



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*

Russ Guiney, Director

John Wicker, Chief Deputy Director

October 13, 2015

Mr. Jodie Sackett  
Senior Planner  
Department of Regional Planning  
320 West Temple Street, Room 1346  
Los Angeles, California 90012

Dear Mr. Sackett:

**VESTING TENTATIVE TRACT MAP 073336 (NORTHLAKE)  
PARK CONDITIONS OF MAP APPROVAL AND TRAIL COMMENTS  
REGIONAL PLANNING MAP DATED SEPTEMBER 15, 2015  
SUBDIVISION COMMITTEE MEETING ON OCTOBER 22, 2015**

This letter details the Department of Parks and Recreation (Department)'s park conditions of map approval and trail comments for the above map. Hold (HOLD) appears before those items that the Subdivider must address in order for the Department to clear the subject map for public hearing.

**PARK CONDITIONS**

The proposed project is a residential subdivision located within the Northlake Specific Plan area. As shown in the attached Park Obligation Report, the basic Quimby park land obligation for this proposed residential subdivision is 16.00 net acres (maximum slope 3%). For details, see attached Park Obligation Report and Worksheet. The Subdivider is proposing to include one public park as part of the subdivision: Lot 319 (15.1 net acres). The Department recommends that the Subdivider develop and then convey to the County the public park provided that the site is deemed acceptable after a review of the required submittals listed below. The Subdivider is responsible for the total development costs of the public park, even if they exceed the \$175,483 remaining Quimby obligation. 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.

1. (HOLD) Make the following corrections on the Tentative and Exhibit maps:
  - a. Page 1 of the Tentative Map: Revise the table to show public and private parks separately. List Lot 319 as a public park site.
  - b. Page 8 of the Tentative Map: Clarify that Lot 319 has an area of 15.1 net acres and 15.8 gross acres.
  - c. Page 1 of the Exhibit Map: Revise the lot summary table to show public and private parks separately. List Lot 319 as a public park site.

2. (HOLD) Prepare a schematic design for the proposed public park based upon the final Facility Program. A revised draft Facility Program was sent to the Subdivider on October 8, 2015.
3. (HOLD) Meet with the Design Review Committee to receive the Department's input on the schematic design and scope of improvements for the proposed public park.
4. (HOLD) Submit a Public Park Exhibit A to the tentative map showing the schematic design for the public park after it has been approved by the Department's Design Review Committee.
5. (HOLD) After schematic designs have been approved by the Department's Design Review Committee, submit schematic design-level cost estimates to design and develop the public park.
6. (HOLD) Submit copies of all recorded easements or other encumbrances that will remain on or affect the public park site. On the Public Park Exhibit A, provide a notation specifying each easement Subdivider will cause to be abandoned, quit claimed, relocated, or otherwise removed.
7. (HOLD) Submit a Phase I Environmental Site Assessment (Phase I ESA) report for the public park (Lot 319) prepared by a state of California registered professional geologist or registered civil engineer. The ESA must meet all current Environmental Protection Agency (EPA) Requirements and ASTM E 1527-05 (or current version) standards. The ESA must be less than one year old. Submit copies of all existing (regardless of age) Phase I, Phase II ESAs; and Phase III Remediation Reports for the public park lot (Lot 319) and/or for the proposed land division.
8. (HOLD) Submit a geotechnical report addressing the geotechnical stability of the proposed public park site prepared by a State of California Registered Certified Engineering Geologist and Registered Civil Engineer.
9. (HOLD) Submit a composite phasing map showing the unit map numbers in each phase, type and number of residential units in each unit map, location of the public park, and projected recordation dates of each unit map. (Note: based upon receipt of this submittal, conditions will be incorporated into the next Subdivision Committee report affecting park construction commencement and completion.)
10. The following off-site improvements to the public park 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).

11. 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 the public park in accordance with updated costs estimates for the 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. For more information, please refer to <http://file.lacounty.gov/bos/supdocs/64684.pdf>.
12. Prior to the Department clearing the first final (unit) map containing housing, and for the public park, Subdivider shall 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 the 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.
13. Subdivider shall 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 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.

14. Subdivider shall 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 public 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.
15. Subdivider shall designate and identify a project manager who will oversee design and construction of the public park. 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 site 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.
16. Subdivider shall provide the Department with written Notice of Construction Commencement for the public park site. Construction Commencement is defined as when the Subdivider starts installing utilities for the public 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.

