LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **61105**	DRP Map Date: **02/03/2015**	SCM Date: / /	Report Date: **03/03/2015**
Park Planning Area # **35A**	**NEWHALL / VALENCIA**		Map Type: **EXHIBIT**

Total Units **0** = Proposed Units **0** + 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:	**0.00**
IN-LIEU FEES:	**$0**

Conditions of the map approval:

The park obligation for this development will be met by:

Conditions of approval attached to report.

Trails:

See also attached Trail Report.

Comments:

This is an Amended Exhibit Map to realign "DD" Drive with a future connection in the Entrada South Village (VTTM 53295). This realignment has created the need to slightly modify site plans and lot lines within the Town Center area of Mission Village. There is no gain or loss in the number of units, lots or area due to the proposed revisions within the Town Center.

The Subdivider must continue to comply with the Park and Trail Conditions of Map Approval dated January 13, 2011 (see attached).

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 King

Kathline J. King, Chief of Planning

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **61105**	DRP Map Date: **02/03/2015**	SMC Date: / /	Report Date: **03/03/2015**
Park Planning Area # **35A**	**NEWHALL / VALENCIA**		Map Type: **EXHIBIT**

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 **0** = Proposed Units **0** + 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	2.27	0.0030	0	0.00
M.F. >= 5 Units	2.26	0.0030	0	0.00
Mobile Units	1.55	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**0.00**

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	$319,597	**$0**

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**
0.00	0.00	0.00	0.00	$319,597	**$0**

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

January 13, 2011

Mr. Sam Dea
Supervising Regional Planner
Special Projects Section
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Dear Mr. Dea:

VESTING TENTATIVE TRACT MAP 61105
PARK CONDITIONS OF MAP APPROVAL
Regional Planning Map dated December 15, 2010
January 13, 2011 Subdivision Committee Meeting

These are primarily park conditions; trail and Landscaping and Lighting Act District (LLAD) conditions may be submitted under separate cover. The basic Quimby park land obligation is 27.33 net acres (maximum slope 3%). As shown on the attached Quimby Obligation Report and Worksheet, the park obligation of this development will be met by providing the following approximate acreages: private parks (14.4 acres), trails (9.3 acres), river corridor (21.3 acres), and developed public park land (25.0 acres) to the County, including a 20.0 net-acre community park (Lot 469) and a 5.0 net-acre neighborhood park (Lot 612). 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. Lot 469, Community Park. Provide a 20.00 net-acre (maximum slope 3%) "Community Park" on Lot 469, consistent with the layout shown on page 20 of the "Site Plan – Exhibit Map" to the tentative map and with the schematic design approved by the Department's Design Review Committee on April 15, 2010. The park shall include the following: park restrooms (with a drinking fountain, storage room for baseball equipment, and a park office); informal seating area and "park plaza" seating; one (1) youth baseball field with overlay soccer field; one (1) baseball field; park entry monument; children's play area; two (2) hard courts (lighted, for either tennis or basketball); locking gates; 110-space parking lot with ADA parking spaces; themed rail fencing; ADA accessible internal pathways (sidewalks); landscaping, irrigation, drainage and utilities. In addition, trees and tree wells shall be placed adjacent to the office building, and between the parking area and the children's play area. The modifications to the park layout made to accommodate an adjacent spineflower preserve are consistent with the project scope for the park and the revised boundary is acceptable to the Department. The Department may comment and request revisions to the park plan relating to grading, plant and site materials, site furnishings, etc., and will do so during the Design Development phase. The overall layout and park boundary are acceptable to the Department.

2. Subdivider shall commence construction of the Community Park prior to pulling the 3,310th residential building permit and complete park construction and convey the

park to the County prior to pulling the 4,147th residential building permit. 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 Tuesday of each month until the Community Park is conveyed to the County. Failure to provide the Department with a report or to convey the park to the County by the time the 4,147th building permit is issued 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 the Community Park is conveyed to the County.

3. Lot 612, Neighborhood Park. Provide a 5.0 net-acre (maximum slope 3%) "Neighborhood Park" on Lot 612, consistent with the layout shown on page 2 of the "Site Plan – Exhibit Map" to the tentative map and with the schematic design approved by the DRC at its March 30, 2006 meeting. The park shall include the following: an open turf play field with overlay soccer fields; five (5) (including 3 ADA) picnic tables; pre-school (ages 2-5) play area; group picnic shelter; park entry monument; parking lot (10 spaces); park restroom with drinking fountain; trash enclosure; bollard vehicular control at maintenance road; basketball court; bluff edge rail fencing; 2 view overlook areas with bench seating; landscaping, irrigation, and drainage; internal pathway (sidewalk); 16-foot DWP maintenance road (concrete surface); and utilities.

