



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



**PARK OBLIGATION REPORT**

Tentative Map #	71377	DRP Map Date: 04/22/2014	SCM Date: 05/29/2014	Report Date: 05/20/2014
Park Planning Area #	35A	NEWHALL / VALENCIA	Map Type: TENTATIVE	

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:	7.56
IN-LIEU FEES:	\$2,391,281

Conditions of the map approval:

The map is pending for the departmental reviews.

The park obligation for this development will be met by:

The payment of \$2,391,281 in-lieu fees.

Trails:

See also attached Trail Report.

Comments:

Dept. is reviewing Newhall's request for credit for non-public park amenities

\*\*\* 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



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>71377</b>	DRP Map Date:	<b>04/22/2014</b>	SMC Date:	<b>05/29/2014</b>	Report Date:	<b>05/20/2014</b>
Park Planning Area #	<b>35A</b>		<b>NEWHALL / VALENCIA</b>			Map Type:	<b>TENTATIVE</b>

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

**(P)people 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 **1,150** = Proposed Units **1,150** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.36	0.0030	0	0.00
M.F. < 5 Units	2.52	0.0030	0	0.00
M.F. >= 5 Units	<b>2.19</b>	<b>0.0030</b>	<b>1,150</b>	<b>7.56</b>
Mobile Units	1.18	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				<b>7.56</b>

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	7.56	\$316,307	<b>\$2,391,281</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
7.56	0.00	0.00	7.56	\$316,307	<b>\$2,391,281</b>



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*

Russ Guiney, Director

John Wicker, Chief Deputy Director

May 22, 2014

TO: Kim Szalay  
Regional Planning

FROM: Lorrie Bradley   
Research and Trails Planning Section

SUBJECT: **TENTATIVE TRACT MAP NO. 071377**  
**(MAP STAMPED BY REGIONAL PLANNING ON APRIL 22, 2014)**

The Department of Parks and Recreation, Research and Trails Planning Section (Department) has completed the trail review for Tentative Tract Map **No. 071377 (Entrada North)**. The Department requires the dedication of a twelve foot (12') wide non-motorized, multi-use (hiking, mountain biking, and equestrian) trail easement and trail construction for the purposes of an adopted County of Los Angeles proposed trail, designated as the "Santa Clara River Trail".

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

  X        **Map on hold.**

**Map Revisions**

1. Show on map a twelve foot (12') wide multi-use (hiking, mountain biking, and equestrian) trail easement dedication for purposes of the "Santa Clara River Trail" to the County of Los Angeles (see attached aerial map for proposed trail alignment). Revise the map, including legend, to delineate a twelve foot (12') wide multi-use trail easement dedication.
2. Denote on map, the estimated trail length, in linear feet, to be dedicated to the County of Los Angeles.
3. On Sheet 3, Section A-A shows a 10' wide trail easement, the Department requires a twelve foot (12') wide multi-use trail easement dedication. Revise map.

