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

May 8, 2014

Mr. Kim Szalay
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

Dear Mr. Szalay:

VESTING TENTATIVE TRACT MAP 60678 (HOMESTEAD)
PARK AND TRAIL CONDITIONS OF MAP APPROVAL
REGIONAL PLANNING MAP DATED APRIL 16, 2014
SUBDIVISION COMMITTEE MEETING ON MAY 22, 2014

The basic Quimby park land obligation is 29.63 net acres (maximum slope 3%) as shown on the attached Quimby Obligation Report and Worksheet. The Applicant is proposing to meet the park obligation of this development by providing approximately 80.02 acres of parkland and recreational amenities, including: private recreation centers (11.0 acres), trails (22.19 acres); river corridor (36.23 acres); and developed public park land (10.6 acres) to the County, including a 5.0 net-acre neighborhood park (Lot 401) and a 5.6 net-acre neighborhood park (Lot 754). For detailed requirements for pre-public hearing submittals referenced in the following conditions, please refer to the Public Park Checklist of Required Submittals attached to this report. Hold **(HOLD)** appears before those items that the Subdivider must address in order for the Department to clear the subject map for public hearing.

1. Lot 401, 5 acre Public Neighborhood Park: The Department's Design Review Committee approved the schematic design submittal received on November 06, 2013. Submit a Public Park Exhibit as part of the next tentative/C.U.P. Exhibit map conforming to the DRC-approved schematic design and scope of improvements listed below:

   The neighborhood park shall contain the following improvements: a 10' wide ADA accessible walking path; lighted parking lot with 17 spaces; comfort station with water fountain attached; tot lot area (ages 2-5) with play equipment; children's play area (ages 5-12) with play equipment; half-court basketball; park signage; picnic shelter; irrigated open turf area with a softball field overlay (250') and soccer overlay (180'x300'); corner monument; 8' ADA accessible perimeter trail; 6' wide ADA accessible internal walkway; landscaping and irrigation.

2. Lot 754, 5.6 acre Public Neighborhood Park: The Department's Design Review Committee approved the schematic design submittal received on November 06, 2013. Submit a Public Park Exhibit as part of the next tentative/C.U.P. Exhibit map conforming to the DRC-approved schematic design and scope of improvements listed below:

The neighborhood park shall contain the following improvements: park signage; lighted parking lot with 15 spaces; tiny tot play area with play equipment (ages 2-5); children's play area with play equipment(ages 5-12); picnic shelter; picnic table; half-court basketball; DG walkway; park benches; picnic area with tables; 10' wide ADA accessible loop walk; open turf area with softball overlay (225'); comfort station with water fountain attached; pedestrian crossing over swale; composite wood decking with bench and interpretive sign; bio-filtration basin (to be maintained by DPW); ranch fencing between the park area and the bio-filtration basin; landscaping and irrigation.

3. **(HOLD)** Submit schematic design-level cost estimates to design and develop each public park.

4. Submit copies of all recorded easements or other encumbrances that will remain on or affect each respective public park site. On each Public Park Exhibit A, provide a notation specifying each easement Subdivider will cause to be abandoned, quit claimed, relocated, or otherwise removed.

5. The Department is reviewing a composite phasing map submitted to the Department on May 06, 2014, showing the unit map numbers in each phase, type and number of residential units in each unit map, location of each public park, and projected recordation dates of each unit map. Based upon this submittal, conditions will be incorporated into the next Subdivision Committee report affecting park construction commencement and completion.)

6. **(HOLD)** Submit a letter from the school district serving the proposed subdivision that certifies that the school sited on Lot 565 adjacent to the proposed public park on Lot 401 can meet its recreational requirement without using land dedicated for park purposes.

7. A carry forward of Quimby credit from Tract 60678 to any other approved subdivision within the Newhall Ranch Specific Plan (*"Specific Plan"*) Area shall not result in a reimbursement to developer from County's Quimby funds or a return by County to developer of any public park land previously conveyed to County for developer's *Specific Plan* Quimby obligation.