4. Subdivider shall commence construction of the Neighborhood Park prior to pulling the 1,545th residential building permit and complete park construction and convey the park to the County prior to pulling the 1,985th residential building permit. 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 Tuesday of each month until the Community Park is conveyed to the County. Failure to provide the Department with a report or to convey the park to the County by the time the 1,985th residential building permit is issued 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 the Neighborhood Park is conveyed to the County.

5. Coordinate the quit claim of all recorded easements affecting the proposed public park sites with the Chief Executive Office Real Estate Division (CEORED).

6. Prior to approval of the grading plan for the Community Park, currently Lot 469 of VTTM 61105 dated December 15, 2010 ("the map"), Subdivider shall provide the Department and Public Works with a recorded copy of the quitclaim deed from

Southern California Edison to Newhall Land relinquishing all rights stated in the easement identified by notation #53 and #119 on said map.

7. Provide the Community Park and Neighborhood Park (collectively "the public parks") with the following "off-site" park improvements: full street improvements and utilities/utility connections, including, but not limited to curbs, gutters, relocation of existing public utility facilities if applicable, street paving, traffic control devices, public trees, public streets and sidewalks for the parks. 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).

8. Whenever these conditions require the Subdivider to enter into a Park Development Agreement (PDA) and to posts bonds (Faithful Performance; Labor and Materials) with the Department and to 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 may require them to be updated prior to construction commencement if contracted construction costs change; 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 phase/stages; permits; park construction commencement and completion dates identified as milestones; tests, inspections, and sign-offs; preparation and review time for the park deed, 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. In the event 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: (1) withhold further clearance of 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.

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. Prior to the Department clearing the unit map where the park(s) are located, Subdivider shall provide DPW with the following to obtain DPW Geotechnical and Materials Engineering Division's recommendation that DPW Land Development Division approve the final map:

    a. Documentation showing that the limits of environmental concerns identified in the Phase I Environmental Site Assessment Reports for the public parks have been adequately defined and properly mitigated to an extent compatible with each site's intended use as a park.

    b. Construction-Site Plan approval from the State of California Division of Oil, Gas and Geothermal Resources for the abandonment and/or re-abandonment of the oil wells located within the proposed public park sites.

    c. Regulatory approval from the County of Los Angeles Fire Department, Health Hazardous Materials Division, Site Mitigation Unit for the sites as proposed public parks.

11. The covenants, conditions and restrictions (CC&Rs) shall require the private park/recreational lots to be used for park and/or recreational purposes only and to be owned, operated, and maintained by the homeowner's association ("Association") or other similar entity. The unitized map where these facilities occur shall contain a notation restricting residential construction on the park and/or recreation center lots and each private park/recreational lot shall be clearly identified and labeled on the condominium plan and/or final unitized map. Prior to the Department clearing the first unitized map where these facilities occur, Subdivider shall deliver the final version of the CC&Rs, along with a letter stating that the CC&Rs will be recorded after the recordation of the final map and approval by the Department of Real Estate. Recorded copies of the CC&Rs shall be delivered to: County of Los Angeles Department of Parks and Recreation, 510 S. Vermont Avenue, Room 201, Attention: Chief of Planning, Los Angeles, CA, 90020. No Quimby credit will be given for improvements to private parks/recreational lots.

12. Subdivider may elect to receive Quimby credit for the public park improvements, excluding "off-site" park improvements, by giving the Department written notification thirty (30) days prior to SUBDIVIDER's Notice of Construction Commencement for the respective public park.

13. A carry forward of Quimby credit from Tract 61105 to any other approved subdivision within the Newhall Ranch *Specific Plan* Area shall not result in a reimbursement to Subdivider from the County's Quimby funds or a return by the County to Subdivider of

any public park land previously conveyed to County for Subdivider's Newhall Ranch *Specific Plan* Area Quimby obligation.

14. Submit park plans and specifications to the Department for review and approval during the design development stage, fifty percent (50%), 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 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 parks shall be developed in accordance with the *Specific Plan* 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.

15. 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 playgrounds constructed in the public parks 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.

16. Provide the Department with written Notice of Construction Commencement for each public park site. Construction Commencement is defined as when the Subdivider starts precise grading and/or installing utilities for the Neighborhood Park or the Community 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. Designate and identify a project manager who will oversee design and construction of the public parks. 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 sites 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.

18. 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 each respective public park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD 2006 format.

