

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Matthew Fertal
Dept: City Manager
Subject: CONSIDERATION OF FINAL TRACT
MAP NO. 16935 AND SUBDIVISION
IMPROVEMENT AGREEMENT FOR
THE PROPERTY LOCATED
AT 12782 LORNA STREET

From: Keith G. Jones
Dept: Public Works
Date: August 26, 2008

OBJECTIVE

To receive City Council approval for Final Tract Map No. 16935 and Subdivision Improvement Agreement, for the property located at 12782 Lorna Street.

BACKGROUND

On January 5, 2006, Lorna Villa, LLC. received Planning Commission approval for Tentative Tract Map No. 16935. A copy of Resolution No. 5526 is attached.

DISCUSSION

The proposed Tract Map 16935 is located at 12782 Lorna Street, and the owner is proposing to create a 28,350 square foot one - lot subdivision to accommodate ten new two-story and three- story split level condominium units.

The vehicular access rights to Lorna Street along with subsurface water rights have been released and relinquished except for the access rights at the access location approved by the City.

On file with Engineering Division, are the required certificates of insurance, an executed copy of the subdivision improvement agreement and bond guarantee. The subdivision improvement agreement requires the developer to construct and install the necessary street, sidewalk, water, sewer, storm water drainage system, and other related project infrastructure improvements.

Staff has reviewed all documentation relating to this subdivision regarding City ordinances, conditions of approval, and the Subdivision Map Act, and finds this map to be in compliance, and except as noted in this report, all Tract Map conditions have been fulfilled.

FINANCIAL IMPACT

There is no financial impact to the City by this action.

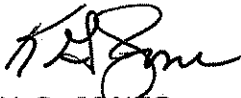
COMMUNITY VISION IMPLEMENTATION

This project is consistent with the community vision for ensuring the compatibility between new and existing subdivisions.

RECOMMENDATION

It is recommended that City Council:

- Approve Final Tract Map No. 16935.
- Authorize the City Manager and City Clerk to execute the agreement.



KEITH G. JONES
Public Works Director



By: Sid Ashrafnia
Associate Civil Engineer

Recommended for Approval



Matthew Ferial
City Manager

- Attachments:
1. Planning Commission Resolution No. 5526.
 2. Final Tract Map No. 16935

RESOLUTION NO. 5526

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE ADOPTING A NEGATIVE DECLARATION AND APPROVING SITE PLAN NO. SP-383-06 AND TENTATIVE TRACT MAP NO. TT-16935, AND RECOMMEND APPROVAL OF DEVELOPMENT AGREEMENT FOR LAND LOCATED ON THE EAST SIDE OF LORNA STREET, SOUTH SIDE OF STANFORD AVENUE, AT 12782 LORNA STREET, PARCEL NO. 133-461-09.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on January 5, 2006, hereby adopts a Negative Declaration, finds a de minimis impact on fish and wildlife resources, and approves Site Plan No. SP-383-06 and Tentative Tract Map No. TT-16935, and recommend approval of Development Agreement.

BE IT FURTHER RESOLVED that the Planning Commission has considered the proposed Negative Declaration with the comments received during the public review process. The record of proceedings on which the Planning Commission's decision is based is located the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of the record of proceedings is Director of Community Development. The Planning Commission finds on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment. The Planning Commission adopts the Negative Declaration.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-383-06, Tentative Tract Map No. TT-16935, and Development Agreement, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Linda Kwong.
2. The applicant is requesting approval of a Site Plan in order to construct ten (10) residential dwelling units with two-story and three-story split level designs, and a Tentative Tract Map approval to create a one-lot subdivision for the purpose of selling each unit as a condominium. A Development Agreement is also included.
3. The Community Development Department has prepared a Negative Declaration for the project, that (a) concludes that the proposed project can not, or will not, have a significant adverse effect on the environment, (b) was prepared and circulated in accordance with applicable law, including the California Environmental Quality Act, Public Resources Code of Regulations Section 15000 et. Seq.

4. The property has a General Plan designation of Medium Density Residential and is zoned R-3 (Multiple-Family Residential). The site is currently improved with eight (8) residential dwelling units.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by the City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on January 5, 2006, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting on January 5, 2006; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9.24.030 are as follows:

FACTS:

The property is a 28,350 square foot lot, located on the east side of Lorna Street, south of Stanford Avenue. The property has a General Plan Land Use Designation of Medium Density Residential and is in the R-3 (Multiple-Family Residential) zone.

The property is located in an area with existing single-family and multiple-family residences. The property directly abuts single-family residences to the north, south and east.

The property is currently improved with eight (8), one-story, residential dwelling units. The applicant proposes to demolish the existing units in order to construct ten (10) new, two-story and three-story split level condominium units.

