 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:**

<table>
<thead>
<tr>
<th>ACRES:</th>
<th>2.52</th>
</tr>
</thead>
<tbody>
<tr>
<td>IN-LIEU FEES:</td>
<td>$342,720</td>
</tr>
</tbody>
</table>

**Conditions of the map approval:**

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

The payment of $342,720 in-lieu fees.

**Trails:**

See also attached Trail Report.

**Comments:**

In-lieu fee calculated based on fee schedule in effect on 08/10/04 Board approval date.

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

\[(P) \times (0.003) \times (U) = (X) \text{ acres obligation}\]

\[(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}\]

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.
- \(U\) = Total approved number of Dwelling Units.
- \(X\) = Local park space obligation expressed in terms of acres.
- \(\text{RLV/Acre}\) = Representative Land Value per Acre by Park Planning Area.

<table>
<thead>
<tr>
<th>People*</th>
<th>Ratio 3.0 Acres / 1000 People</th>
<th>Number of Units</th>
<th>Acre Obligation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached S.F. Units</td>
<td>2.68</td>
<td>0.0030</td>
<td>314</td>
</tr>
<tr>
<td>M.F. &lt; 5 Units</td>
<td>2.29</td>
<td>0.0030</td>
<td>0</td>
</tr>
<tr>
<td>M.F. &gt;= 5 Units</td>
<td>1.72</td>
<td>0.0030</td>
<td>0</td>
</tr>
<tr>
<td>Mobile Units</td>
<td>2.47</td>
<td>0.0030</td>
<td>0</td>
</tr>
<tr>
<td>Exempt Units</td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Acre Obligation</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ratio</th>
<th>Acre Obligation</th>
<th>RLV / Acre</th>
<th>In-Lieu Base Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>@0.0030</td>
<td>2.52</td>
<td>$136,000</td>
<td>$342,720</td>
</tr>
</tbody>
</table>

Park Planning Area = 34  OAT MOUNTAIN

<table>
<thead>
<tr>
<th>Lot #</th>
<th>Provided Space</th>
<th>Provided Acres</th>
<th>Credit (%)</th>
<th>Acre Credit</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0.00</td>
</tr>
</tbody>
</table>

**Total Provided Acre Credit:** 0.00

<table>
<thead>
<tr>
<th>Acre Obligation</th>
<th>Public Land Crdt.</th>
<th>Priv. Land Crdt.</th>
<th>Net Obligation</th>
<th>RLV / Acre</th>
<th>In-Lieu Fee Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.52</td>
<td>0.00</td>
<td>0.00</td>
<td>2.52</td>
<td>$136,000</td>
<td>$342,720</td>
</tr>
</tbody>
</table>
March 28, 2013

TO: Jodie Sackett, Planner
    Land Divisions Section
    Regional Planning

FROM: Lorrie Bradley, Park Planner
     Special Trail Projects Section
     Parks and Recreation

SUBJECT: NOTICE OF TRAIL CONDITIONS FOR
AMENDED VESTING TENTATIVE TRACT MAP #53138
(MAP STAMPED BY REGIONAL PLANNING: FEBRUARY 13, 2013)

The Department of Parks and Recreation (Department) has completed the review of Amended VTTM #53138. The Department requires the Applicant to dedicate a twelve foot (12”) wide multi-use (hiking, mountain biking, and equestrian) trail easement for the “Santa Susana Pass Trail” to Los Angeles County Department of Parks and Recreation, and trail construction of a variable width (8’-12”) to the satisfaction of the Department’s Trails Manual construction guidelines. The location of the requested trail easement alignment as shown on the map is acceptable to the Department, though due to the following trail requirements, the map is not approved at this time.

X Map on hold.

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. Revise map legend to show “12’ MT – Proposed Multi-Use (Hiking, Mountain Biking, and Equestrian) Trail Easement to County of L.A”.

2. Show cross sections for typical trail alignment along retaining walls. Retaining walls should not be within dedicated trail easements.

3. Show detail for trail-street crossings.

4. On Sheet 1, revise “Switch Back Detail” with design guidelines found in the County of Los Angeles Trails Manual page 4-10, Figure 4.2.7-1.

5. On Sheet 1, “Poema Place Bridge” show height of trail clearance under bridge.

Planning and Development Agency • 510 South Vermont Ave • Los Angeles, CA 90020-1975 • (213) 351-5198
6. On Sheet 2, correct callout typos such as where “12’ HT” should be labeled “PT”.

7. On Sheet 2, on the south edge of Lots 75-77 the trail easement is unclear. Clearly show trail easement alignment on map.

8. On sheet 2, provide details for drainage that crosses County trail alignments.

9. On Sheet 3, on Lot 114 and Lot 223, the trail connectivity is unclear. Clearly show trail alignment on map, or detail of area if necessary.

**Trail Easement Recordation**

10. Prior to recordation of the Final Map or issuance of a grading permit, building permit or improvement plans, whichever comes first, the Applicant shall:
   
a. Dedicate by separate document to the County of Los Angeles, a twelve foot (12’) wide multi-use (hiking, mountain biking and equestrian) trail easement, designated as the “Santa Susana Pass Trail” as shown on the amended VTTM #53138. The trail easement shall be recorded as a separate document and the plat map and legal description shall be attached and submitted to the Department of Parks and Recreation for review.
   
b. The following language (in exact form) must be shown for trail dedications on the site plan and in the easement document:

   “Grant to the County of Los Angeles a twelve foot (12’) multi-use (hiking, mountain biking and equestrian) trail easement for purposes of the Santa Susana Pass Trail. Full public access shall be provided for the multi-use (hiking, mountain biking, and equestrian) twelve foot (12’) wide trail easement.”

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

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