



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT**



Tentative Map # **73305**
Park Planning Area # **33B**

DRP Map Date: **07/24/2024** SCM Date:
CSD: **SANTA MONICA MOUNTAINS NORTH
AREA CSD**

Report Date: **08/20/2024**
Map Type: **Tentative Map - Parcel**

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

| | |
|---------------|-------------|
| ACRES: | 0.00 |
| IN-LIEU FEES: | \$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.

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.

This project is exempt from the park obligation requirements because:

Trails:

No Trails

Comments:

Non-residential subdivision

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Loretta Quach at lquach@parks.lacounty.gov or (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Building A-9 West, Alhambra, California 91803.

By: *Loretta Quach*
Loretta Quach, Departmental Facilities Planner I



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET**



Tentative Map # **73305**
Park Planning Area # **33B**

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AREA CSD**

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

$$(P)\text{eople} \times (0.0030)\text{ Ratio} \times (U)\text{nits} = (X)\text{ acres obligation}$$

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

- Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
- 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

Park Planning Area = **33B**

| Type of dwelling unit | People * | Ratio 3.0 Acres/ 1000 People | Number of Units | Acre Obligation |
|-----------------------|-------------|---------------------------------|-----------------|-----------------|
| Detached S.F. Units | 3.15 | 0.0030 | 0 | 0.00 |
| M.F. < 5 Units | 4.01 | 0.0030 | 0 | 0.00 |
| M.F. >= 5 Units | 3.24 | 0.0030 | 0 | 0.00 |
| Mobile Units | 2.99 | 0.0030 | 0 | 0.00 |
| Exempt Units | | | 0 | 0.00 |
| TOTAL | | | 0 | 0.00 |

| Ratio | Acre Obligation | RLV / Acre | In-Lieu Base Fee |
|------------|-----------------|------------|------------------|
| @ (0.0030) | 0.00 | \$494,368 | \$0 |

| Lot # | Provided Space | Provided Acres | Credit (%) | Acre Credit |
|------------------------------------|----------------|----------------|------------|-------------|
| 0 | | 0.00 | 100.00% | 0.00 |
| Total Provided Acre Credit: | | | | 0.00 |

| Acre Obligation | Net Obligation | RLV / Acre | In-Lieu Fee Due |
|-----------------|----------------|------------|-----------------|
| 0.00 | 0.00 | \$494,368 | \$0 |