DEPARTMENT OF RECREATION AND PARKS

BOARD OF COMMISSIONERS

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(213) 202-2633

October 23, 2026

Honorable City Council
City of Los Angeles
c/o: Office of the City Clerk
City Hall, Room 395

Honorable Members of the City Council:

Subject:

Northridge Recreation Center – Approval of Amendment to License Agreement No. P-58934 with the Los Angeles Department of Water and Power and Grant of Right for the Proposed West Valley District Yard Parking Lot – Categorical Exemption from the Provisions of the California Environmental Quality Act (CEQA) Pursuant to Article 19, Section 15301 [Permitting, Leasing, Licensing, or Minor Alteration of Existing Public or Private Structures, Facilities, Mechanical Equipment, or Topographical Features, Involving Negligible or No Expansion of Existing or Former Use], Section 15301(c) [Existing Highways and Streets, Sidewalks, Gutters, Bicycle and Pedestrian Trails, and Similar Facilities] and Section 15303(e) [Installation of Accessory (Appurtenant) Structures Including Garages, Carports, Patios, Swimming Pools, and Fences] of California CEQA Guidelines and Article III, Section 1, Class 1(3), Class 1(14) and Class 11(6) of City CEQA Guidelines

Recommendation for Council Action:

The Board of Recreation and Park Commissioners (Board) respectfully requests City Council (i) approval of a Grant of Right, by Ordinance, to the Department of Los Angeles Department of Water and Power (LADWP) to permanently remove approximately four acres (174,240 square feet) from a portion of the licensed area (APN: 2731-020-924) adjacent to Northridge Recreation Center, as shown in Attachment 1;(ii) approve the use of a portion of RAP's Northridge Recreation Center for the purpose of ingress and egress to and from LADWP's proposed West Valley District Yard parking lot (Parking Lot), the right to construct, operate, and maintain a driveway, and for the installation and maintenance of security fencing along the property line;(iii) adopt the Resolution, substantially in the form attached hereto as Attachment 3, authorizing the Grant of Right to LADWP

Background:

Northridge Recreation Center is located at 11058 Reseda Boulevard, Northridge, CA 91325. On December 15, 1982, a License Agreement (LADWP File No. P-58934) was signed between RAP

and LADWP for the landscaping and limited park use of approximately nine acres (392,040 square feet) of LADWP property, adjacent to Northridge Recreation Center. The original License Agreement is attached hereto as Attachment 4.

LADWP and RAP representatives met to discuss returning a portion of the licensed area to LADWP for the purposes of developing an employee vehicle parking lot for LADWP's West Valley District Yard. The portion in question is approximately four acres (174,240 square feet), as more particularly shown in Attachment 1 of this Report.

RAP staff is recommending approval to amend the License Agreement, removing approximately four acres (174,240 square feet) and returning it to LADWP's jurisdiction. The Letter Agreement to amend License No. P-58394 is attached hereto as Attachment 1. The amendment of the lease premises will have no impact on Northridge Recreation Center's operations.

RAP cleared and vacated the area on June 1, 2024.

As part of the Parking Lot discussions, RAP received a request from LADWP for a Grant of Right (Attachment 2) to access approximately 0.12-acres (5,088 square feet) of property at Northridge Recreation Center for the purposes of: (i) ingress and egress to and from LADWP's proposed Parking Lot; (ii) the construction, operation, and maintenance of a driveway; and (iii) the installation and maintenance of security fencing along the property line between the two sites. RAP staff has reviewed the request from LADWP and recommends that the Board grant the request. The approval of the proposed Grant of Right will not be a detriment to RAP operations, and the proposed Parking Lot will be completed and maintained at no cost to RAP.

In order for LADWP to begin work on the Parking Lot ahead of executing the Grant of Right, RAP is also requesting authority to issue LADWP a temporary revocable MOU-ROE for the duration of the construction of the Parking Lot.

Fiscal Impact Statement:

The approval of this Report will have no fiscal impact on RAP's General Fund as LADWP will bear all costs associated with this action.

If you have any questions with regard to this matter, please contact Mr. Bryan Miller, Management Analyst, Planning, Maintenance, and Construction Branch, Department of Recreation and Parks, at (213) 202-3192.

Very truly yours,

BOARD OF RECREATION AND
PARK COMMISSIONERS

Takisha Sardin

TAKISHA SARDIN
Commission Executive Assistant II

Attachments: Board Report No. 24-256

cc: Bryan Miller, Management Analyst, Planning, Maintenance, and Construction Branch
Darryl Ford, Superintendent, Planning, Maintenance, and Construction Branch

RESOLUTION NO. 10658

WHEREAS, the City of Los Angeles, Department of Recreation and Parks (RAP) has jurisdiction over Northridge Park, a 24.02-acre (1,046,311.2 square foot) park located at 10058 North Reseda Boulevard;

WHEREAS, the City of Los Angeles, Department of Water and Power (LADWP), is in construction on the West Valley District Yard Project;

WHEREAS, the LADWP Project proposes a series of improvements that will provide ingress and egress to and from the West Valley District Yard Parking Lot (Parking Lot) and security fencing;

WHEREAS, to complete the Project, LADWP has requested RAP issue a Grant of Right to LADWP for the use of approximately a 0.12-acre (5,088 square foot) portion of Northridge Park;

WHEREAS, the Grant of Right includes the right for ingress and egress to and from LADWP's proposed Parking Lot, the right to construct, operate, and maintain a driveway, and for the installation and maintenance of security fencing along the property line;

WHEREAS, approval of the proposed Grant of Right will not be a detriment to RAP operations;

WHEREAS, the Board of Recreation and Park Commissioners (Board) has directed the Board Secretary to concurrently transmit forthwith the proposed Grant of Right to the City Attorney for review as to form and legality, and to the City Council for approval by ordinance;

WHEREAS, the Board has authorized RAP staff to request the assistance of the Department of General Services (GSD) and the Office of the City Attorney in the review and processing of the related ordinances and documents, including but not limited to the Grant of Right; and,

WHEREAS, upon the receipt of the necessary approvals, the Board authorizes the Board President and Secretary to execute the Grant of Right, subject to City Attorney review and approval as to form and legality;

NOW, THEREFORE, BE IT RESOLVED that the Board approves the ingress and egress to and from LADWP's proposed Parking Lot, the right to construct, operate, and maintain a driveway, and for the installation and maintenance of security fencing along the property line;

BE IT FURTHER RESOLVED that the Board finds and determines that the public interest, convenience, and necessity require that the Grant of Right be granted to LADWP required for the Project, subject to the approval of the City Council by ordinance, whereupon the Board President is authorized to execute said Grant of Right; and

BE IT FURTHER RESOLVED that upon City Council approval of the Grant of Right to LADWP, that City Council direct the General Services Department, and the City Attorney's Office to draft and process any required document necessary to process said agreement.

