LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **70839**	DRP Map Date: **03/05/2013**		SCM Date: **04/11/2013**	Report Date: **03/06/2013**
Park Planning Area # **35B**	**CASTAIC/VAL VERDE**			Map Type: **REV. (REV RECD)**

Total Units **4** = Proposed Units **3** + Exempt Units **1**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

1) the dedication of land for public or private park purpose or,
2) the payment of in-lieu fees or,
3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	**0.03**
IN-LIEU FEES:	**$5,686**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $5,686 in-lieu fees.

Trails:

See also attached Trail Report.

Comments:

An existing single-family house to remain; net increase of three (3) single-family dwellings.

*****Advisory:**

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber

James Barber, Land Acquisition & Development Section

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **70839**	DRP Map Date: **03/05/2013**	SMC Date: **04/11/2013**	Report Date: **03/06/2013**	
Park Planning Area # **35B**	**CASTAIC/VAL VERDE**		Map Type: **REV. (REV RECD)**	

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where:

P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **4** = Proposed Units **3** + Exempt Units **1**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.36**	**0.0030**	**3**	**0.03**
M.F. < 5 Units	2.47	0.0030	0	0.00
M.F. >= 5 Units	2.24	0.0030	0	0.00
Mobile Units	2.82	0.0030	0	0.00
Exempt Units			**1**	
			Total Acre Obligation =	**0.03**

Park Planning Area = **35B CASTAIC/VAL VERDE**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.03	$189,543	**$5,686**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
			Total Provided Acre Credit:	**0.00**	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	**In-Lieu Fee Due**
0.03	0.00	0.00	0.03	$189,543	**$5,686**

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COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
Russ Guiney, Director John Wicker, Chief Deputy Director

April 11, 2013

TO: Jodie Sackett, Planner
Land Divisions Section
Regional Planning

FROM: Olga Ruano, Park Planning Assistant OR
Special Trails Project Section
Parks and Recreation

SUBJECT: **TP Map NO. 070839; DPR Trail Comments**
(MAP STAMPED BY REGIONAL PLANNING ON MARCH 5, 2013)

The Department of Parks and Recreation (Department) has completed the trail review for Tentative Parcel Map **No. 070839.** The Department requires the following trail conditions of approval as stated herein. The Department of Parks and Recreation requires the Applicant to dedicate two (2) separate twelve foot (12') wide multi-use (hiking, mountain biking, and equestrian) trail easements to the County of Los Angeles and construct the required segments of the Adopted Proposed trail alignments (see attached aerial map). This trail easement and construction request is consistent with the Master Plan of Trails within the Santa Clarita Valley Area Plan adopted by the Board of Supervisors on November 27, 2012 and the County of Los Angeles Trails System adopted by the Board of Supervisors in 2007.

__X__ Map on **hold** until trail conditions of approval have been satisfied.

Because of the necessity to show the trail alignment as it pertains to topographical lines, all information pertaining to trail requirements, must be shown on the tentative map prior to final map recordation.

Map Revisions

1. Show on map a twelve foot (12') wide County of Los Angeles multi-use (hiking, mountain biking, and equestrian) trail easement for the Sloan Canyon Trail, parallel to the property line on the Eastern edge of the subject property (APN 3247-047-032), along the west side of future Sloan Canyon Road, and outside the road right-of-way and provide approximate length in linear feet for the trail easement. See attached aerial map for proposed trail alignment.

2. Show on map a twelve foot (12') wide County of Los Angeles multi-use (hiking, mountain biking, and equestrian) trail easement for the Unnamed Adopted Proposed County Trail, which currently traverses, or is directly adjacent, to the subject property (APN 3247-047-032), parallel to the property line on the Northwest edge and provide approximate length in linear feet for the trail easement. See attached aerial map for proposed trail alignment.

