAT LAURENCE GAS, INC. ARE THE ONLY RECORDS BEING CONSULTED IS REQUIRED FOR THE RECORDING OF THE MAP FOR FILE.</p> <p>DATE: _____</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 TERMS OF DEDICATION FROM HEREON MAILED HEREIN. I HEREBY CERTIFY THAT NOTHING HEREIN CONTAINED SHALL BE CONSTRUED AS AN OBLIGATION OR LIABILITY OF ANY KIND OR ON UPON ANY OTHER PARTY OR ENTITY SHOWN ON THE MAP.</p> <p>DATE: _____</p> <p>CITY CLERK _____</p>
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SCALE: 1"=50'

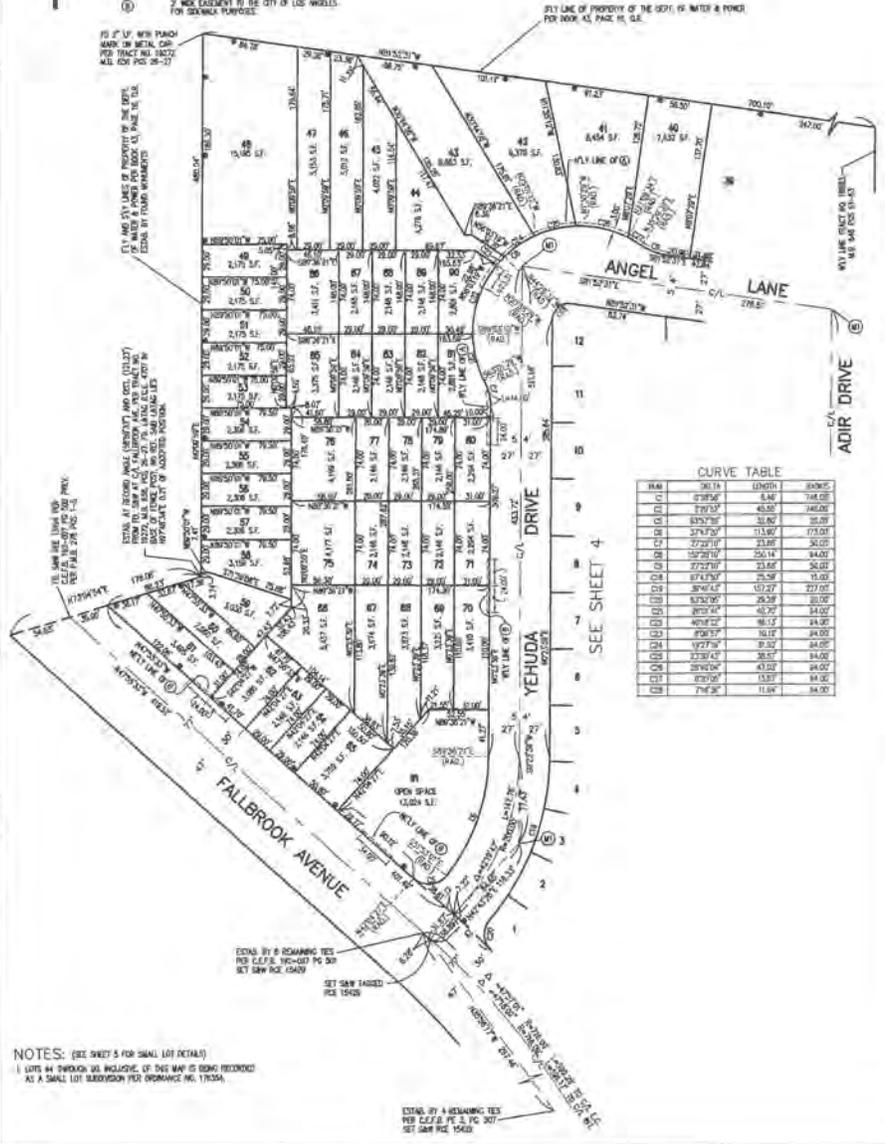
SHEET 3 OF 5 SHEETS

TRACT NO. 72373

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

LEGEND:

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- ⊙ INDICATES SET AND THE USAGES TO BE SET.
- ② 2' WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR SIDEWALK PURPOSES.
- ③ 2' WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR SIDEWALK PURPOSES.



