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

May 6, 2014

Mr. Kim Szalay
Special Projects Section
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, California 90012

Dear Mr. Szalay:

VESTING TENTATIVE TRACT MAP (VTTM) 53295 – "Entrada South"
PARK CONDITIONS OF MAP APPROVAL
Regional Planning Map dated April 08, 2014

The basic Quimby park land obligation is 11.71 net acres (maximum slope 3%). As shown on the attached Quimby Park Obligation Report and Worksheet, the dedication of a 5.00 net-acre public park on Lot 372 ("neighborhood park") results in a remaining Quimby obligation of $2,122,420 in lieu of park land. As conditions of approval for the zone change and plan amendments being sought and for project impact mitigation purposes, the Department recommends that the applicant develop the public park in accordance with the scope of improvements detailed in Condition 1 of this report, at no cost to the County. Applicant is responsible for total park development costs, even if they exceed the $2,122,420 remaining Quimby obligation. Hold **(HOLD)** appears before items pending the Department's receipt, review, and clearance to recommend that the subject map be released for public hearing. For detailed requirements for pre-public hearing submittals referenced in these conditions, please refer to the ***Public Park Checklist of Required Submittals*** attached to this report.

1. **(HOLD)** Lot 372, Public Neighborhood Park: The Department's Design Review Committee (DRC) approved the revised schematic design received on February 10, 2011. 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: restroom building; group picnic pavilion; open turf area; picnic table areas including barbeques, hot coal receptacles and trash containers with liners; lighted, full-court basketball court; children's play areas with benches and shade covers; shade structures with table and seating; multi-purpose field; drinking fountains at restroom building, multi-use field, and basketball court; parking lot with 13 spaces; dog waste receptacles; park walls, park enclosure fencing and locking gates; internal park walkways; benches at informal seating areas; security lighting at parking lot, playgrounds, group picnic shelter, basketball court, and all walkways; landscaping and irrigation; and a water quality, bio-filtration basin in the park.

2. **(HOLD)** Submit a revised schematic design-level cost estimate breakdown to design and construct the neighborhood park, including both labor and materials costs.

3. **(HOLD)** Prior to public hearing submit a letter from the school district certifying that the school on Lot 373 adjacent to the public park can meet its recreational and educational requirements without using land dedicated for public park purposes.

4. **(HOLD)** Submit copies of all recorded easements or other encumbrances affecting the park site.

5. **(HOLD)** Submit a Unit Map Phasing Exhibit: Include a table on one of the map sheets showing the residential units per phase in each of the following categories: 1. single-family detached; 2. multi-family dwelling units, < 5 units per building (duplex-, tri-plex-, four-plex-, and town-home product types, condominiums and apartments); multi-family dwelling units, 5 or more units per building (town homes, condominiums, apartments). Include a column which provides the cumulative total for all units combined (phase-to- phase running total amount of units). Also include a row which provides the total amount of residential units in each column category. (A "Unit Map Phasing Table" was submitted to the Department on February 16, 2011; include an updated table on one the map sheets.)

6. 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.

7. Whenever these conditions require the Subdivider to enter into a Park Development Agreement (PDA) and post bonds (Faithful Performance; Labor and Materials) with the Department and submit a Park Delivery Schedule:
   a. the PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on August 8, 2006;
   b. the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW) and the Department will require them to be updated prior to construction commencement to conform with contracted construction costs; and
   c. the Park Delivery Schedule shall use the critical path method (CPM), identify the design development phase and the various stages of construction document development, include all submittals, reviews, and approvals required by said stages; identify construction commencement and completion dates as milestones; include time for tests, inspections, and sign-offs ("finals" and/certificates of occupancy); include time for and preparation and review of the park deed and ALTA title policy and survey; 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. If the Subdivider fails to comply with any submittal required by this condition, the Department shall give written notice to Subdivider describing such breach. If Subdivider fails to cure said breach, the Department may do one or both of the following: withhold further clearance on final maps which contain residential units and (2) request the Department of Public Works to withhold further issuance of residential building

permits until the required submittal is made. Notice shall be deemed given when sent by Certified Mail, postage prepaid or by reliable over-night courier to Subdivider's address set forth in the PDA.