The developer is required to enter into a Development Agreement in compliance with Government Code Section 65864.

FINDINGS AND REASONS:

SITE PLAN

1. The Site Plan complies with the spirit and intent of the provisions, conditions, and requirements of the Municipal Code and other applicable ordinances.

The property has a General Plan Land Use designation of Medium Density Residential and is zoned R-3 (Multiple-Family Residential). The R-3 designation allows densities that range from 11 to 23 dwelling units per acre. The project will provide a density of 15.3 units per acre, which falls within the required density allowed by the R-3 designation.

The project is located in a General Plan Area classified as the Central Garden Grove Planning Area. The Central Garden Grove Planning Area seeks for diverse, well-maintained and attractive residential neighborhoods. Currently, many properties located in the Central Garden Grove Planning Area have deteriorated in maintenance and appearance. In an effort to maintain the quality of life and to preserve real estate values in this area, the General Plan encourages the restoration of these neighborhoods through monitor maintenance and rehabilitation.

The project has been designed to comply with the R-3 development standards. The maximum number of dwelling units allowed on this size lot is twelve (12) units; the project proposed ten (10) units. The project complies with the setbacks, landscaping, private and common recreation areas, parking, and the building height requirements of the R-3 zone. The project is compatible with the existing neighborhood, which has a mixture of single and multiple-family residences. The proposed project will be a valued addition to the area, and will help to beautify the neighborhood. Therefore, the project, complies with the General Plan designation, the R-3 zone, and all other applicable ordinances.

2. The proposed development does not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation, and points of vehicular and pedestrian access.

The property will be accessed from Lorna Street. The development provides sufficient off-street parking to accommodate the proposed development. The project will provide a total of 28 on-site parking spaces in the form of one, two-car enclosed garage per unit, and a total of eight (8) guest parking spaces. Pedestrian walkways are also provided to access the units from Lorna Street.

In addition, the applicant has designed the enclosed garages for Units 2-4 and 7-9 in a manner that provides extra room to accommodate a third tandem parking space. The tandem parking spaces increase the total number of available on-site parking to thirty-four (34).

The City's Traffic Engineering Section has reviewed the proposed project, and all appropriate conditions of approval and mitigation measures will minimize any adverse impacts to surrounding streets.

3. The development, as proposed, will not adversely affect essential public facilities such as streets and alleys, utilities and drainage channels.

The Water Services Division has reviewed the plans, and has determined that the existing sewer system is adequate to accommodate the proposed use. Utilities and drainage channels in the area are existing and adequate to accommodate the development. The Engineering Division has also reviewed the plans and will require street improvements that will include the installation of a new curb, gutter and sidewalk along Lorna Street. These improvements will help to improve the existing neighborhood. The proposed development will provide landscaping and proper grading of the site by providing adequate on-site drainage. All other appropriate conditions of approval and mitigation measures have been included which will minimize any adverse impacts to surrounding streets.

4. The proposed project will not adversely impact the Public Work's Department ability to perform its required function.

The Public Work's Department has reviewed the project, and has incorporated all the appropriate conditions of approval and mitigation measures to minimize any adverse impacts.

5. The development does have a reasonable degree of physical, functional, and visual compatibility with neighboring uses and desirable neighborhood characteristics.

The project has been designed in accordance with the R-3 (Multiple-Family Residential) development standards. The property is located in an area with existing single and multiple-family residences. Multiple-family residences are allowed in the R-3 zone.

The project has been designed to be compatible with several of the existing multiple-family developments in the area. The project has been designed to have both two and three-story units. Currently, there are several multiple-family projects in the area approved to have three-stories. The proposed height of the project will be consistent with the existing neighborhood.

The project has also been designed to provide landscaping along the front setback and within the property. Sufficient on-site parking will be provided to

accommodate the use. The proposed project will help to improve the property and the neighborhood. Therefore, the project will have a reasonable degree of physical, functional, and visual compatibility with neighborhood.

6. Through the planning and design of buildings and building placement, the provision of open space landscaping and other site amenities will attain an attractive environment for the occupants of the property.

The project has been designed in accordance with City Code provisions for providing an adequate amount of private and common recreation area. Each unit is designed to have a patio and a balcony that exceeds the minimum area required by the Municipal Code. Furthermore, the project is designed to have a recreation area that can be utilized by all the residents and that complies with the minimum area required by code. The applicant will provide a active recreation area and a passive recreation area.

In addition, the project is designed to provide attractive landscaping in the form of trees, shrubs and flowerbeds along the required setbacks, within the property perimeter, and in the recreation areas.