CURVE TABLE

STATION	CHORD	LENGTH	BEARING
1+00	100.00	100.00	00°00'00"
1+10	99.50	100.00	01°00'00"
1+20	98.00	100.00	02°00'00"
1+30	95.50	100.00	03°00'00"
1+40	92.00	100.00	04°00'00"
1+50	87.50	100.00	05°00'00"
1+60	82.00	100.00	06°00'00"
1+70	75.50	100.00	07°00'00"
1+80	68.00	100.00	08°00'00"
1+90	58.50	100.00	09°00'00"
2+00	47.00	100.00	10°00'00"
2+10	33.50	100.00	11°00'00"
2+20	19.00	100.00	12°00'00"
2+30	3.50	100.00	13°00'00"
2+40	0.00	100.00	14°00'00"
2+50	0.00	100.00	15°00'00"
2+60	3.50	100.00	16°00'00"
2+70	19.00	100.00	17°00'00"
2+80	33.50	100.00	18°00'00"
2+90	47.00	100.00	19°00'00"
3+00	58.50	100.00	20°00'00"
3+10	68.00	100.00	21°00'00"
3+20	75.50	100.00	22°00'00"
3+30	82.00	100.00	23°00'00"
3+40	87.50	100.00	24°00'00"
3+50	92.00	100.00	25°00'00"
3+60	95.50	100.00	26°00'00"
3+70	98.00	100.00	27°00'00"
3+80	99.50	100.00	28°00'00"
3+90	100.00	100.00	29°00'00"
4+00	100.00	100.00	30°00'00"

NOTES: (SEE SHEET 5 FOR SMALL LOT DETAILS)
1. LOTS 44 THROUGH 50S INCLUSIVE OF THIS MAP IS BEING RECORDED AS A SMALL LOT SUBDIVISION PER ORDINANCE NO. 17834.