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 December 5, 2024 (Board Report. No. 24-256).

Takisha Sardin, Board Secretary

Resolution No. 10658

APPROVED
Dec 05 2024
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT **NO.** 24-256

DATE December 05, 2024 C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORTHRIDGE RECREATION CENTER – APPROVAL OF AMENDMENT TO LICENSE AGREEMENT NO. P-58934 WITH THE LOS ANGELES DEPARTMENT OF WATER AND POWER AND GRANT OF RIGHT FOR THE PROPOSED WEST VALLEY DISTRICT YARD PARKING LOT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301 [PERMITTING, LEASING, LICENSING, OR MINOR ALTERATION OF EXISTING PUBLIC OR PRIVATE STRUCTURES, FACILITIES, MECHANICAL EQUIPMENT, OR TOPOGRAPHICAL FEATURES, INVOLVING NEGLIGIBLE OR NO EXPANSION OF EXISTING OR FORMER USE], SECTION 15301(c) [EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, AND SIMILAR FACILITIES] AND SECTION 15303(e) [INSTALLATION OF ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(3), CLASS 1(14) AND CLASS 11(6) OF CITY CEQA GUIDELINES

B. Aguirre		M. Rudnick	for
B. Jones		*C. Santo Domingo	RT
C. Stoneham		N. Williams	

General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

1. Approve the amendment to License Agreement No. P58934 between the Department of Recreation and Parks (RAP) and the Los Angeles Department of Water and Power (LADWP) to permanently remove approximately four acres (174,240 square feet) from a portion of the licensed area (APN: 2731-020-924) adjacent to Northridge Recreation Center, as shown in Attachment 1;

2. Approve the use of a portion of RAP's Northridge Recreation Center for the purpose of ingress and egress to and from LADWP's proposed West Valley District Yard parking lot (Parking Lot), the right to construct, operate, and maintain a driveway, and for the installation and maintenance of security fencing along the property line;

3. Approve the LADWP request for a Grant of Right, substantially in the form attached hereto as Attachment 2 and subject to the approval of the City Attorney as to form for: (i) ingress and egress to and from LADWP's proposed Parking Lot, (ii) the construction, operation, and maintenance a driveway; and (iii) the installation and maintenance of security fencing along the property line;

4. Direct RAP staff to work with staff from LADWP, General Services Department (GSD), and the City Attorney in processing the Grant of Right to LADWP;

5. Adopt the Resolution, substantially in the form attached hereto as Attachment 3, authorizing the Grant of Right to LADWP;

6. Request that the City Council approve the Grant of Right to LADWP by ordinance, and request that the Department of General Services (GSD) and the City Attorney's Office assist in the drafting, reviewing, processing, and execution of all ordinances and other documentation necessary to grant and record the Grant of Right to LADWP;

7. Determine that approval of the Grant of Right to LADWP and related actions (Project) are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301 [Permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use], Section 15301(c) [Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities] and Section 15303(e) [Installation of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences] of California CEQA Guidelines and Article III, Section 1, Class 1(3), Class 1(14) and Class 11(6) of City CEQA Guidelines, and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research;

8. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of $75.00 for the purpose of filing an NOE;

9. Upon receipt of necessary approvals, authorize the Board of Recreation and Parks Commissioners (Board) Secretary and President to execute the Grant of Right;

10. Direct RAP staff to issue a temporary revocable Memorandum of Understanding of Right-of-Entry (MOU-ROE) to LADWP and/or the contractor selected for the construction of the Parking Lot; and,

11. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Northridge Recreation Center is located at 11058 Reseda Boulevard, Northridge, CA 91325. On December 15, 1982, a License Agreement (LADWP File No. P-58934) was signed between RAP and LADWP for the landscaping and limited park use of approximately nine acres (392,040 square feet) of LADWP property, adjacent to Northridge Recreation Center. The original License Agreement is attached hereto as Attachment 4.

LADWP and RAP representatives met to discuss returning a portion of the licensed area to LADWP for the purposes of developing an employee vehicle parking lot for LADWP's West Valley District Yard. The portion in question is approximately four acres (174,240 square feet), as more particularly shown in Attachment 1 of this Report.

RAP staff is recommending approval to amend the License Agreement, removing approximately four acres (174,240 square feet) and returning it to LADWP's jurisdiction. The Letter Agreement to amend License No. P-58394 is attached hereto as Attachment 1. The amendment of the lease premises will have no impact on Northridge Recreation Center's operations.

RAP cleared and vacated the area on June 1, 2024.

As part of the Parking Lot discussions, RAP received a request from LADWP for a Grant of Right (Attachment 2) to access approximately 0.12-acres (5,088 square feet) of property at Northridge Recreation Center for the purposes of: (i) ingress and egress to and from LADWP's proposed Parking Lot; (ii) the construction, operation, and maintenance of a driveway; and (iii) the installation and maintenance of security fencing along the property line between the two sites. RAP staff has reviewed the request from LADWP and recommends that the Board grant the request. The approval of the proposed Grant of Right will not be a detriment to RAP operations, and the proposed Parking Lot will be completed and maintained at no cost to RAP.

In order for LADWP to begin work on the Parking Lot ahead of executing the Grant of Right, RAP is also requesting authority to issue LADWP a temporary revocable MOU-ROE for the duration of the construction of the Parking Lot.

TREES AND SHADE

The approval of this Report will have no impact on existing trees or shade at Northridge Recreation Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of permitting the use of public structures with negligible or no expansion of use, minor alterations to existing driveways with negligible no expansion of use and installation of accessory structures.

According to the parcel profile report retrieved on October 21, 2024, this Project is not in a liquefaction zone and the construction of this Project will not create conditions that could expose patrons of the park to increased risk of liquefaction. This site is not within a coastal or methane zone, so there is no reasonable possibility that the proposed Project may impact an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed Project. As of October 21, 2024, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWRCB) (Geotracker at www.geotracker.waterboards.ca.gov) have not listed the project site or any other site within 1,000 feet of the Project area. According to the Caltrans Scenic Highway Map, there is no scenic highway located within – or adjacent to – the Project site. The proposed Project is not in an area that would affect a historic or cultural monument.

Based in this information, staff recommends that the Board of Recreation and Park Commissioners (Board) determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Section 15301(c) and Section 15303(e) of California CEQA Guidelines as well as to Article III, Section 1, Class 1(3), Class 1(14) and Class 3(6) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the California Office of Planning and Research upon Board's approval.

FISCAL IMPACT

The approval of this Report will have no fiscal impact on RAP's General Fund as LADWP will bear all costs associated with this action.

This Report was prepared by Bryan Miller, Management Analyst, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS/EXHIBITS

Attachment 1 – Modification of License Agreement P-58934
Attachment 2 – Grant of Right
Attachment 3 – Resolution
Attachment 4 – License Agreement P-58934

Los Angeles Department of Water & Power

BUILDING A STRONGER L.A.