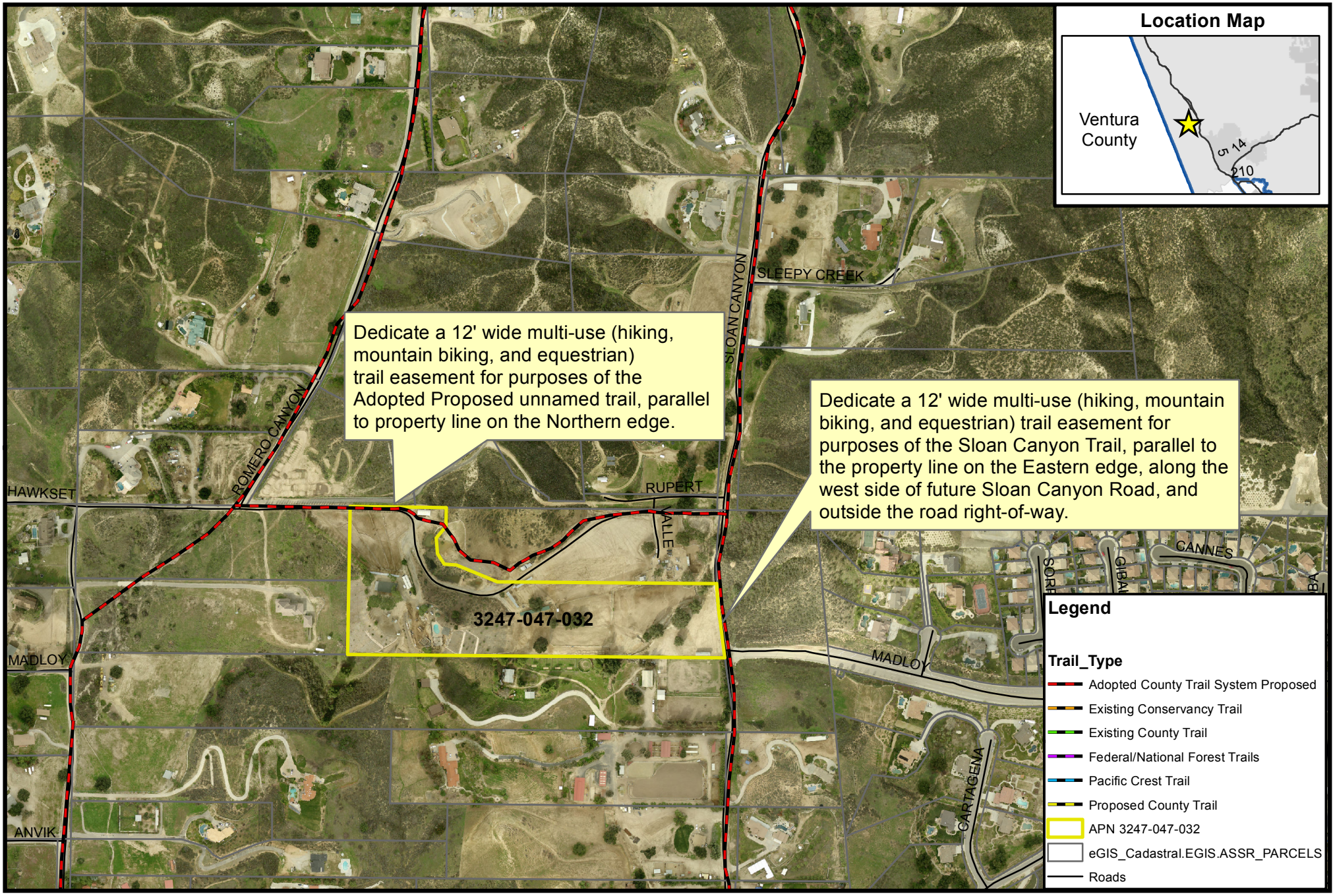
3. Full public access shall be provided for the trail easement.

4. Trail easement dedication must be outside the road right-of-way.

If you have any questions concerning the trail alignment or other trail requirements, please contact Lorrie Bradley at (213) 738-2012 or lbradley@parks.lacounty.gov.

PM 70839

DPR Trail Review



County of Los Angeles | Department of Parks and Recreation

Date: 04/01/13

Map Prepared by: Planning Division_ORuano

Data Sources:
Parcels: Assessor's Office
Trails: DPR
Aerial Imagery: LARIAC
Roads: Thomas Brothers (All Rights Reserved)

500 Feet

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