19. Convey the public parks by recordable grant deeds showing the fee vested with the County of Los Angeles, and free of all encumbrances except those that do not interfere 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 shall record each respective park deeds simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for each respective park, and shall deliver the recorded deeds to the Chief Executive Office Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.

20. Any major change proposed by the Subdivider to either 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 designs approved at the March 30, 2006 meeting of 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, Section Head
Land Acquisition and Development Section

JB:CL 61105 DRPmd 12.15.10 scm 01.13.11

Attachments
Park Obligation Report and Worksheet
Public Park Checklist of Required Submittals

c: K. Ritner, N.E. Garcia, L. Hensley, J. McCarthy (Parks and Recreation)
Roger Hernandez (CEO-RED)

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **61105**	DRP Map Date: **12/15/2010**	SCM Date: **01/13/2011**	Report Date: **01/10/2011**
Park Planning Area # **35A**	**NEWHALL / VALENCIA**		Map Type: **REV. (REV RECD)**

Total Units **4,055** = Proposed Units **4,055** + 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:	**27.33**
IN-LIEU FEES:	**$8,121,929**

Conditions of the map approval:

The park obligation for this development will be met by:

The dedication of 25.00 acres for public park purposes.
Provide 45.00 acres for private park purposes.
Conditions of approval attached to report.

Trails:

See also attached Trail Report.

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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January 10, 2011 09:48:32
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **61105**	DRP Map Date: **12/15/2010**	SMC Date: **01/13/2011**	Report Date: **01/10/2011**	
Park Planning Area # **35A**	**NEWHALL / VALENCIA**		Map Type: **REV. (REV RECD)**	

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 **4,055** = Proposed Units **4,055** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.23**	**0.0030**	**351**	**3.40**
M.F. < 5 Units	**2.29**	**0.0030**	**904**	**6.21**
M.F. >= 5 Units	**2.11**	**0.0030**	**2,800**	**17.72**
Mobile Units	1.74	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**27.33**

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	27.33	$297,180	**$8,121,929**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
605,606,607,608	River Corridor	212.60	10.02%	21.30	Private
	Trails	9.30	100.00%	9.30	Private
424	Private Rec. Center	4.60	100.00%	4.60	Private
469	Public Park	20.00	100.00%	20.00	Public
526	Private Rec. Center	6.90	100.00%	6.90	Private
527	Private Park	2.90	100.00%	2.90	Private
612	Public Park	5.00	100.00%	5.00	Public
			Total Provided Acre Credit:	**70.00**	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	**In-Lieu Fee Due**
27.33	25.00	45.00	-42.67	$297,180	**$0**

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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.

Los Angeles County Department of Parks and Recreation

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.

COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

January 13, 2011

TO: Ms. Carolina Blengini, 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 VESTING TENTATIVE TRACT MAP #61105 MAP STAMPED BY REGIONAL PLANNING ON DECEMBER 15, 2010**

The Department of Parks and Recreation (Department) has completed the review of VTTM #61105. The proposed #71 Santa Clara River Trail alignment as shown on map is approved. The Department requires applicant to provide a sixteen (16) foot wide trail easement at recordation of final map.

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.

The map is approved with the following conditions, prior to final map recordation.

Trail Specific Conditions

1. Dedications and the exact following language must be shown for trail dedications on each phase of final map recordation containing said trail(s):

   a. Title Page: We hereby dedicate to the County of Los Angeles a sixteen (16) foot wide easement for multipurpose (equestrian, bicycling, and hiking) purposes, designated as the Santa Clara River Trail, estimated length of 600 linear feet

   b. If a waiver is filed, a Plat Map depicting the trail alignment must accompany the waiver.

2. Prior to final map, a covenant shall be recorded for a trail easement reservation on offsite property owned by Newhall Land and Farming Company (APN 2826-003-031 & 2826-004-040). This covenant will include language agreeable to the

Department's Planning and Trail Research Section representatives describing the reservation of a sixteen (16) foot wide trail easement to be jointly used by the Los Angeles County Department of Public Works, County of Los Angeles Sanitation District, Los Angeles County Department of Parks and Recreation, and yet to be named utility companies. The covenant will also describe that any future trail easement will be subordinate to any future utility easements.

3. Commerce Center Drive Bridge will provide a minimum trail height clearance of twelve (12) feet.

If you have any questions or comments, please contact Frank Moreno, Planning and Trails section Manager at (213) 351-5136.

c: Corey Harpole, & Fred Macmurdo (Newhall Land)
James Barber, Robert Ettleman, (Parks and Recreation)