8. Lot 372, Public Neighborhood Park:
   a. Enter into a PDA, post bonds, and submit a Park Delivery Schedule prior to the Department clearing the first unit (final) map containing housing.
   b. Subdivider shall commence Neighborhood Park construction prior to the County issuing the 668th residential building permit and complete park construction and convey the park to the County 14 months after construction commencement. Commencing when the first residential building permit is issued, Subdivider shall submit monthly reports to the Department that identify for each unit map the number of residential units for which building permits were issued ("permitted units") for the month and cumulative to date, and which relate permitted units to owner, building number, building type (e.g., single family home, condominium, apartment) and lot number. The monthly reports are due on the first County business day of each month until the park is conveyed to the County. Failure to provide the Department with a report or to commence construction prior to the 668th residential building permit, or to convey the park to the County prior to the 1,030th residential building permit will result in the Department requesting the Department of Public Works, to withhold further issuance of residential building permits until the respective report is received or park construction is commenced, or the park is conveyed to the County.
   c. Construction commencement is defined as when the Subdivider starts precise grading and/or installing utilities for the Neighborhood Park.

9. Whenever a final map having multiple residential units on one or more lots is submitted to the Department for clearance, it shall be accompanied by a letter/table signed by the engineer of record identifying each residential lot by the number and amount of residential units organized into the following categories:
   a. Single-family (SF) detached units (includes detached condominium product);
   b. Multi-family dwelling units, <5 units per building (duplex-, tri-plex-, four-plex-, and town-home product types, condominiums and apartments); and
   c. Multi-family dwelling units, 5 or more units per building (townhomes, condominiums, apartments).

10. Submit park plans and specifications for the Department's 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 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. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCAD 2006 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 prior to the Department's clearance 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.

11. 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.

12. 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, mail/email 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.

13. Provide the Department with written Notice of Construction Commencement for the public park site. Construction Commencement is defined as when the Subdivider starts precise grading and/or installing utilities for the Neighborhood 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.

14. 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 2006 format.

15. 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.

16. Any major change proposed by the Subdivider to a public park's size (not more than 2 acres variance), 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 if you have any questions regarding this matter.

Sincerely,

James Barber

James Barber, Section Head
Land Acquisition and Development

JB:SM (05.15.14 scm NTRDA 53295 md 04.08.14)

Attachments
(1) Park Obligation Report and Worksheet
(2) Public Park Checklist of Required Submittals

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

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **53295**	DRP Map Date: **04/08/2014**	SCM Date: **05/15/2014**	Report Date: **05/01/2014**	
Park Planning Area # **35A**	**NEWHALL / VALENCIA**	**CSD: Castaic**	Map Type: **TENTATIVE**	

Total Units **1,574** = Proposed Units **1,574** + 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:	**11.71**
IN-LIEU FEES:	**$3,703,955**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $2,122,420 in-lieu fees.

Trails:

No trails.

Comments:

Credit for 5.00 net-acre Public Park (Lot 372).

*****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 # **53295**	DRP Map Date: **04/08/2014**	SMC Date: **05/15/2014**	Report Date: **05/01/2014**	
Park Planning Area # **35A**	**NEWHALL / VALENCIA**	**CSD: Castaic**	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 **1,574** = Proposed Units **1,574** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.36**	**0.0030**	**339**	**3.42**
M.F. < 5 Units	**2.52**	**0.0030**	**178**	**1.35**
M.F. >= 5 Units	**2.19**	**0.0030**	**1,057**	**6.94**
Mobile Units	1.18	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**11.71**

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	11.71	$316,307	**$3,703,955**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
372	Public Park	5.00	100.00%	5.00	Public
			Total Provided Acre Credit:	**5.00**	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	**In-Lieu Fee Due**
11.71	5.00	0.00	6.71	$316,307	**$2,122,420**

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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.