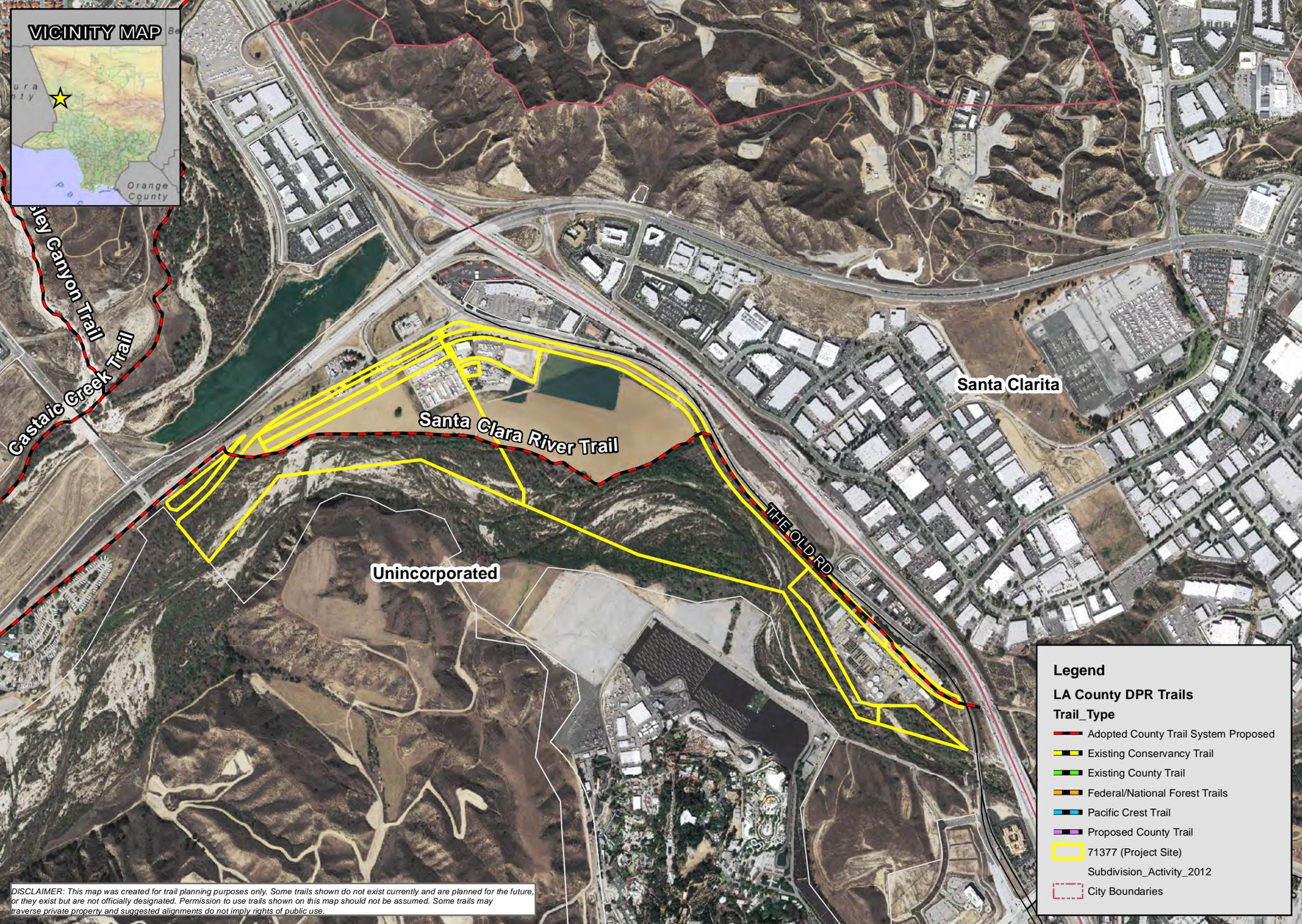
4. On Sheet 4, Section A-A, shows a ten foot (10') wide trail easement, the Department requires a twelve foot (12') wide multi-use trail easement dedication. Revise map.
5. On Sheet 6, label Trailhead/Park as public or private and denote responsible entity for maintenance of Trailhead/Park.
6. Full public access shall be provided for the trail easement.
7. Trail easement dedication must be outside the road right-of-way and any other easement.
8. Applicant may be required to construct the "Santa Clara River Trail" within the twelve foot (12') wide multi-use trail easement dedication in a manner consistent with the County of Los Angeles Trails Manual (Trails Manual).

For any questions regarding the map revisions requested above or trail alignment, please contact Ms. Olga Ruano, Park Planning Assistant, by phone at (213) 738-2014 or by e-mail at [oruano@parks.lacounty.gov](mailto:oruano@parks.lacounty.gov).

Attachment: Trail Map

OR: 71377\_05.22.14 scm 04.22.14

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



**Legend**

**LA County DPR Trails**

**Trail\_Type**

- Adopted County Trail System Proposed
- Existing Conservancy Trail
- Existing County Trail
- Federal/National Forest Trails
- Pacific Crest Trail
- Proposed County Trail
- 71377 (Project Site)
- Subdivision\_Activity\_2012
- City Boundaries

DISCLAIMER: This map was created for trail planning purposes only. Some trails shown do not exist currently and are planned for the future, or they exist but are not officially designated. Permission to use trails shown on this map should not be assumed. Some trails may traverse private property and suggested alignments do not imply rights of public use.



# TRAIL REVIEW: VESTING TENTATIVE TRACT MAP NO. 71377

County of Los Angeles | Department of Parks & Recreation



2,000 Feet

Date: 05/12/14  
 Prepared By: Planning\_OR  
 Aerial: LAR-IAC4  
 Trails: EGIS.DPR\_TRAILS  
 Parcels: EGIS.ASSR\_PARCELS  
 Roads: Thomas Brothers (All rights reserved)