



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map #	69961	DRP Map Date: 04/01/2015	SCM Date: 05/07/2015	Report Date: 04/28/2015
Park Planning Area #	35B	CASTAIC/VAL VERDE	CSD: Castaic	Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

This project is exempt from park obligation requirements because:

Residential lot(s) [specify lot #'s] are 10 or more acres in size. Lots 1,2,3, and 4

Trails:

See also attached Trail Report. Greystone Trail.

Comments:

***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: Kathline J. King
Kathline J. King, Chief of Planning



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # **69961** DRP Map Date: **04/01/2015** SMC Date: **05/07/2015** Report Date: **04/28/2015**
 Park Planning Area # **35B** **CASTAIC/VAL VERDE** CSD: **Castaic** 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 = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.45	0.0030	0	0.00
M.F. < 5 Units	2.00	0.0030	0	0.00
M.F. >= 5 Units	2.55	0.0030	0	0.00
Mobile Units	2.42	0.0030	0	0.00
Exempt Units			4	
Total Acre Obligation =				0.00

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$193,983	\$0

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
0.00	0.00	0.00	0.00	\$193,983	\$0



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

May 7, 2015

TO: Steven Jones, Planner
Land Divisions Section
Regional Planning

FROM: Kathline King *K King*
Chief of Planning

SUBJECT: **TENTATIVE PARCEL MAP NO. 069961**
(MAP STAMPED BY REGIONAL PLANNING ON APRIL 1, 2015)

The Department of Parks and Recreation (Department) has completed the trail review for Tentative Parcel Map No. 069961. The Department is requiring a twelve (12) foot wide dedicated multi-use (equestrian, hiking and bicycling) trail easement for the Greystone Trail.

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 and final map, prior to final map recordation.

 X Trail alignment shown on map is approved with trail easement dedication required at recordation of final map.

The exact following language must be shown for trail dedication on the final map:

Title Page: We hereby dedicate to the County of Los Angeles a twelve (12) foot wide multi-use (equestrian, bicycling and hiking) trail easement, approximate length of 900 linear feet for the Greystone Trail.

 X TRAIL DEDICATIONS MUST BE SHOWN ON FINAL MAP.

 IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL MUST ACCOMPANY THE WAIVER.

For any questions concerning the trail requirement, please contact Mr. Robert Ettleman, Park Planner at (213) 351-5134 or rettleman@parks.lacounty.gov.

KK:FM:RE:Trlrpt – PM#069961

c: Parks and Recreation (K. King, C. Lau, F. Moreno, R. Ettleman, O. Ruano)