Karen Bass, Mayor

Board of Commissioners
Nicole Neeman Brady, Vice President
Nurit Katz
Mia Lehrer
George S. McGraw
Chante L. Mitchell, Secretary

Martin L. Adams, General Manager and Chief Engineer

LETTER AGREEMENT AMENDING
LADWP License (LADWP File NO. P-58934)

March 6, 2024

Cathie Santo Domingo
Assistant General Manager
City of Los Angeles, Department of Recreation and Parks
221 North Figueroa Street, Suite 180
Los Angeles, California 90012

Dear Ms. Santo Domingo:

Subject: LADWP File No. P-58934 - Modification of License Agreement
Transmission Line Right-of-Way No. 13B
Vicinity of 18200 Lemarsh Street, Northridge, California 91325
Assessor's Parcel Numbers: 2731-020-924 and 2731-024-903

Reference is made to License Agreement (LADWP File No. P-58934) dated December 15, 1982, between the Los Angeles Department of Water and Power (LADWP) and the City of Los Angeles Department of Recreation and Parks (RAP), for landscaping and limited park purposes, and the licensed area described therein and referenced above.

As discussed and agreed upon between LADWP and RAP representatives, a portion of the licensed area identified by Los Angeles County Assessor's Parcel Number 2731-020-924 (Project Area), as shown highlighted in Exhibit A enclosed herewith, will be permanently removed from the License. The Project Area is needed for the development of an employee vehicle parking lot for LADWP's West Valley District Yard (Project).

LADWP is requesting that the Project Area be cleared and vacated by RAP no later than June 1, 2024, for construction of the Project.

Please sign and return a copy of this letter to acknowledge your understanding and agreement to the permanent reduction of the licensed area as described herein to accommodate the Project.

If you have any questions, please contact Ms. Sayaka Meguri, Senior Real Estate Officer, by phone at (213) 202-7902, or by email at Sayaka.Meguri@ladwp.com. You may also contact Real Estate Services at (213) 367-0564.

Sincerely,

Adriana Rubalcava
Director of Real Estate

SM:ag
Enclosures

The undersigned acknowledge, understand, and agree to the permanent reduction of the licensed area under the License as described herein, and to clear and vacate the Project Area by June 1, 2024, to accommodate LADWP's Project.

Dated _____

DEPARTMENT OF RECREATION AND PARKS
OF THE CITY OF LOS ANGELES

By_____

And_____

APPROVED AS TO FORM

CITY ATTORNEY:
HYDEE FELDSTEIN SOTO

By _____

Date:_____

EXHIBIT A – Project Area

Exhibit A – Project Area



WHEN RECORDED, MAIL TO:

Department of Water and Power
Real Estate Services
221 North Figueroa Street, Suite 1600
Los Angeles, CA 90012

THIS IS A CONVEYANCE OF A GRANT OF RIGHT. THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE REVENUE AND TAXATION CODE AND IS BEING RECORDED PURSUANT TO SECTIONS 6103 AND 27383 OF THE CALIFORNIA GOVERNMENT CODE.

APN: 2731-020-919

GRANT OF RIGHT

The CITY OF LOS ANGELES, a municipal corporation, acting by and through its BOARD OF RECREATION AND PARK COMMISSIONERS ("Grantor"), hereby grants unto the DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES ("Grantee"), the right to construct, operate, and maintain a driveway upon certain real property ("Property") owned by the City of Los Angeles under the management and control of the Grantor in the City of Los Angeles, County of Los Angeles, State of California, for the purpose of accessing Grantee's property abutting the Property, and installing and maintaining security fencing along the property line. The Property is located on a portion of Assessor's Parcel Number 2731-020-919, more particularly described as follows:

SEE LEGAL DESCRIPTION AND MAP – EXHIBITS "A" and "B"
ATTACHED HERETO AND MADE A PART HEREOF

Dated_____

DEPARTMENT OF RECREATION AND PARKS
THE CITY OF LOS ANGELES
BY
BOARD OF RECREATION AND PARKS COMMISSIONERS OF
THE CITY OF LOS ANGELES

By_____

And_____
Secretary

Authorized by:
Resolution No. _____
Adopted _____
Ordinance No. _____
Approved _____
Council File No. _____

ALL-PURPOSE ACKNOWLEDGMENT

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)
) SS.
COUNTY OF _____)

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 the instrument.

I certify under the 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 _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the deed or grant dated _____ from the CITY OF LOS ANGELES, a municipal corporation, acting by and through its BOARD OF RECREATION AND PARK COMMISSIONERS to the CITY OF LOS ANGELES, a municipal corporation, is hereby accepted by order of the Board of Water and Power Commissioners of the City of Los Angeles by the undersigned officer on behalf of said Board of Water and Power Commissioners of the City of Los Angeles pursuant to authority conferred by resolution of said Board adopted on July 11, 2023, and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated _____ By _____
ADRIANA RUBALCAVA
Director of Real Estate

EXHIBIT "A"

Right-of-Way No.	**13897**
Real Estate File No.	**W-102771**
Work Order No.	**VAK93**
Drawing No.	**Exhibit "B" (RW13897)**
Council District No.	**12**
Coordinate File No.	**204-126**
Cadastral Map No.	**204B125**
Assessor's Parcel No.	**2731-020-919**
Thomas Bros Map Grid No.	**500-J4**

Right-of-Way for Ingress and Egress Purposes
Within City of Los Angeles Department of Recreation and Parks' Fee Property
Northridge Recreation Center – 18300 West Lemarsh Street, Los Angeles, CA 91325
SE/o the Intersection of Lemarsh Street and Etiwanda Avenue

Basis of Bearings:

The basis of bearings for this legal description is the centerline of Lemarsh Street, 60 feet wide, in the City of Los Angeles, County of Los Angeles, State of California, having a bearing of North 67°21'49" West, as shown in the City of Los Angeles Department of Water and Power (LADWP) Water System Field Book (WSFB) 204-126, Pages 1 to 3, inclusive, dated October 29, 2021, filed in the LADWP Water System's Survey office.