8. Subdivider shall receive Quimby land credit for the net acreage provided for the public parks and private parks/recreational areas, and other recreational acreage permitted by the *Specific Plan*. Subdivider shall improve the public parks with the park improvements identified in the *Specific Plan* in accordance with final park plans approved by the Department.

9. The following off-site improvements to the public parks shall be provided without receiving Quimby credit: full street improvements and utilities/utility connections, including, but not limited to curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, public trees, public streets and sidewalks. Utility types, sizes, and locations shall be to the satisfaction of the Department. Utilities shall include water meter and utility lines (electricity, gas, sewer, and telephone).

10. Subdivider may elect to receive Quimby credit for *Specific Plan* park improvements to any public park proposed within this subdivision, excluding the off-site park improvements, by giving the Department written notice thirty (30) days prior to Subdivider's Notice of Construction Commencement for the respective park.

11. Subdivider shall address comments detailed in memos from the Department of Public Works dated October 29, 2013 regarding the Phase I Environmental Site Assessments, and Geologic and Grading Reports submitted by the Subdivider:

    Lot 401: "At the completion of the tentative tract map review and prior to the acceptance of the rough grading, appropriate mitigation of any remaining potential seismic hazards and secondary effects due to seismic shaking shall be made part of the plans and site development."

    Lot 754: "Footings of any future or proposed structures will need to meet slope setback requirements. The geotechnical map and cross-sections provide the hypothetical slope setback line from which setback distances shall be determined."

12. Prior to the Department clearing the first final (unit) map containing housing, enter into a Park Development Agreement (PDA) and post Faithful Performance and Labor and Materials bonds with the Department to cover design and construction of each public park in accordance with updated costs estimates for each park. The PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on November 15, 2011, and the content of the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW). Bonds may need to be updated prior to construction commencement if contracted construction costs change.

13. The covenants, conditions and restrictions (CC&Rs) shall require the private park or recreational areas/lots to be used for park and/or recreational purposes only and to be owned, operated, and maintained by the homeowner's association ("Association"). The unitized maps where these facilities occur shall contain a notation restricting residential construction on the private park/recreational areas/lots and each private park/recreational area/lot shall be clearly identified and labeled on the condominium plan and/or final unitized map. Prior to the Department clearing the first unitized map where these facilities occur, Subdivider shall deliver the final version of the CC&Rs, along with a letter stating that the CC&Rs will be recorded after the recordation of the final map. Recorded copies of the CC&Rs shall be delivered to: County of Los Angeles Department of Parks and Recreation, 510 South Vermont Avenue, Room 201, Attention: Chief of Planning, Los Angeles, CA, 90020. No Quimby credit will be given for improvements to private parks/recreational areas/lots.

14. Prior to the Department clearing the first final (unit) map containing housing, and for each public park, submit a critical path method (CPM) schedule ("Park Delivery Schedule"). Said schedule shall include design development submittals and submittals required for the

various stages of construction document development, permits and approvals, park construction commencement and completion dates, ALTA title policy, deed preparation and review, and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider shall update each Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Subdivider shall submit a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery. In the event Subdivider fails to comply with this condition, the Department shall give written notice to Subdivider requesting submittal of the delinquent schedule update. Notice shall be deemed given when deposited in the U.S. Post Office or reliable over-night courier; postage prepaid, addressed to Subdivider, or by personal delivery to Subdivider's relevant address set forth in the PDA. If the requested update is not received within thirty (30) days after such notice is given, the Department will withhold further clearance of unit maps until the delinquent schedule update is received.

15. Submit park plans and specifications to the Department for review and approval during the design development stage (100%), fifty percent (50%), seventy five percent (75%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications shall be in Construction Specification Institute (CSI) 8 ½-inch by 11-inch book format. Specifications and a grading plan (scale 1 inch = 40 feet or as required by the Department) shall be submitted to the Department concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings and specifications. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCAD 2007 format. The Department shall have twenty-one (21) County business days from receipt of any design/construction document submittal to review and approve it. If the Department does not respond within said time period, the submittal shall be deemed approved by the Department. Any corrections or changes made by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval of the next said stage unless it is determined that the change is significant whereas the construction document would be resubmitted prior to permission by Department for Subdivider to proceed with the next stage. The public park shall be developed in accordance with park improvement plans approved by the Department, using standard construction activities and responsible contractors licensed by the State of California to perform this type of work. Sole responsibility for completion of the park improvements, and payment of all costs incurred, lies with the Subdivider.