TENTATIVE TRACT MAP

1. The proposed Tentative Tract Map is consistent with all the elements of the Garden Grove General Plan, Subdivision Map Act, and the Subdivision Ordinance Section of the Municipal Code.

The proposed map is consistent with the provisions of the General Plan for the land use designation of Medium Density Residential. The number of residential units does not exceed the density allowed under the site's General Plan Land Use Designation as the project has 15.3 dwelling units per acre and the General Plan designation allows for up to 32 dwelling units per acre. In addition, a maximum of twelve (12) units are permitted based on the size of the property, and the project proposed ten (10) ten dwelling units.

2. The design and improvement of the proposed subdivision are consistent with the General Plan.

The design and improvements of the proposed map are consistent with the General Plan in that the project complies with all applicable development standards. With the conditions of approval as recommended by staff, the design and improvement of the subject site is consistent with the spirit and

intent of the General Plan provisions for location of the units and proximity to similar uses.

3. The site is physically suitable for the type of development and complies with the spirit and intent of the Municipal Code.

The site is physically suitable for the proposed development in that it does not exceed the maximum density allowed under the General Plan designation of Medium Density Residential. The General Plan allows densities that range from 21.1 to 32 units per acre. The project proposes 15 units per acre.

The project also complies with the development requirements of the R-3 zone. The maximum number of units allowed on this property based on the lot size is twelve (12) units; the applicant proposed to construct ten (10) units. The development provides the minimum parking requirement, and the setback, landscaping and recreation area requirements. In addition, the internal circulation complies with the City standards and provides adequate access for emergency vehicles and trash pick-up.

4. The requirements of the California Environmental Quality Act have been satisfied.

The requirements of the California Environmental Quality Act have been satisfied. A Negative Declaration will be adopted in accordance with the California Environmental Quality Act. Staff has prepared a Negative Declaration for this project pursuant to CEQA guidelines. Mitigation measures required as part of the Negative Declaration have been incorporated into the project.

5. The site is physically suitable for the proposed density of the development.

The site is physically suitable for the density proposed by the developer. The property is 28,350 square feet in size. The property is currently improved with eight (8) residential dwelling units. The proposed project is to construct ten (10) new residential dwelling units. Tentative Tract Map No. TT-16935 creates a one-lot subdivision for the purpose of selling each unit as a condominium. The parcel is large enough to accommodate the proposed development, and complies with all applicable provision of the City of Garden Grove Municipal Code, including the building setbacks, parking and landscape requirements.

In addition, the General Plan designation of Medium Density Residential allows for up to 32 dwelling units per acre and the applicant is proposing 15 dwelling units per acre.

6. The design of the project and the proposed improvements are not likely to cause serious public health problems.

The design of the subdivision and the proposed improvements are not likely to cause serious public health problems since conditions of approval will be in place to safeguard the public health. City Departments, including Traffic Division, Water Division, Engineering Division, Fire Department, and the Planning Division have reviewed the proposed development and have applied conditions of approval as mitigating measures against any potential negative impacts that the project may have on the community.

7. The design of the project and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the subdivision; or, if such easements exist, alternate easements for access or for use will be provided and these will be substantially equivalent to the ones previously acquired by the public.

The design of the subdivision and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the proposed subdivision. The project has been designed to avoid development over existing easements.

8. The design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning requirements.

The design and improvement of the subdivision is suitable for the proposed ten-unit residential condominium project, and the subdivision as proposed, meets the spirit and intent of the General Plan, and the Subdivision Map Act.

9. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

The project has been designed in accordance with Government Code Section 66473.1, which encourages the orientation of the units to take advantage of shade and prevailing breezes.

10. The design, density, and configuration of the subdivision strike a balance between the effect of the subdivision on the housing needs of the region and public service needs. The character of the subdivision is compatible with the design of existing structures, and the lot sizes of the subdivision are substantially compatible with the lot sizes within the general area.

The project has been reviewed in relation to the housing needs and goals of the City and is compatible with existing residential projects in the vicinity. The property is located in an area with existing single and multiple-family residences. The property is currently improved with eight (8) residential units. The existing units will be demolished in order to construct ten (10) new condominium units, which will increase the number of available housing in the area. The project complies with the density requirements of the General Plan, and complies with the R-3 development standards.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan possesses characteristics that would justify the request in accordance with Municipal Code Section No. 9.24.030.3 (Site Plan) and Section 9.32.060 (Tentative Maps).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "A") shall apply to Site Plan No. SP-383-06 and Tentative Tract Map No. TT-16935.

ADOPTED this 5th day of January, 2006.

/s/ LARRY CALLAHAN
CHAIR

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on January 5, 2006, by the following votes:

AYES:	COMMISSIONERS:	BARRY, CALLAHAN, CHI, JONES, LECONG, MARGOLIN, PIERCE
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

/s/ JUDITH MOORE
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is January 26, 2006.