That certain portion of Section 14, Township 2 North, Range 16 West, of the Ex-Mission de San Fernando, in said City, as shown on Clerk Filed Map 896, filed for District Court Case No. 1526, also shown on Record Filed Map 238, filed October 10, 1874, both on file in the office of the County Surveyor of said County, described as follows:

Commencing at the point of intersection of the centerline of said Lemarsh Street, 60 feet wide, said point of intersection shown as "Fd. SSDM @ P.I. ⟨1⟩ (HELD)" in said LADWP's WSFB 204-126, Page 2;

L1. thence South 67°21'49" East, 37.13 feet along the tangent line and centerline prolongation of said Lemarsh Street;

L2. thence leaving said tangent line South 22°38'11" West, 35.83 feet to the True Point of Beginning lying on the southerly right-of-way line of said Lemarsh Street;

L3. thence leaving said southerly right-of-way line South 6°10'29" East, 89.74 feet to the northwesterly line of LADWP's 220 feet wide and variable width Power System Transmission Line Right-of-Way No. 13B, having a bearing of North 31°21'05" East, as described in Deed recorded November 3, 1953, as Document No. 1065, in Book 43077, Page 195, of Official Records, in the office of said County Recorder, said northwesterly line having a bearing of North 31°21'05" East shall be rotated 0°12'32" clockwise to be North 31°33'37" East;

L4. thence along said northwesterly line South 31°33'37" West, 49.20 feet;

EXHIBIT "A" Continued

L5. thence leaving said northwesterly line North 6°10'29" West, 129.12 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 21.91 feet, a radial line through said point bears South 44°47'28" East;

C1. thence northeasterly and northerly along said non-tangent curve through a central angle of 26°34'03" and an arc distance of 10.16 feet to said southerly right-of-way line of Lemarsh Street, said southerly right-of-way line being a curve concave to the south having a radius of 570.00 feet, a radial line through said point bears North 11°53'29" East;

C2. thence non-tangent along said curve through a central angle of 2°32'46" and an arc distance of 25.33 feet to said True Point of Beginning.

The above-described parcel of land contains an area of approximately 3,414 square feet.

Exhibit "B" is attached hereto and made a part hereof.

This legal description was prepared under my direction.

PROFESSIONAL LAND SURVEYOR
JOHN E. ALVO
P.L.S. 7908
11/09/2023
STATE OF CALIFORNIA

Checked Date: 11/9/2023
RUSSELL GUIZADO

Electronic File Path:\\Filer03\right-of-way\Projects\RW13897\Legal_Description\L13897_204-126_RoW_from_RAP_Northridge_Rec_Cntr_2023-11-9

PREPARED BY
WATER SYSTEM
SURVEYS & RIGHT-OF-WAY GROUP

RW13897

LINE DATA (PER 6, UNO)		
LINE	BEARING	DISTANCE
L1	S 67°21'49" E	37.13' CALC.
L2	S 22°38'11" W	35.83' CALC.
L3	S 6°10'29" E	89.74' CALC. 9
L4	S 31°33'37" W	49.20' CALC.
L5	N 6°10'29" W	129.12' CALC. 9
L6	N 10°50'42" E	34.47'
L7	N 10°53'16" E	6.26'
L8	N 45°27'27" E	105.73'
L9	N 67°21'49" W	145.31' CALC.
L10	N 10°53'16" E	30.64'

CURVE DATA (CALC. PER 6, UNO)			
CURVE	DELTA	DISTANCE	RADIUS
C1	26°34'03"	10.16'	21.91'
C2	2°32'46"	25.33'	570.00'
C3	22°19'50"	233.84'	600.00'
C4	3°45'09"	37.33'	570.00'
C5	9°36'53"	159.68'	951.56'
C6	2°50'22"	47.16'	951.56'

REF. 9 (C1, C2) — REF. 8 (C3)

RADIAL LINE DATA		
R1	S 44°47'28" E	CALC. PER 9
R2	S 71°21'31" E	
R3	N 11°53'29" E	
R4	N 14°26'15" E	
R5	S 79°06'45" E	CALC. PER 6
R6	S 69°29'51" E	
R7	S 47°22'55" E	
R8	S 44°32'33" E	

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE CENTERLINE OF LEMARSH STREET, 60 FEET WIDE, HAVING A BEARING OF NORTH 67° 21' 49" WEST, AS SHOWN ON REF. No., 6

*INDICATES THIS BEARING HAS BEEN ROTATED 0°11'04" CLOCKWISE TO MATCH THE BASIS OF BEARINGS OF THIS EXHIBIT

REFERENCES:

1. JUDGMENT AND FINAL ORDER OF CONDEMNATION SCC No. 938 853 REC. AUG. 21, 1969, BK. D4473, P. 975, O.R.
2. DEED REC. NOV. 3, 1953, BK. 43077, P. 195, O.R. (LADWP RE DOC. No. P-15758)
3. LADWP PS DRAWING Nos. TM 0-9-1, REV. 6 AND R/W 180
4. LICENSE FROM LADWP TO REC & PARKS FOR LANDSCAPING & LIMITED PARK (LADWP RE DOC. No P-27749)
5. RESOLUTION OF INTERNAL TRANSFERS BETWEEN PS AND WS DATED SEP. 7, 1999 (LADWP RE DOC. No. J-00030)
6. LADWP WSFB 204-126, PP. 1-3
7. C.E.F.B. 204-125, P. 136
8. C.E.F.B. 204-125, P. 137
9. RIGHT-OF-WAY BOUNDARY AREA & PROPOSED PARKING LOT SITE PLAN PROVIDED BY ENGINEER MARCE-ADRIAN PEREZ OF WATER DISTRIBUTION
10. LICENSE FROM LADWP TO AB CELLULAR LA, LLC FOR TELECOMMUNICATIONS SITE (LADWP RE DOC. No P-32629)
11. LACoFCD R/W MAP No. 92-RW 7.1
12. GRANT-OF-RIGHT REC. MAY 2, 1974, BK. D6257, P. 761, O.R. (LADWP RE DOC. No. P-25793)

ABBREVIATIONS:

AMB	ASSESSOR'S MAP BOOK	P.O.C.	POINT OF COMMENCEMENT
APN	ASSESSOR'S PARCEL NUMBER	POR.	PORTION OF
BK.	BOOK	PP.	PAGES
BC	BEGIN CURVE	PROD	PRODUCED
℄	CENTERLINE OF	PT.	PART OF
CALC/CALC.	CALCULATED	PS	POWER SYSTEM'S/POWER SYSTEM
C.E.	CITY ENGINEER'S DEED BOOK	RE	REAL ESTATE
C.E.F.B.	CITY ENGINEER'S FIELD BOOK	REC.	RECORDED
C.F.	CLERK FILED	REC & PARKS	CITY OF LOS ANGELES DEPARTMENT OF RECREATION AND PARKS
D.C.C.	DISTRICT COURT CASE	REF.	REFERENCE
DOC.	DOCUMENT	R.F.	RECORDERS FILED
FD.	FOUND	R/W	RIGHT-OF-WAY
LA	LOS ANGELES	SCC	SUPERIOR COURT CASE
LACoFCD	LOS ANGELES COUNTY FLOOD CONTROL DEPARTMENT	SEC.	SECTION
LADWP	LOS ANGELES DEPARTMENT OF WATER AND POWER	SSDM	STANDARD SURVEY DISC MONUMENT
L&T	LEAD AND TACK	T/L	TRANSMISSION LINE
O.R.	OFFICIAL RECORDS	TM	TRANSMISSION MANUAL
P.	PAGE	T.P.O.B.	TRUE POINT OF BEGINNING
PAT.	PATENTS	U/G	UNDERGROUND
P.I.	POINT OF INTERSECTION	UNO	UNLESS NOTED OTHERWISE
		WS	WATER SYSTEM'S/WATER SYSTEM
		WSFB	WATER SYSTEM'S FIELD BOOK

NOTE:

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND-LEVEL DISTANCES.