16. Obtain all applicable jurisdictional approvals, comply with all applicable federal, state, and local laws, rules, codes, and regulations; obtain, coordinate and pay for all studies, permits, fees and agency inspections required to design and build the park; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that the playground(s) constructed in the public park meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of

California accessibility playground guidelines. Playground certification shall be met by providing a satisfactory report from a third party independent auditor that holds a current certification as a Playground Safety Inspector in good standing by the National Playground Safety Institute.

17. Designate and identify a project manager who will oversee design and construction of the public parks. The project manager shall communicate by providing written documentation via facsimile or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion; provide the County with reasonable access to the public park sites and the park improvements for inspection purposes and at a minimum initiate and coordinate the following inspections and approvals during the course of construction with not less than two County business days advanced notice of any request for inspection or approval: (1) contractor orientation/pre-construction meeting; (2) construction staking and layout; (3) progress/installation inspections to be scheduled on a weekly basis or as required to insure conformance with construction documents; (4) irrigation mainline and equipment layout; (5) irrigation pressure test; (6) irrigation coverage test; (7) weed abatement after abatement cycle, to review degree of kill; (8) plant material approval; (9) plant material/Hydroseed/pre-maintenance inspection; (10) substantial completion and commencement of maintenance period; (11) final walk through and acceptance. Continued work without inspection and approval shall make Subdivider and its subcontractors solely responsible for any and all expenses incurred for required changes or modifications. County reserves the right to reject all work not approved in conformance with this condition.

18. Provide the Department with written Notice of Construction Commencement for each public park site. Construction Commencement is defined as when the Subdivider starts installing utilities for the park. The Construction Phase is defined as the period of time from said notice to the date the Department issues its Notice of Acceptance of Completed Park Improvements, inclusive of the 90-day plant establishment period. Upon completing park construction, and obtaining final sign off from DPW on all code compliance issues, notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice, Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Acceptance of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, Department shall provide Subdivider with a list of items that need to be corrected, after receipt of said list, in order for the Department to issue its Notice of Acceptance of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.

19. Upon Department's Notice of Acceptance of Completed Park Improvements, provide the Department with two (2) sets of record drawings, maintenance manuals, and irrigation controller charts, and contact information for utility companies and utility account codes in order for the Department to request timely transfer of utilities serving the public park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD 2007 format.

20. Convey the public park by recordable grant deed showing the fee vested with the County of Los Angeles, and free of all encumbrances except those not interfering with the use of the property for park or recreational purposes. Subdivider's designated title company shall provide the County with an ALTA title policy and survey and shall record the park deed simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for the park, and shall deliver the recorded deed to the Chief Executive Office - Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.

21. Any major change proposed by the Subdivider to a public park's size (not more than a variance of two acres), shape, location, or terrain as shown on the approved tentative tract or parcel map, or to the schematic design approved by the Department's Design Review Committee, shall be deemed a revision of the tentative tract or parcel map and shall require the filing of a revised map, as described in Los Angeles County Code Section 21.62.030.

Please contact me at (213) 351-5117 or Sheela Mathai of my staff at (213) 351-5121 if you have any questions regarding this matter.

Sincerely,

James Barber, Section Head
Land Acquisition and Development

JB:SM:tls (2014-05-22_SCM_TR060678)

Attachments
Park Obligation Report and Worksheet
Public Park Checklist of Required Submittals

c: Newhall Land (C. Harpole)
Hunsaker (J. Giem)
CEO/RED (R. Hernandez)
Parks and Recreation (J. Gargan, N. E. Garcia, K. King, J. Smith, J. McCarthy)

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **60678**	DRP Map Date: **04/16/2014**	SCM Date: **05/22/2014**	Report Date: **05/08/2014**
Park Planning Area # **35A**	**NEWHALL / VALENCIA**		Map Type: **TENTATIVE**

Total Units **3,617** = Proposed Units **3,617** + Exempt Units **0**

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:	**29.63**
IN-LIEU FEES:	**$9,372,176**

Conditions of the map approval:

The park obligation for this development will be met by:

The dedication of 10.60 acres for public park purposes.
Provide 69.42 acres for private park purposes.
Conditions of approval attached to report.