STAB. BY 6 REMAINING TIES PER 22.5' PER 3' TO 307 SET SAW POE 15433

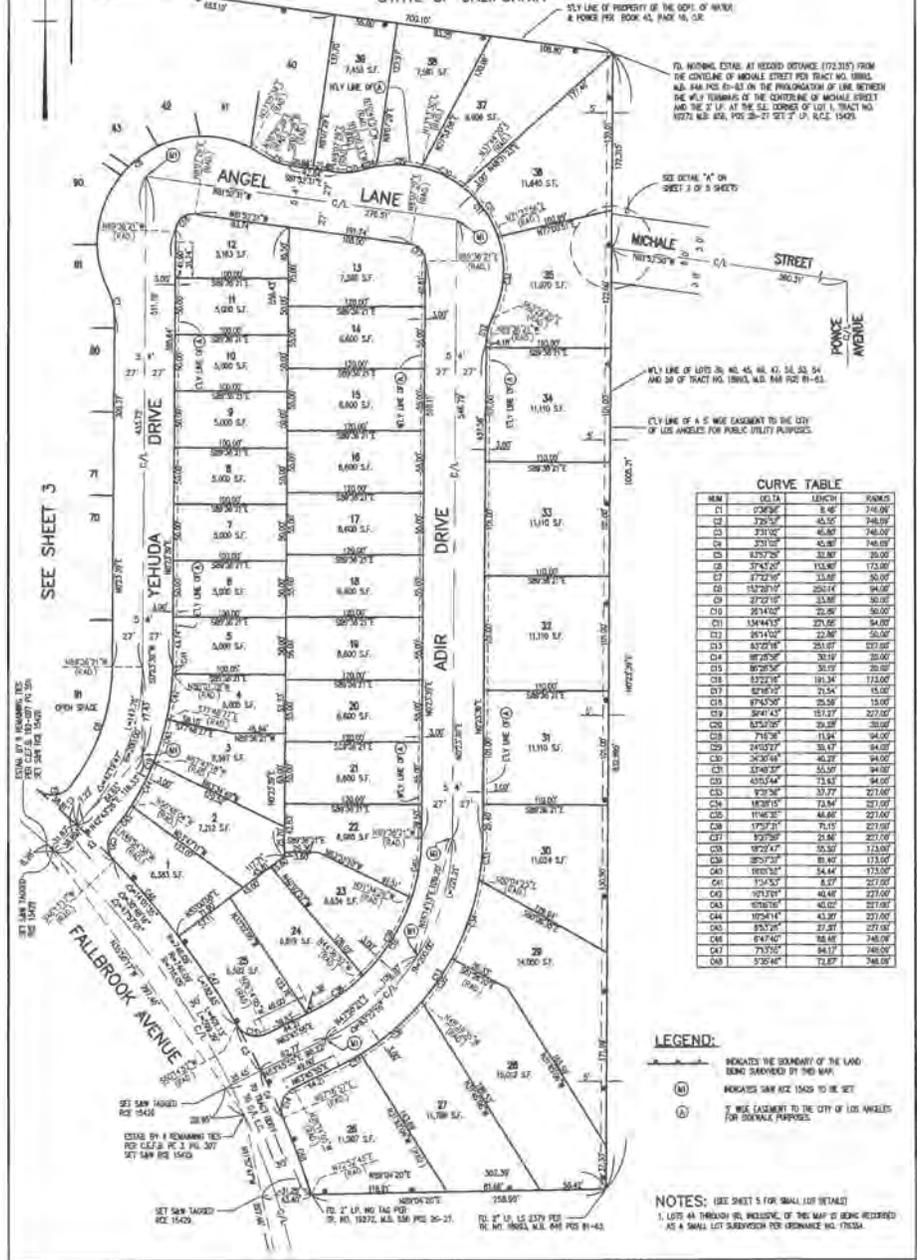
SEE SHEET 4

SCALE: 1"=50'

SHEET 4 OF 5 SHEETS

TRACT NO. 72373

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA



TO WORKING EXITS AT REGGED DISTANCE (172.315') FROM THE CENTERLINE OF MICHALE STREET FOR TRACT NO. 72373 AND SAN PDS 80-83 ON THE PROLONGATION OF LINE BETWEEN THE WLY TERMINUS OF THE CENTERLINE OF MICHALE STREET AND THE 27.1' AT THE S.E. CORNER OF LOT 1, TRACT NO. 10772 AND SAN PDS 28-27 SET 2' U.S. P.C.E. 1949.

SEE DETAIL "A" ON SHEET 3 OF 5 SHEETS

WLY LINE OF LOTS 36, 45, 46, 47, 52, 53, 54 AND 55 OF TRACT NO. 10863, A.S. SAN PDS 81-83.

E.V. LINE OF A 5' WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR PUBLIC UTILITY PURPOSES.

CURVE TABLE

NUM	DEG TA	LENGTH	POINTS
C1	172.315	18.46	748.00
C2	172.315	43.55	748.00
C3	172.315	43.55	748.00
C4	172.315	43.55	748.00
C5	172.315	43.55	748.00
C6	172.315	43.55	748.00
C7	172.315	43.55	748.00
C8	172.315	43.55	748.00
C9	172.315	43.55	748.00
C10	172.315	43.55	748.00
C11	172.315	43.55	748.00
C12	172.315	43.55	748.00
C13	172.315	43.55	748.00
C14	172.315	43.55	748.00
C15	172.315	43.55	748.00
C16	172.315	43.55	748.00
C17	172.315	43.55	748.00
C18	172.315	43.55	748.00
C19	172.315	43.55	748.00
C20	172.315	43.55	748.00
C21	172.315	43.55	748.00
C22	172.315	43.55	748.00
C23	172.315	43.55	748.00
C24	172.315	43.55	748.00
C25	172.315	43.55	748.00
C26	172.315	43.55	748.00
C27	172.315	43.55	748.00
C28	172.315	43.55	748.00
C29	172.315	43.55	748.00
C30	172.315	43.55	748.00
C31	172.315	43.55	748.00
C32	172.315	43.55	748.00
C33	172.315	43.55	748.00
C34	172.315	43.55	748.00
C35	172.315	43.55	748.00
C36	172.315	43.55	748.00
C37	172.315	43.55	748.00
C38	172.315	43.55	748.00
C39	172.315	43.55	748.00
C40	172.315	43.55	748.00
C41	172.315	43.55	748.00
C42	172.315	43.55	748.00
C43	172.315	43.55	748.00
C44	172.315	43.55	748.00
C45	172.315	43.55	748.00
C46	172.315	43.55	748.00
C47	172.315	43.55	748.00
C48	172.315	43.55	748.00