CITY OF LOS ANGELES
GRANADA HILLS DISTRICT MAINTENANCE YARD

AERIAL PHOTO YEAR 2020

ETIWANDA AVE. — "FD. SSDM(204-125 P.129)", 7 — "FD. SSDM @ P.I. 1 (HELD)", 6 — P.O.C. — R/W — LEMARSH — *N 89°41'39" W 460.08', 8 — 341.66', 7 — 185' — LADWP PS T/L R/W No. 13B — 100' — LACoFCD'S R/W, 11 — L1 — C3 — L2 — T.P.O.B. — C4 — L6 — N 67°21'49" W 151.54' CALC., 6 — L9 — N 67°21'49" W 576.28', 6 — BASIS OF BEARINGS — L10 — R5 — L7 — 30' — 50.00'± CALC. — PROPOSED LADWP WS 30-FT. WIDE AND AND VARIABLE WIDTH R/W FOR INGRESS AND EGRESS PURPOSES, 9 — T/L TOWER No. 32-3 — T/L TOWER No. 482 — T/L TOWER No. 236 — LICENSED FOR TELECOMMUNICATIONS SITE & U/G POWER, 10 — LADWP WS WEST VALLEY DISTRICT HEADQUARTERS 5 — POR. APN 2731-020-922 — ST. — DEVONSHIRE HOUSE 1 — POR. APN 2731-020-919 — NORTHRIDGE RECREATION CENTER — PT. SW 1/4, SEC. 14, T. 2 N., R. 16 W. — EX MISSION DE SAN FERNANDO — D.C.C. 1526 C.F. 896 R.F. 238 — MAPS 5145 & 5154 (PAT 1-605/606) — C5 — CREEK — R6 — "SEARCHED NOT FOUND P.I. (CALC ON LINE FROM BC AND L&T PROD HOLDING TANGENT DISTANCE.)", 6 — S 31°33'37" W 626.73', 6 — 548.7', 9 — LADWP PS T/L R/W No. 13B — POR. APN 2731-020-924 — LICENSED TO REC & PARKS FOR LANDSCAPING & LIMITED PARK PURPOSES, 4 — 110' — 220' — 110' — N 31°33'37" E 365.02', 6 — POR., 1 — ALISO — R7 — 213.8', 9 — R8 — C6 — PROPOSED CONSTRUCTION AREA BOUNDARY, 9 — LACoFCD — L8 — T/L TOWER No. 237 — T/L TOWER No. 32-4 — T/L TOWER No. 483

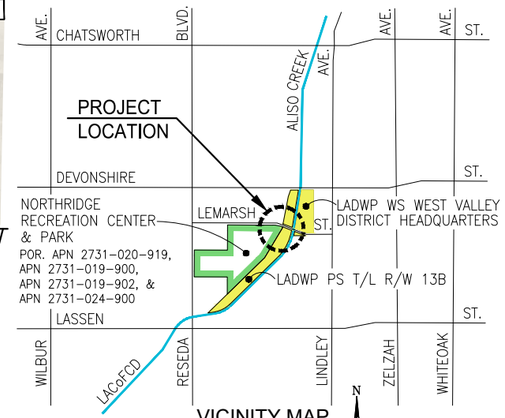
*N 89°41'39" W 460.08', 8 — P.O.C. "FD. SSDM @ P.I. 1 (HELD)", 6 — BASIS OF BEARINGS N 67°21'49" W 576.28', 6 — L1 — ℄ LEMARSH ST. — S'LY LINE OF PUBLIC R/W LEMARSH ST. — 30 — R2 — R1 — C1 — T.P.O.B. — C2 — L2 — 30' — R3 — R4 — L3 — L5 — L4 — "LADWP R/W", 6 AND NW'LY LINE OF LADWP PS T/L R/W No. 13B, 3

PROPOSED LADWP WS 30-FT. WIDE AND AND VARIABLE WIDTH R/W FOR INGRESS AND EGRESS PURPOSES, 9

EX. LADWP PS T/L R/W No. 13B, 2 & 3
RINALDI TO NORTHRIDGE RECEIVING STATIONS
SYLMAR-KENTER CANYON ELECTRODE LINE 1 (18KV)
RINALDI-TARZANA LINE 1 (230KV)
RINALDI-TARZANA LINE 2 (230KV)
CASTAIC-NORTHRIDGE LINE 1 (230KV)
SYLMAR-NORTHRIDGE LINE 1 (230KV)
OLIVE-NORTHRIDGE LINE 1 (230KV)
SYLMAR-KENTER CANYON ELECTRODE LINE 2 (18KV)

DETAIL
NOT TO SCALE

VICINITY MAP
NOT TO SCALE



LEGEND:

AREA = 3,414± Sq. Ft.
PROPOSED LADWP WS 30-FT. WIDE AND VARIABLE WIDTH R/W FOR INGRESS AND EGRESS PURPOSES, 9 WITHIN REC & PARKS' FEE PROPERTY POR. APN 2731-020-919

REC & PARKS' FEE PROPERTY, 1
NORTHRIDGE RECREATION CENTER
POR. APN 2731-020-919

LADWP POWER SYSTEM'S FEE PROPERTY, 2 & 3
T/L R/W No. 13B, POR. APN 2731-020-924

PROPOSED SECURITY FENCED AND PARKING LOT FOR LADWP WS WEST VALLEY DISTRICT HEADQUARTERS, 9

PROPOSED CONSTRUCTION AREA BOUNDARY, 9

LICENSED TO REC & PARKS FOR LANDSCAPING & LIMITED PARK PURPOSES, 4

LICENSED FOR TELECOMMUNICATIONS SITE & U/G POWER, 10

60-FT. WIDE GRANT-OF-RIGHT TO LA CITY PUBLIC WORKS FOR STREET IMPROVEMENT PURPOSES, 12 WITHIN LADWP PS T/L R/W No. 13B

LADWP WATER SYSTEM'S FEE PROPERTY, 5
WEST VALLEY DISTRICT HEADQUARTERS
POR. APN 2731-020-922

LACoFCD'S R/W, 11
ALISO CREEK, POR. APN 2731-020-921

N

SCALE IN FEET
0 20 40 80

NOTE:
THIS EXHIBIT HAS BEEN REDUCED. SCALE ACCORDINGLY.

