



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



PARK OBLIGATION REPORT

Tentative Map #	53138	DRP Map Date:	02/13/2013	SCM Date:	03/21/2013	Report Date:	03/05/2013
Park Planning Area #	34	OAT MOUNTAIN				Map Type:	AMENDMENT

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:	2.52
IN-LIEU FEES:	\$342,720

Conditions of the map approval:

The park obligation for this development will be met by:

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

Trails:

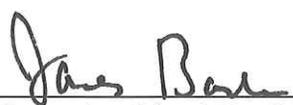
See also attached Trail Report.

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.

By: 
James Barber, Land Acquisition & Development Section



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



PARK OBLIGATION WORKSHEET

Tentative Map #	53138	DRP Map Date:	02/13/2013	SMC Date:	03/21/2013	Report Date:	03/05/2013
Park Planning Area #	34	OAT MOUNTAIN				Map Type:	AMENDMENT

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	2.68	0.0030	314	2.52
M.F. < 5 Units	2.29	0.0030	0	0.00
M.F. >= 5 Units	1.72	0.0030	0	0.00
Mobile Units	2.47	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				2.52

Park Planning Area = **34 OAT MOUNTAIN**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	2.52	\$136,000	\$342,720

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
2.52	0.00	0.00	2.52	\$136,000	\$342,720



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director



March 28, 2013

TO: Jodie Sackett, Planner
Land Divisions Section
Regional Planning

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

LD

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.

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)



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"



Russ Guiney, Director

John Wicker, Chief Deputy Director

June 5, 2013

TO: Jodie Sackett, Planner
Land Divisions Section
Regional Planning

FROM: Olga Ruano *OK*
Trails Section
Parks and Recreation

SUBJECT: **NOTICE OF TRAIL CONDITONS FOR AMENDED VESTING TENTATIVE
TRACT MAP NO. 53138 (DEERLAKE)
(MAP STAMPED BY REGIONAL PLANNING ON JULY 12, 2011)**

The Department of Parks and Recreation has reviewed Amended Vesting Tentative Tract Map No. 53158 (Deerlake) map stamped on July 12, 2011. The *Notice of Trail Conditions for Amended Vesting Tentative Tract Map No. 53138 (Deerlake)* dated August 11, 2011 is confirmed. This document supersedes the Notice of Trail Conditions dated March 28, 2013. For any questions concerning this notice of trail conditions or other trail requirements, please contact me at (213) 738-2014.

c: DRP (J. Sackett); DPR (N. E. Garcia, K. King, J. Barber, L. Bradley)

Attachment: Notice of Trail Conditions for Amended Vesting Tentative Tract Map No. 53138 (Deerlake) dated August 11, 2011



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

August 11, 2011

TO: Mr. Ramon Cordova, Planner
Land Divisions Section
Regional Planning

FROM: Mr. Frank Moreno, Section Head,
Planning and Trails Research
Parks and Recreation

SUBJECT: **NOTICE OF TRAIL CONDITIONS FOR AMENDED
VESTING TENTATIVE TRACT NO. 53138 (Deerlake)
(MAP STAMPED BY REGIONAL PLANNING ON JULY 12, 2011)**

The Department of Parks and Recreation (Department) has completed the review of amended VTTM #53138. The proposed County regional trail alignment for this development is acceptable to the Department. The Applicant is required to provide a variable width trail easement (8'-12' wide) for the "Santa Susana Pass Trail" to Los Angeles County Department of Parks and Recreation, and constructed to the satisfaction of the Department's Trail Construction Guidelines.

Because of the necessity to show the trail alignments as they relate to topographical lines, all information pertaining to trail requirements, must be shown on the final map.

Dedications and the following language (in exact form) must be shown for trail dedications on the first phase of final map recordation:

- a. Title Page: We hereby dedicate to the County of Los Angeles, Department of Parks and Recreation a variable width multi-use trail easement (8'-12' wide), estimated length of _____ miles, designated as the "Santa Susana Pass Trail."
- b. If a waiver is filed, a Plat Map depicting the trail alignment must accompany the waiver.