LEGEND:

- INDICATES THE BOUNDARY OF THE LAND BEING SURVEYED BY THIS MAP.
- (M) INDICATES SAN ICE 15425 TO BE SET
- (E) 5' WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR PUBLIC UTILITY PURPOSES.

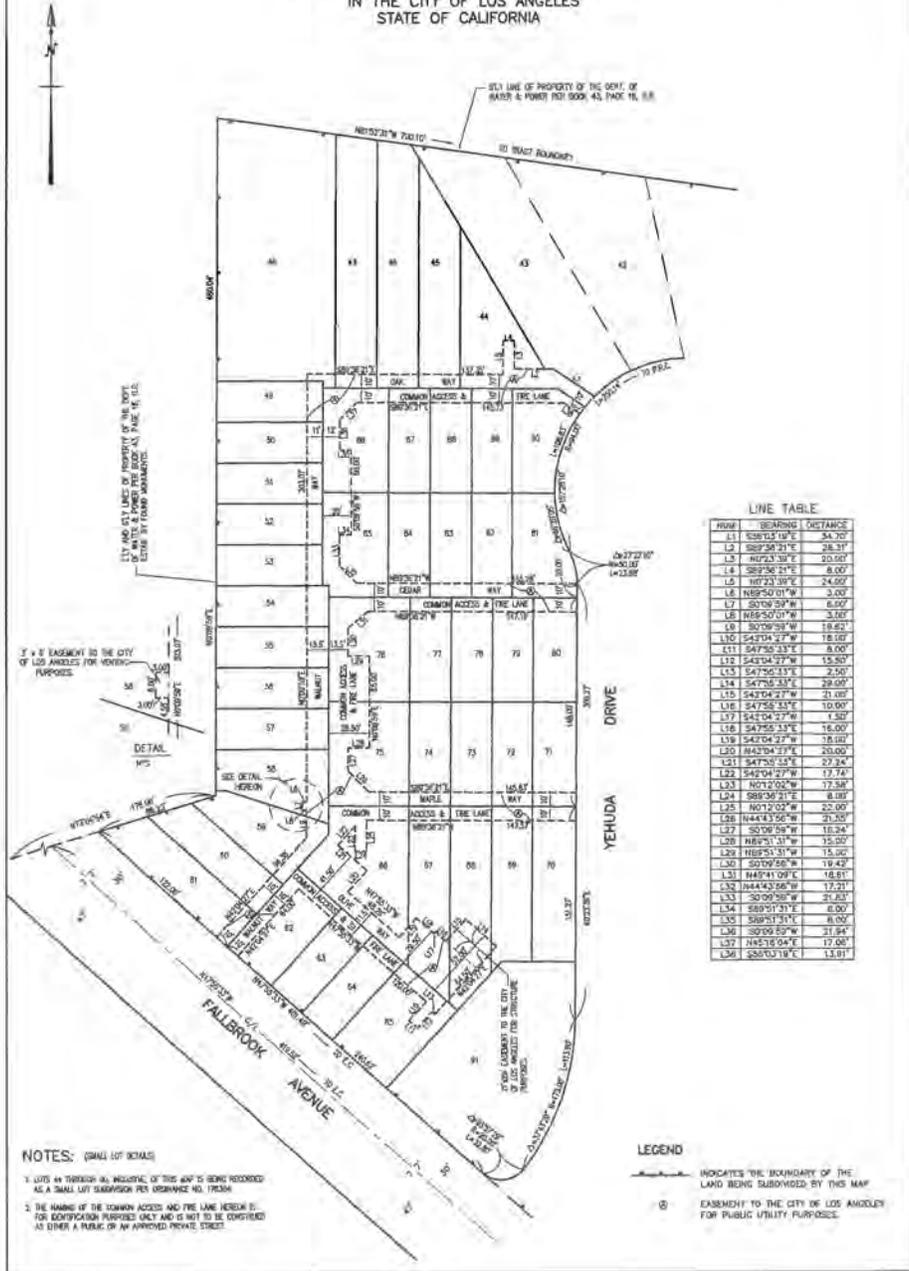
NOTES: (SEE SHEET 3 FOR SMALL LOT DETAILS)
 1. LOTS 48 THROUGH 58, INCLUSIVE, OF THIS MAP IS BEING REDEVELOPED AS A SMALL LOT SUBDIVISION PER ORDINANCE NO. 77034.