Trails:

See also attached Trail Report.

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: 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 # **60678**	DRP Map Date: **04/16/2014**	SMC Date: **05/22/2014**	Report Date: **05/08/2014**	
Park Planning Area # **35A**	**NEWHALL / VALENCIA**		Map Type: **TENTATIVE**	

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 **3,617** = Proposed Units **3,617** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.36**	**0.0030**	**1,454**	**14.66**
M.F. < 5 Units	**2.52**	**0.0030**	**763**	**5.77**
M.F. >= 5 Units	**2.19**	**0.0030**	**1,400**	**9.20**
Mobile Units	1.18	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**29.63**

Park Planning Area = **35A NEWHALL / VALENCIA**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	29.63	$316,307	**$9,372,176**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
	Other	362.30	10.00%	36.23	Private
	Private Rec. Center	11.00	100.00%	11.00	Private
	Trails	22.19	100.00%	22.19	Private
401	Public Park	5.00	100.00%	5.00	Public
754	Public Park	5.60	100.00%	5.60	Public
			Total Provided Acre Credit:	**80.02**	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	**In-Lieu Fee Due**
29.63	10.60	69.42	-50.39	$316,307	**$0**

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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

May 22, 2014

Sent via email: kszalay@planning.lacounty.gov

TO: Kim Szalay
Department of Regional Planning

FROM: Lorrie Bradley (LB)
Research & Trail Planning Section

SUBJECT: **VESTING TENTATIVE TRACT MAP NO. 60678 (HOMESTEAD)**
(MAP STAMPED BY REGIONAL PLANNING ON APRIL 16, 2014)

The Department of Parks and Recreation, Trail Planning Section (Department) has completed the trail review for Vesting Tentative Tract Map No. 60678 (Homestead). The Department requires the dedication of a twelve foot (12') wide trail easement for multi-use (hiking, mountain biking, and equestrian) purposes, to be designated as the "Santa Clara River Trail" and trail construction.

X **Map is on HOLD.**

Specific Map Revisions

1. On Sheet 4, add twelve foot (12') wide trail easement for multi-use (hiking, mountain biking, and equestrian) purposes to be dedicated to the County of Los Angeles, Department of Parks and Recreation for the Santa Clara River Trail to differentiate from non-County maintained trails.

2. On Sheet 14, Typical Section A, replace the notation "eleven foot (11')" with "twelve foot (12')" wide trail easement.

3. On Sheet 15, Typical Section E, denote twelve foot (12') wide trail easement for multi-use (hiking, mountain biking, and equestrian) purposes to be dedicated to the County of Los Angeles, Department of Parks and Recreation for the Santa Clara River Trail.

The subdivider shall provide full public access to the trail easement and show evidence that the trail easement dedication is located outside the road right-of-way. In addition, the subdivider will be required to construct Santa Clara River Trail within the twelve foot (12') wide multi-use trail easement in a manner consistent with the County of Los Angeles Trails Manual design guidelines. Final trail conditions will be issued upon review and acceptance of the information outlined above.

For any questions concerning the trail alignment, please contact Olga Ruano, at (213) 738-2014 or oruano@parks.lacounty.gov.

LB:OR: TR60678_2014

c: Parks and Recreation (N. E. Garcia, K. King, J. Barber, C. Lau, F. Moreno, L. Bradley, O. Ruano)

Los Angeles County Department of Parks and Recreation

SUBDIVISION MAP REVIEW
TENTATIVE MAP STAGE – PRE-PUBLIC HEARING
PUBLIC PARK CHECKLIST OF REQUIRED SUBMITTALS

When proposing a public park, please submit the following items to the Department of Parks and Recreation (Department) for the Department's clearance for the public hearing stage. Include an electronic file (PDF) for each submittal:

☐ **PARK SITE GRADING PLAN** – Provide a small scale (1" = 40') drawing that shows park lot boundary lines and the proposed limits of grading to achieve the level (net acreage: maximum slope 3%) pad upon which the park will be developed. Note the net acreage, the park's lot number, and identify land use adjacent to the park lot. Include a vicinity map insert showing the park in context to the subdivision and the subdivision's surrounding area. This submittal will be used by the Department when developing the Facility Program that will be given to the Subdivider to base the park's schematic design on.