17. Upon Department's Notice of Acceptance of Completed Park Improvements, Subdivider shall 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 format.
18. Subdivider shall 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 public 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.
19. Any major change proposed by the Subdivider to the public park's size (not more than a variance of two (2) 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.

## TRAIL COMMENTS

The Department is requiring the Subdivider to dedicate a twenty-foot (20') wide easement to the County for multiuse (hiking, mountain biking, and equestrian) trail purposes, construct a variable seven to ten-foot (7' to 10') wide natural trail within the dedicated trail easement and install required trail infrastructure. Trail alignments to be designated as the Castaic Lake Trail and the Castaic Lake Connector Trail (Grasshopper Canyon Area).

Map is on **HOLD** until required trail alignments, and notations, as specified below, are defined on Trail Map Sheet eleven (11) of sixteen (16) to the satisfaction of the Department.

1. **(HOLD)** Due to project offsite improvements within APN 3244-015-018 and APN 3244-014-021, as shown on Trail Map Sheet eleven (11) of sixteen (16), denote appropriate trail segments for the Castaic Lake Trail and the Castaic Lake Connector Trail (Grasshopper

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Canyon). See attached Castaic Lake Trail map for display of proposed adopted trail alignments.

2. **(HOLD)** Denote, "Twenty foot wide multiuse (hiking, mountain biking, and equestrian) trail easement to be dedicated to the County of Los Angeles," appropriately along the proposed County trail alignments within Trail Map Sheet eleven (11) of sixteen (16).
3. Construction of a variable-width seven to ten-foot (7' to 10') wide natural trail, within the dedicated twenty-foot (20') wide trail easement, may be required after further review of the existing trail tread.
4. Installation of trail infrastructure, such as lodgepole fencing, and culverts positioned within appropriate locations to maintain sustainability of trail tread, may be required after further review of the existing trails.
5. Request on-site visit with the Trails Planner to address comments 3 and 4 above, prior to next map submittal.

If you have any questions regarding the park conditions, please contact Clement Lau of my staff at (213) 351-5120 or by email at [clau@parks.lacounty.gov](mailto:clau@parks.lacounty.gov). For questions regarding the trail comments, please contact Robert Ettleman at (213) 351-5134 or by email at [rettleman@parks.lacounty.gov](mailto:rettleman@parks.lacounty.gov).

Sincerely,



Kathline J. King, AICP  
Chief of Planning

KK:CL:RE:ner 73336 Park Conditions and Trail Comments\_10.13.15

#### Attachments

- c: Northlake Associates, LLC (J. Arvin)  
Sikand Engineering (R. Gaur)  
CEO Real Estate Division (R. Hernandez)  
Parks and Recreation (N. E. Garcia, J. Gargan, J. McCarthy, S. Mathai, R. Ettleman)



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>73336</b>	DRP Map Date:	<b>09/15/2015</b>	SCM Date:	<b>10/22/2015</b>	Report Date:	<b>10/13/2015</b>
Park Planning Area #	<b>35B</b>	<b>CASTAIC/VAL VERDE</b>	<b>CSD: Castaic</b>	Map Type: <b>REV. (REV RECD)</b>			

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:	<b>16.00</b>
IN-LIEU FEES:	<b>\$3,119,696</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The dedication of 15.10 acres for public park purposes.  
Conditions of approval attached to report.

**Trails:**

See also attached Trail Report. Castaic Lake Trail

**Comments:**

**288 single family units (including detached condo units); 774 multi-family < 5 units; and 912 multi-family >= 5 units**

**\*\*\*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 #	<b>73336</b>	DRP Map Date:	<b>09/15/2015</b>	SMC Date:	<b>10/22/2015</b>	Report Date:	<b>10/13/2015</b>
Park Planning Area #	<b>35B</b>	<b>CASTAIC/VAL VERDE</b>	<b>CSD: Castaic</b>	Map Type: <b>REV. (REV RECD)</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 **1,974** = Proposed Units **1,974** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.44	0.0030	288	2.97
M.F. < 5 Units	2.44	0.0030	774	5.67
M.F. >= 5 Units	2.69	0.0030	912	7.36
Mobile Units	2.76	0.0030	0	0.00
Exempt Units			0	
<b>Total Acre Obligation =</b>				<b>16.00</b>

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	16.00	\$194,981	<b>\$3,119,696</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
319	Public Park	15.80	95.57%	15.10	Public
<b>Total Provided Acre Credit:</b>				<b>15.10</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
16.00	15.10	0.00	0.90	\$194,981	<b>\$175,483</b>

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

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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**

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- 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.