SCALE: 1"=40'

SHEET 5 OF 5 SHEETS

TRACT NO. 72373

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA



LINE TABLE

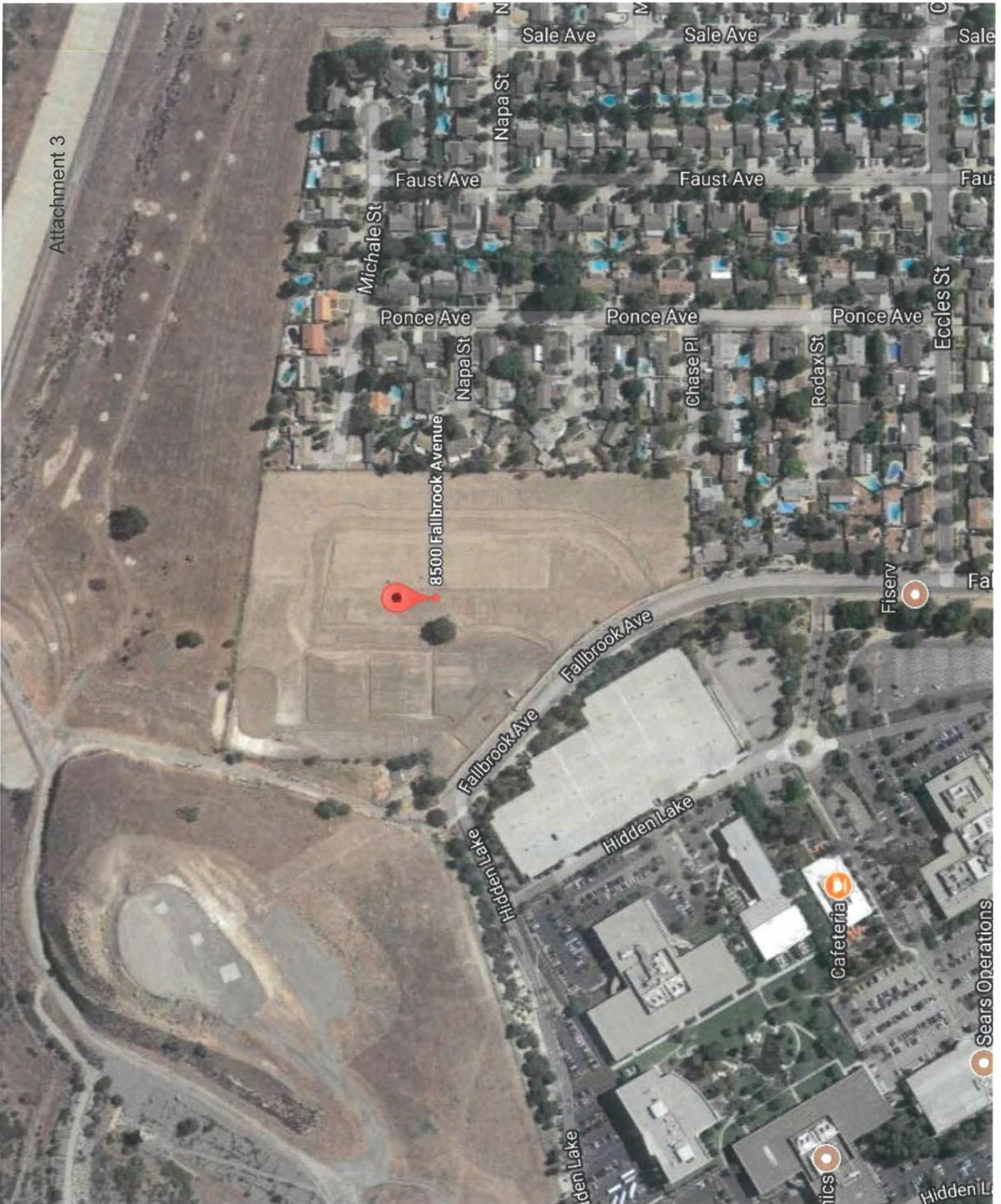
LINE	BEARING	DISTANCE
L1	S29°04'10"E	24.70'
L2	S02°26'21"E	28.31'
L3	N02°23'33"E	20.60'
L4	S82°36'21"E	8.00'
L5	N02°23'33"E	24.60'
L6	N89°50'01"W	3.00'
L7	S01°09'09"W	8.60'
L8	N89°50'01"W	3.00'
L9	S02°06'09"W	18.62'
L10	S43°04'27"W	18.60'
L11	S47°56'33"E	8.00'
L12	S43°04'27"W	15.80'
L13	S47°56'33"E	2.50'
L14	S47°56'33"E	28.60'
L15	S43°04'27"W	21.00'
L16	S47°56'33"E	10.00'
L17	S43°04'27"W	1.50'
L18	S47°56'33"E	16.00'
L19	S43°04'27"W	18.60'
L20	N44°04'27"E	20.00'
L21	S47°56'33"E	27.24'
L22	S43°04'27"W	17.74'
L23	N01°12'02"W	17.58'
L24	S88°34'21"E	8.33'
L25	N01°12'02"W	22.00'
L26	N44°04'27"E	21.00'
L27	S01°09'09"W	18.34'
L28	N89°50'01"W	15.00'
L29	N89°50'01"W	15.00'
L30	S01°09'09"W	19.42'
L31	N44°04'27"E	16.81'
L32	N44°04'27"E	17.21'
L33	S01°09'09"W	21.21'
L34	S89°50'01"E	6.00'
L35	S89°50'01"E	8.00'
L36	S01°09'09"W	21.84'
L37	N45°18'04"E	17.08'
L38	S26°03'19"E	13.91'

