BOARD REPORT

DATE: November 16, 2016

BOAD 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
R. Barajas
H. Fujita

CSD

APPROVED
11-16-2016

General Manager

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)
(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 to 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
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.
ENVIROMENTAL 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;
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. ____________).

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ARMANDO X. BENCOMO, Board Secretary

Resolution No. ____________________