Trail Conditions Prior to Department Approval / Acceptance:

1. Full public access shall be provided for the multi-use (Equestrian, Mtn. Biking, & Hiking) variable width trail easements.
2. Trail / pedestrian bridge adjacent to Canoga Avenue vehicular bridge shall be owned and maintained by an HOA with an overlaying trail easement dedicated to the Department of Parks and Recreation for multi-use trail purposes.
3. The Applicant shall provide the submittal of the rough grading plans, to include detailed grading information for the segment of trails the County will accept. The detailed grading information for the trail construction, shall include all pertinent information required, per Department trail standards and all applicable codes, but not limited to the following:
 - a. Cross slope gradients not to exceed four percent (4%) with two (2%) preferred, and longitudinal (running) slope gradients not to exceed twelve percent (12%) for more than fifty (50) feet. The Department will review and may allow slopes slightly greater than twelve percent (12%) on a case by case basis.
 - b. Typical trail section and details to include:
 - Longitudinal (running) gradients
 - Cross slope gradients
 - Name of trail
 - Width of trail or, if requested by Department of Parks and Recreation, denote as variable width.
 - c. Bush Hammer (or equivalent) finish at minimum width of eight feet wide for roadway trail crossings at all concrete surfaces.
 - d. Twelve foot (12') minimum vertical clearance at all approved bridge under-crossings.
 - e. Appropriate retaining walls as needed.
 - f. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department.
 - g. Trail easement must be outside of the road right-of-way, and/or slope easement.

Mr. Ramon Cordova

August 11, 2011

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- h. If street crossing requested, streetlight pole(s) must have cross-walk activation buttons at two heights to accommodate both pedestrian and equestrian traffic. Request coordination with Public Works to address crosswalk design standards.
4. The Applicant shall submit a cost estimate for the construction of the trails with the rough grading plans. An electronic copy (AutoCAD 2005 or newer version) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.
 5. After Department approval of the trail alignments shown on the rough grading plans, the Applicant shall post Faithful Performance and Labor and Materials (FPLM) bonds with the Department for construction of the trail.
 6. The Applicant then shall submit a preliminary construction schedule showing milestones for completing the trail.
 7. Prior to the start of trail construction, the Applicant's authorized representative (project manager, licensed surveyor, etc.) shall stake or flag the centerline of the trail. The Applicant's representative shall then schedule a site meeting with the Department's Trails Coordinator, Park Planner or Landscape Architect Associate within the Planning and Trails Research Section for their (Department's) inspection and approval.
 8. The Applicant's representative shall provide updated trail construction schedules to the Department on a monthly basis. All schedule submittals shall provide a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.
 9. Within five (5) business days after completing the trail, the Applicant shall notify the Department for a Final Inspection Trail Walk.
 10. After the initial Final Inspection Trail Walk, any portions of the constructed trail not approved shall be corrected and brought into compliance, with the County of Los Angeles Department of Parks and Recreation Guidelines within thirty (30) calendar days. Applicant shall then call the Department for another final site inspection.
 11. Upon Departmental approval and acceptance of the constructed trails (Leona Loop Trail and Granite Mountain Trail), the Applicant shall:
 - a. Issue a letter to the Department requesting acceptance of the dedicated trail; and:
 - b. Submit copies of the As-Built Trail drawings.

Mr. Ramon Cordova
August 11, 2011
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11. Department issues trail acceptance letter only after receiving copy of the As-Built drawings.

For any questions concerning trail alignment or other trail requirements, please contact me at (213) 351-5136.

FM:JB:tl:Trlrpt53138-11d

c: James Barber, Parks and Recreation
Frank Moreno, Parks and Recreation
Jeremy Bok, Parks and Recreation