R/W No. 13897
RE FILE No. W-102771
WO No. VAK93
CD No. 12
CF No. 204-126
CE MAP No. 204B125
AMB No. 2731-020
TBM GRID No. 500-J4

EXHIBIT "B"

WATER DISTRIBUTION'S PARKING LOT PROJECT

PREPARED BY
WATER SYSTEM
SURVEYS & RIGHT-OF-WAY GROUP
ALL DATA SHOWN ARE FOR INTERNAL USE OF THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER AND ARE TO BE USED FOR REFERENCE ONLY

ELECTRONIC FILE PATH: \\filer03\Right-of-Way\Projects\RW13897\RW_Dwgs\RW13897_204-126_RoW_FROM_RAP_NORTHRIDGE_REC_CNTR_2023-11-9

CITY OF LOS ANGELES
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

PROFESSIONAL LAND SURVEYOR — SOPHIA E. ALVIO — P.L.S. 7908 — 11/09/2023 — STATE OF CALIFORNIA

REVISIONS					
NUMBER	DATE	INITIALS	LOCATION	DESCRIPTION	APPROVED

REFERENCES: SEE ABOVE — FILE NAME

SCALE	AS SHOWN	DATE
LOCATION CHECK		
DESIGNER	RMM	11/9/2023
DRAWN BY	RMM/TSK	11/9/2023
CHECKED BY	RJC	11/9/2023
LAST UPDATE		
RECOMMENDED		11/09/2023

APPROVED — AS TO DESIGN — AS TO OPERATION — SENIOR SURVEY SUPERVISOR — 11/9/2023 — GENERAL MANAGER AND CHIEF ENGINEER — DATE

RIGHT-OF-WAY FOR INGRESS AND EGRESS PURPOSES
WITHIN CITY OF LOS ANGELES DEPARTMENT OF RECREATION AND PARKS' FEE PROPERTY
VICINITY OF NORTHRIDGE RECREATION CENTER – 18300 W. LEMARSH STREET, LOS ANGELES, CA 91325
SE/o THE INTERSECTION OF LEMARSH STREET AND ETIWANDA AVENUE

DEPARTMENT OF WATER AND POWER
WATER ENGINEERING & TECHNICAL SERVICES — CITY OF LOS ANGELES

DRAWING NUMBER RW13897

LADWP-RIGHTS-ROW_TEMPLATE DATE: 1/7/09
AUTOCAD RELEASE: May 30 2020

RESOLUTION NO. _____

WHEREAS, the City of Los Angeles, Department of Recreation and Parks (RAP) has jurisdiction over Northridge Park, a 24.02-acre (1,046,311.2 square foot) park located at 10058 North Reseda Boulevard;

WHEREAS, the City of Los Angeles, Department of Water and Power (LADWP), is in construction on the West Valley District Yard Project;

WHEREAS, the LADWP Project proposes a series of improvements that will provide ingress and egress to and from the West Valley District Yard Parking Lot (Parking Lot) and security fencing;

WHEREAS, to complete the Project, LADWP has requested RAP issue a Grant of Right to LADWP for the use of approximately a 0.12-acre (5,088 square foot) portion of Northridge Park;

WHEREAS, the Grant of Right includes the right for ingress and egress to and from LADWP's proposed Parking Lot, the right to construct, operate, and maintain a driveway, and for the installation and maintenance of security fencing along the property line;

WHEREAS, approval of the proposed Grant of Right will not be a detriment to RAP operations;

WHEREAS, the Board of Recreation and Park Commissioners (Board) has directed the Board Secretary to concurrently transmit forthwith the proposed Grant of Right to the City Attorney for review as to form and legality, and to the City Council for approval by ordinance;

WHEREAS, the Board has authorized RAP staff to request the assistance of the Department of General Services (GSD) and the Office of the City Attorney in the review and processing of the related ordinances and documents, including but not limited to the Grant of Right; and,

WHEREAS, upon the receipt of the necessary approvals, the Board authorizes the Board President and Secretary to execute the Grant of Right, subject to City Attorney review and approval as to form and legality;

NOW, THEREFORE, BE IT RESOLVED that the Board approves the ingress and egress to and from LADWP's proposed Parking Lot, the right to construct, operate, and maintain a driveway, and for the installation and maintenance of security fencing along the property line;

BE IT FURTHER RESOLVED that the Board finds and determines that the public interest, convenience, and necessity require that the Grant of Right be granted to LADWP required for the Project, subject to the approval of the City Council by ordinance, whereupon the Board President is authorized to execute said Grant of Right; and

BE IT FURTHER RESOLVED that upon City Council approval of the Grant of Right to LADWP, that City Council direct the General Services Department, and the City Attorney's Office to draft and process any required document necessary to process said agreement.

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. _____).

_____

Takisha Sardin, Board Secretary

Resolution No. _____

0000 0 168 1905

85 000150 ER

DOC# P-27749 DOC TYPE LICENSE-FR DWP FILE# P-58934
DT 1982/12/15 NAMES

CORP NAMES LOS ANGELES (CITY), DEPT OF REC & PARKS
PURPOSE LANDSCAPING & LIMITED PARK
LEGAL DESC PTN/O SEC 14, T2N, R16W, SBM

VICINITY BET LEMARSH ST & LASSEN ST BET TWRS 236 & 239
CITY GRANADA HILLS COUNTY LA STATE CA

PROJECT
FAC# T/L R/W 13B FAC RINALDI-NORTHRIDGE
MAP# B-916; B-917 PARCEL# CANCEL DT
NUMBERS CD#12
REMARKS

* * * * * * * * * * * * * * * RECORDING DATA * * * * * * * * * * * * * * *
BOOK/PAGE INSTRUMENT#
BOOK OF COUNTY RECORDING DT
* * * * * * * * * * * * * * * LEASE/LICENSE REVIEW * * * * * * * * * * * * * * *
BEGIN DT 1982/12/15 TERM IN YRS 3 REVIEW DT 1985/12/15
$ OLD DOC# P-26045 TERMINATION DT

25×

0000 0168 1906

L I C E N S E

THIS AGREEMENT, by and between the DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES, sometimes hereinafter referred to as the "Department", and the DEPARTMENT OF RECREATION AND PARKS OF THE CITY OF LOS ANGELES, hereinafter referred to as "Licensee", pertains to certain lands, commonly referred to as Rinaldi-Northridge Transmission Line Right-of-Way No. 13B between Towers 236 to 239 located between Lemarsh Street and Lassen Street, City of Los Angeles, of which the herein designated property is an integral portion, owned by The City of Los Angeles and under the control and jurisdiction of the Department for supplying the inhabitants of the City of Los Angeles with electrical energy, and which lands are essential and necessary for said purposes and for the future development and expansion of these facilities; and

That, whereas the Department of Water and Power is desirous of making available to Licensee the hereinafter designated property, all as provided herein.