SHEET 1 OF 3 SHEETS

BEING ALL OF TENTATIVE TRACT NO. 16935
1 NUMBERED LOT
ACREAGE: 0.652
DATE OF SURVEY: JANUARY 7, 2005

TRACT NO. 16935

IN THE CITY OF GARDEN GROVE
COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 4 OF TRACT NO.
807, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 32,
PAGE 5 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY

ACCEPTED AND FILED AT THE REQUEST OF _____

DATE _____

TIME _____ FEE \$ _____

INSTRUMENT # _____

BOOK _____ PAGE _____

TOM DALY
COUNTY-CLERK RECORDER

BY _____ DEPUTY

ROSELL SURVEYING & MAPPING, INC

DAVID T. ROSELL PLS 6281

FOR CONDOMINIUM PURPOSES

OWNERSHIP CERTIFICATE

I, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

I HEREBY DEDICATE TO THE CITY OF GARDEN GROVE:
1. ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE ENTRY
LORNA VILLA LLC (OWNER)
BY: _____ MANAGING MEMBER

MANAGING MEMBER

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ }
ON _____ BEFORE ME, _____, A 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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____
PRINT NAME _____
MY COMMISSION EXPIRES: _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

CATHAY BANK, A CALIFORNIA BANKING CORP. BENEFICIARY UNDER A DEED OF TRUST RECORDED NOVEMBER 29, 2007 AS INSTRUMENT NO. 2007000704981, OF OFFICIAL RECORDS

NAME _____ TITLE _____
NAME _____ TITLE _____

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ }
ON _____ BEFORE ME, _____, A 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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____
PRINT NAME _____
MY COMMISSION EXPIRES: _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL GPS # 37571 AND STATION GPS # 3627 BEING NORTH 00°18'12" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI, 1983 NAD, (1991.35 EPOCH OCS GPS ADJUSTMENT)

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY 0.99998657

SURVEYOR'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 YUET NGAN KWONG ON JANUARY 7, 2005. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DAVID T. ROSELL
L.S. NO. 6281
EXPIRATION DATE: 9/30/08



COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____

RAYMOND MATHE, COUNTY SURVEYOR
L.S. 6185 EXPIRATION DATE: 3/31/10

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE GARDEN GROVE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____

WILLIAM E. MURRAY JR.
CITY ENGINEER, CITY OF GARDEN GROVE
R.C.E. NO. 50353, EXPIRES: 6-30-09

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS.
CITY OF GARDEN GROVE

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 200____, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

AND DID ACCEPT ON BEHALF OF THE CITY OF GARDEN GROVE:
1. ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE ENTRY AS DEDICATED ON SAID MAP

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 65436(d)(3)(A)(i)-(iii) OF THE SUBDIVISION MAP ACT.

DATED THIS _____ DAY OF _____, 200____

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF GARDEN GROVE

KATHLEEN BAILOR
CITY CLERK, CITY OF GARDEN GROVE

SIGNATURE OMISSIONS NOTE

PURSUANT TO THE PROVISIONS SECTION 65436 (d)(3)(A)(i)-(iii) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURE HAS BEEN OMITTED:

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES BY DOCUMENT RECORDED OCTOBER 31, 2007 AS INSTRUMENT NO. 2007000660284, OF OFFICIAL RECORDS.

SEE SHEET 2 FOR COUNTY TREASURER TAX COLLECTOR'S CERTIFICATE

SHEET 2 OF 3 SHEETS

BING ALL OF TENTATIVE TRACT NO. 16935

1 NUMBERED LOT

ACREAGE: 0.692

DATE OF SURVEY: JANUARY 7, 2005

TRACT NO. 16935

IN THE CITY OF GARDEN GROVE
COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 4 OF TRACT NO.
807, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 32,
PAGE 5 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY

ROSELL SURVEYING & MAPPING, INC

DAVID T. ROSELL PLS 6281

FOR CONDOMINIUM PURPOSES

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE
ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART
THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR
SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL
ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO ALSO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE
PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH
REGARDING DEPOSITS TO SECURE THE PAYMENT OF TAXES OR SPECIAL
ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS ____ DAY OF _____, 200__.

JOHN M.W. MOORLACH BY _____
COUNTY TREASURER-TAX COLLECTOR DEPUTY TREASURER-TAX COLLECTOR

BEING ALL OF TENTATIVE TRACT NO. 16935
 1 NUMBERED LOT
 ACREAGE: 0.652
 DATE OF SURVEY: JANUARY 7, 2005

TRACT NO. 16935

FOR CONDOMINIUM PURPOSES