NOTES: (SMALL LOT SCHEDULE)

1. LOTS 44 THROUGH 81, INCLUSIVE, OF THIS MAP IS BEING RECORDED AS A SMALL LOT SUBDIVISION PER ORDINANCE NO. 176338.
2. THE NAMING OF THE COMMON ACCESS AND TREE LANE HEREON IS FOR IDENTIFICATION PURPOSES ONLY AND IS NOT TO BE CONSIDERED AS EITHER A PUBLIC OR AN APPROVED PRIVATE STREET.

LEGEND

- ⊞ INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- ⊞ EASEMENT TO THE CITY OF LOS ANGELES FOR PUBLIC UTILITY PURPOSES.





EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

8500 Fallbrook

Description:

Proposed New Park at 8500 Fallbrook

Scenario Type:

New Park

Park Class:

Neighborhood

Baseline Dataset*:

All Parks (RAP and Non-RAP)

**The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.*

Population and Age Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	159	0
Residents Served by Age		
Under Age 5:	5	0
Age 5 to 9:	8	0
Age 10 to 14:	9	0
Age 15 to 17:	9	0
Age 18 to 64:	85	0
Age 65 and Over:	43	0

Household and Income Breakdown

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	60	0
Households Served by Annual Income		
Under \$25,000:	4	0
\$25,000 to \$34,999:	2	0
\$35,000 to \$49,999:	10	0
\$50,000 to \$74,999:	12	0
\$75,000 and Over:	32	0

Source: Census/ACS 2010