NOW, THEREFORE, in consideration of the keeping and performance by Licensee, its agents and permittees, of the terms and conditions hereof, the Department hereby gives permission to Licensee to use that certain portion of the above-mentioned transmission line right of way between Lemarsh Street and Lassen Street as shown crosshatched on the attached drawings marked Exhibit "A", which drawings, by reference incorporated herein, for landscaping and limited park purposes.

Subject to any and all existing easements and servitudes and any and all conditions, restrictions and matters of record.

P-58934

DOC. NO. P-27749

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IT IS UNDERSTOOD AND AGREED that the foregoing permission herein given is subject to the following terms and conditions:

1. No greater right or permission is hereby given than the right which the Department has or by these presents can legally give.

2. Licensee hereby acknowledges jurisdiction and control of said property in the Department of Water and Power for the paramount public uses of supplying the inhabitants of the City of Los Angeles with electrical energy and recognizes that said property, or portions thereof, may, as determined by the Department of Water and Power, be exclusively required for future use, development or expansion of said facilities, or be required for any other purpose or disposition.

3. This license may be revoked by the Department or Licensee at any time by the giving of 30 days' notice of revocation. Such notice may be given by delivering the same personally or by mail.

This license will be revoked by the Department in the event of any failure or refusal on the part of Licensee to keep or perform any of the terms or conditions herein.

Upon any termination of this license, by revocation or otherwise, Licensee shall promptly restore the premises to its original condition; and in the event of Licensee's failure so to do, the Department may restore said premises entirely at the risk and expense of Licensee.

4. Licensee shall indemnify and hold harmless the Department from and against any and all claims arising from the negligence of the Licensee or any of its officers, agents, or employees in the use of the premises for the conduct of its activities. The Department shall indemnify and hold harmless the Licensee from and against any and all claims arising from the negligence of the Department or any of its officers, agents, or employees in the use of the premises for the conduct of its activities.

5. Prior to the commencement of any grading operations or the installation of any irrigation system or landscaping, adequate plans, profiles or construction drawings shall first be submitted for the approval of the Department of Water and Power. Any modification, changes or alterations as may become necessary in the development of the area herein licensed shall be shown on plans submitted to and for the approval of this Department.

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6. The premises shall be kept at all times in a reasonably clean condition and free of rubbish, debris, weeds or other unsightly matter, and all necessary precautions shall be taken for the prevention of fire and elimination of fire hazards.

7. The disposal of all sewage, rubbish and refuse shall at all times conform to State laws and local ordinances respecting such matters.

8. Any use of said property by virtue of the permission herein given and any facilities, works or improvements done on said property shall be without cost or expense whatsoever to the Department of Water and Power except the initial cost of material for irrigation system as hereinafter provided.

9. Because of overhead electrical conductors, Licensee shall use only such equipment as is consistent with the terms of safety ordinances and statutes in such cases made and provided and the provisions of such safety ordinances and statutes are by reference made a part hereof as though incorporated verbatim herein. Licensee shall comply with General Order 95 and all Local and National Safety Codes and Ordinances.

10. Landscaping shall be installed and maintained by the Licensee without cost to the Department of Water and Power.

11. Trees shall not exceed a maximum height of 15 feet, and all necessary trimming will be performed by Licensee.

12. Signs prohibiting the flying of kites or model airplanes and the riding of motorcycles or minibikes shall be displayed at the entrances of the park site.

13. The patrol road must be kept open at all times to provide ready access to subject premises by Department of Water and Power employees for the purposes of performing routine patrol and maintenance including insulator washing with high-pressure water spraying and for making emergency repairs as necessary.

14. No supporting posts, children's play apparatus or other playground facilities shall be constructed or maintained within the right of way.

15. Licensee shall be responsible for all activities on the premises in connection with the permission herein given.

16. The irrigation system for the project shall be designed, installed and maintained by the Department of Recreation and Parks without cost to the Department of Water and Power.

17. Department of Water and Power shall furnish water service meter and Licensee shall pay all costs for water furnished for use on the said premises.

DOC. NO. R-27749

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18. The Department's Transmission Section, 481-6723, must be notified at least 48 hours prior to commencement of any construction.

19. This license agreement cancels and supersedes license agreement dated October 1, 1974 (P-58934).

DATED DEC 15 1982

DEPARTMENT OF WATER AND POWER OF
THE CITY OF LOS ANGELES

JAMES L. MULLOY
GENERAL MANAGER AND CHIEF ENGINEER

APPROVED:

Raymond C Burt

RAYMOND C. BURT
Engineer in Charge of
Operation and Maintenance

By Norman E. Nichols

NORMAN E. NICHOLS
Chief Electrical Engineer
and Assistant Manager

LICENSOR

Robert C. Burt Jr.