☐ **PARK SCHEMATIC DESIGN** – Schematic design at scale 1" = 40' for proposed park(s) showing proposed improvements, their relationships, and space requirements. Submit this plan on sheets 24" x 36" in size or larger and include the following information:

- Gross Acreage Notation;
- Net Acreage (maximum slope 3%) Notation and limits of grading line for net acreage;
- Park Site(s) Lot Number(s)
- Park Lot Boundary Lines;
- Layout of Park Improvements;
- Owner and Consultant/Designer Information and Drawing Date;
- Pertinent topographical features;
- Hazard Zone Information (flood plains, seismic set back zones etc.);
- Easements(s) or Rights-of-Way Lines (including conservation easements) – existing and proposed;
- Trails and Staging Area(s);
- Names of Adjacent Streets;
- Graphic Scale (1" = 40');
- North Arrow; and
- Legend of Improvements and Symbols;
- Parking Space Calculation Table showing: 1) total number of parking spaces required by Section 22.52.1175 of the Los Angeles County Code; 2) total number of parking spaces provided; and 3) number of handicapped accessible spaces.

The Park Schematic Design must be reviewed and approved by the Department's Design Review Committee (DRC).

☐ **PARK EXHIBIT MAP (include as sheet to the Tentative Map/C.U.P Exhibit A): This is the DRC-approved Schematic Design converted into a line—preferably CAD—drawing.**

☐ **PHASING MAP, EXHIBIT & TABLE (include as a sheet to the Tentative Map)** – Map must show each phase and related unit map numbers. Include a table which shows for each unit map, the number of residential units in column form for each of the following categories:

- Single-family detached;
- Multi-family dwelling units, less than 5 units per building;
- Multi-family dwelling units, 5 or more units per building;
- Total number of residential units in each column category; and
- Cumulative total for all units combined (phase-to-phase running total amount of units), and projected recordation dates of each unit map.

SUBDIVISION MAP REVIEW
TENTATIVE MAP STAGE – PRE-PUBLIC HEARING
PUBLIC PARK CHECKLIST OF REQUIRED SUBMITTALS

☐ **SCHEMATIC DESIGN LEVEL COST ESTIMATE** – Provide schematic design level cost estimate to design and build the proposed park(s).

☐ **PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)** – Submit one (1) hardcopy of the ESA and a CD-ROM containing the report. The ESA must:

- Be prepared for each proposed public park site by a State of California Registered Professional Geologist or Registered Civil Engineer;
- Meet all current Environmental Protection Agency (EPA) requirements;
- Meet ASTM E1527-05 or current standards; and
- Be less than one year old.

Submit copies of all existing Phase I, Phase II ESAs, and Phase III Site Remediation Reports for each park site and/or for the proposed land subdivision.

☐ **GEOTECHNICAL REPORT** – The Department will request Public Works' Geotechnical and Engineering Division to review the geotechnical report that the applicant submits to Public Works to determine the geotechnical stability of each proposed park site.

☐ **PRELIMINARY TITLE REPORT** – Submit a preliminary title report on the park site(s) and copies of all existing easements affecting the park site.

☐ **COPIES OF ALL EASEMENT DOCUMENTS AFFECTING PARK SITE(S)** – Submit copies of all recorded easements or other encumbrances affecting the proposed park site(s) with a notation on the Park Exhibit Map stating Subdivider's intent to coordinate the quit claim of particular easements with the Chief Executive Office's Real Estate Division.

☐ **LETTER FROM SCHOOL DISTRICT** (if applicable) – Submit a letter from the school district serving the proposed subdivision that certifies that the school sited adjacent to the proposed public park can meet its recreational requirement without using land dedicated for park purposes.