ROBERT C. BURT
Engineer of Design
and Construction

APPROVED AS TO FORM AND LEGALITY
IRA REINER, CITY ATTORNEY

DEPARTMENT OF RECREATION AND PARKS
OF THE CITY OF LOS ANGELES

DATED 11-30-82

By

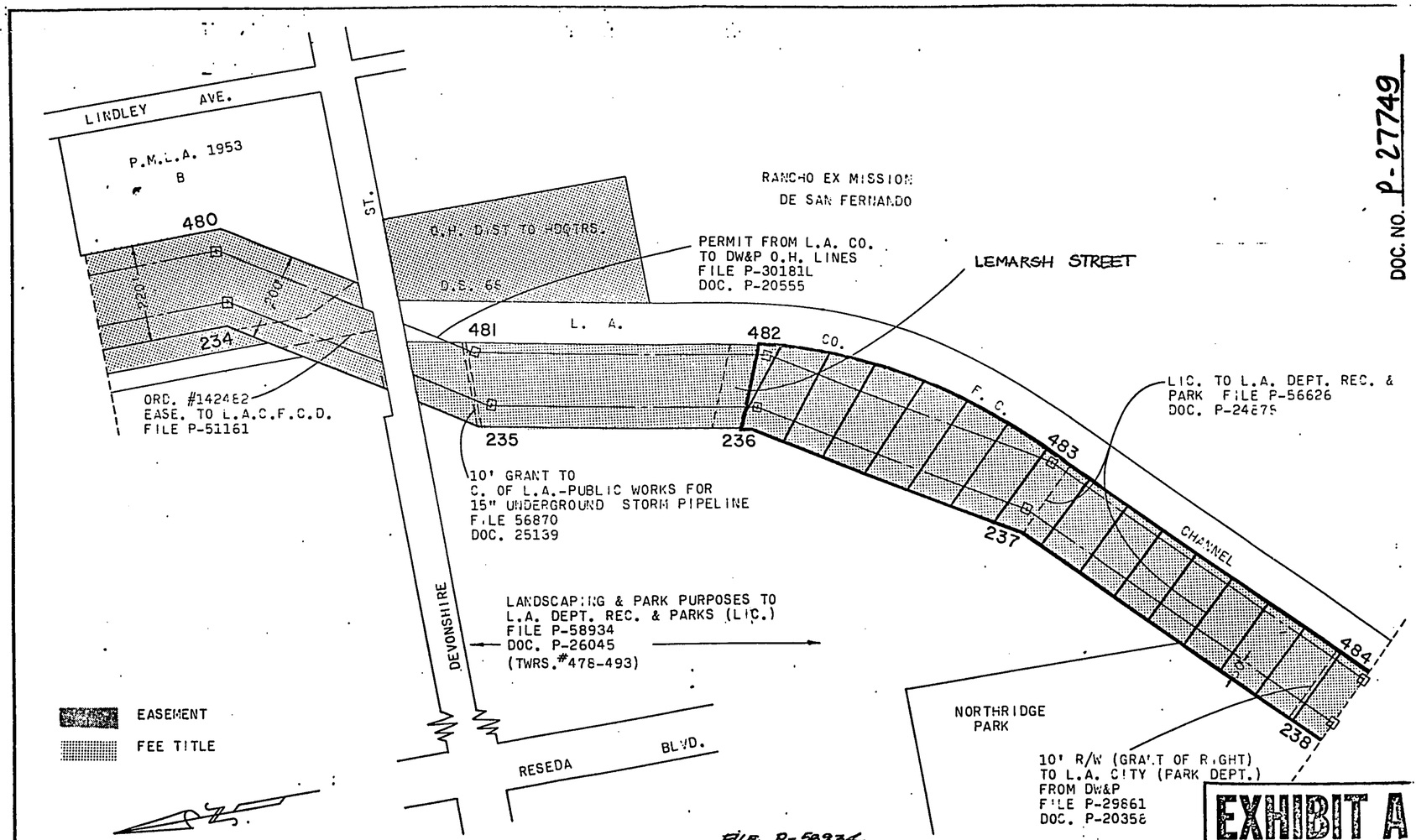
By

And

LICENSEE

DOC. NO. P-27749

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DOC. NO. P-27749

EXHIBIT A

FILE P-58934

CITY OF LOS ANGELES — DEPARTMENT OF WATER & POWER — TRANSMISSION TROUBLE & STREET LIGHT SECTION — R/W MAPS					
DRAWN	E.F.G.S	11-8-65	SCALE	RINALDI TO NORTHRIDGE	DRAWING NUMBER
CHECKED	V.A.C.	10-13-77	1"=200'		R/W 113
APPROVED	R.W.O.	1977			
REVISED	D.M.	12-2-76			

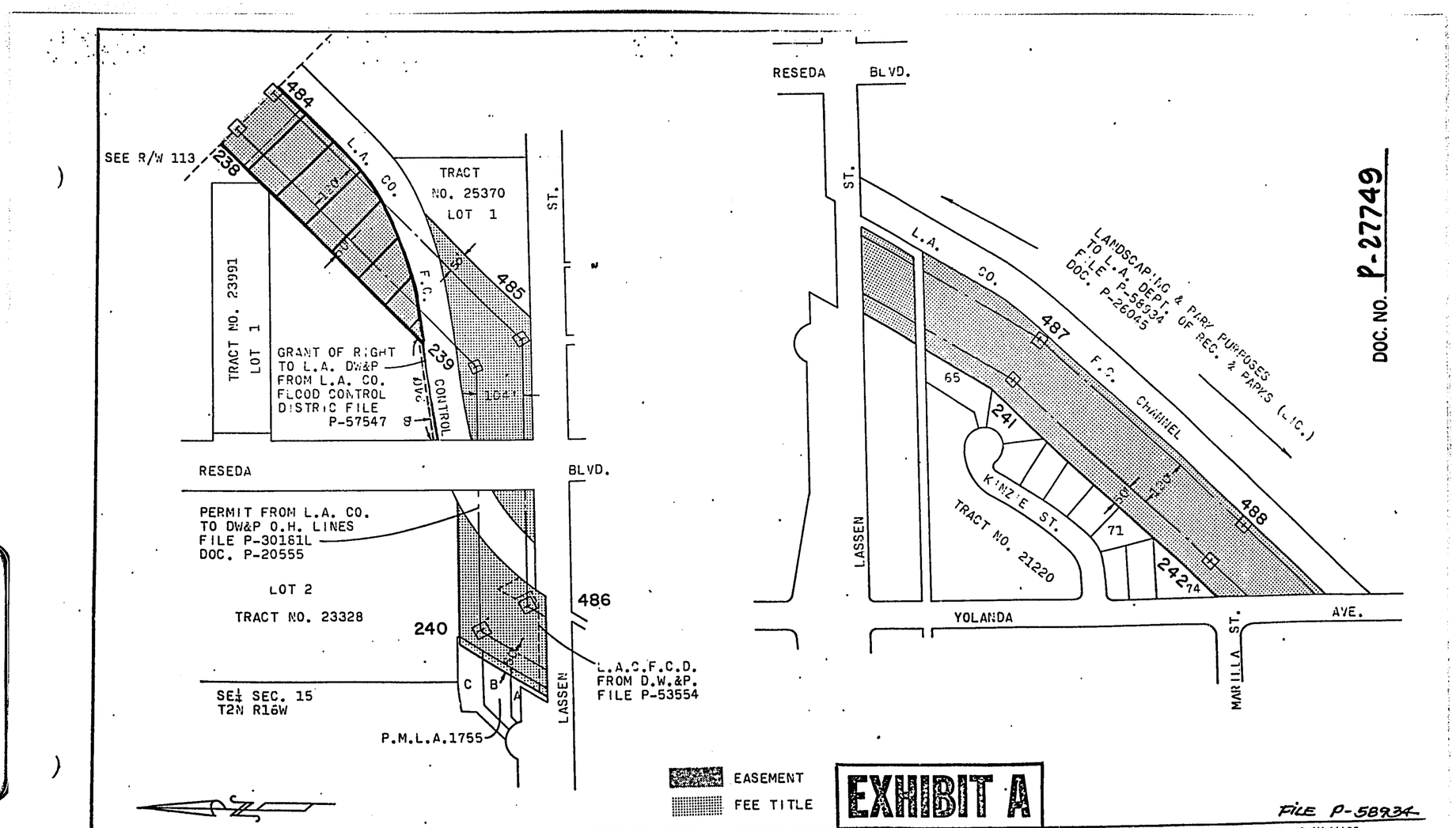
L-39

DOC. NO. P-27749

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CITY OF LOS ANGELES — DEPARTMENT OF WATER & POWER — TRANSMISSION TROUBLE & STREET LIGHT SECTION — R/W MAPS					
DRAWN	E.F.G.S	11-8-65	SCALE	RINALDI TO NORTHRIDGE	DRAWING NUMBER R/W 114
CHECKED	V.A.C.	10-13-77	1"=200'		
APPROVED	R.W.O.	1977			
REVISED	D.".	12-2-76			

25×11 32×11