



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



Tim Gallagher, Director

April 27, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**HEARING ON PROPOSED AMENDMENTS TO
LOS ANGELES COUNTY CODE TITLE 21 (SUBDIVISION ORDINANCE)
REGULATING LOCAL PARK SPACE OBLIGATIONS ("QUIMBY ORDINANCE")
(All Supervisorial Districts) (3-Votes)**

IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC HEARING:

1. Find that the proposed Ordinance amendment is categorically exempt from the California Environmental Quality Act (CEQA).
2. Adopt the proposed amendments to the Subdivision Ordinance, Title 21 regulating local park space obligations.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will update residential density figures and land values for the Department of Parks and Recreation's (Department) park planning areas (PPAs), which include only the unincorporated portions of Los Angeles County. These factors are used to compute parkland obligations for proposed residential subdivisions pursuant to California Government Code Section 66477 ("the Quimby Act"). The current ordinance uses household density figures from the 1990 census and land values over ten years old. The amended ordinance will benefit the County by providing current figures for calculating parkland obligations or fees in lieu of parkland.

Residential Density Figures

The proposed amendment to Title 21, Section 21.24.340 of the Subdivision Ordinance updates estimated household densities (average number of people per household per dwelling unit type) for each of the Department's PPAs, utilizing data from the *United States Census 2000* as provided by the Urban Research Office, Chief Administrative Office. These figures, together with the number of residential units proposed for

subdivision, form the residential density component of the formula used to calculate park acreage for the residential subdivider's Quimby obligation.

Land Values and In Lieu Fees

A number of amendments are proposed for Title 21, Section 21.28.140 pertaining to the computation of Quimby fees. The Department, in cooperation with the Department of Public Works' Mapping and Property Management Division, considered various methodologies for updating the average per-acre land values for each park planning area. After considering different results from these approaches, the Department recommends adjustments to the current ordinance ("historic") land values based on changes in the consumer price index (CPI). The proposed ("representative") land values represent the adopted historic land values, adjusted annually by changes in the CPI for the period beginning March 1994 and ending March 2003. The Auditor-Controller has reviewed the Department's calculations and determined the CPI percentages used and their applications were appropriate.

The average per-acre land values for each park planning area would be adjusted annually based on changes in the CPI. Future annual adjustments to these representative land values would also be determined by the Department in coordination with the Auditor-Controller, based on the percentage movement in the CPI between March of the previous year and March of the current year and would be effective July 1st of each year. The Los Angeles County Public Library uses a similar method to adjust its Library Facilities Mitigation fee.

Other Changes

The proposed amendment clarifies which type of residential subdivision maps would be subject to the proposed ordinance amendments. In addition, the proposed amendment would merge those park planning areas without a historic land value and "unincorporated islands" outside a park planning area with appropriate park planning areas having representative land values. This simplifies the methodology, and eliminates the need for alternative fee determination methods, because every park and park planning area will have a representative land value for calculating Quimby fees.

Based on these mergers, and annexations that occurred since the ordinance was last updated, some of the park planning area names, numbers, and boundaries are revised. Corresponding changes were made to the Department's proposed *2004 Park Planning Areas Map* referenced in the ordinance. Title 21, Section 21.28.140 would also incorporate a provision in the Quimby Act that requires Quimby fees to be scheduled and committed within five years after payment or paid to the record owners of the subdivision.

The Department presented the proposed amendments in concept to the Land Development Advisory Committee of the Department of Public Works on July 8, 2003 and to the Department's Park and Recreation Commission on September 8, 2003, and gave a copy of the proposed ordinance amendments to a representative of the Building Industry Association of Southern California. As of the date of this filing, no comments have been received by the Department.

Implementation of Strategic Plan Goals

These actions are consistent with the County Strategic Plan Goal of Fiscal Responsibility. Establishing representative land values and an equitable method of annually updating them enables Quimby fees to track land costs in the Department's park planning areas. This also supports the goals of Service Excellence and Children and Families' Well Being because the Quimby fees are used to fund local parkland improvements and acquisition, which improves the quality of life in the County and provides park amenities for families.

FISCAL IMPACT/FINANCING

There will be no impact on the General Fund. Currently adopted land values per acre, when adjusted using changes in the CPI for the period beginning March 1994 and ending March 2003, will increase by 23.41% in each of the Department's 33 proposed park planning areas. After adoption, these representative land values may increase or decrease annually based on the percentage movement in the CPI between March of the previous year and March of the current year, effective July 1st of each year. This will enable Quimby revenues to match changes in market conditions.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Before your Board can approve the amended ordinance increasing fees, a public hearing must be held, pursuant to Government Code Section 66018(a). Notice of the time and place of the hearing has been published as required pursuant to Government Code Section 6062a. The Notice of Public Hearing is enclosed.

County Counsel has reviewed and approved the proposed ordinance amendment and Notice of Hearing as to form, and has provided an analysis of the proposed ordinance amendments.

ENVIRONMENTAL DOCUMENTATION

Approval of proposed modifications and adjustments to the Quimby Ordinance is exempt from the California Environmental Quality Act (CEQA), according to Section 15273(a)(4) of State CEQA Guidelines because CEQA does not apply to the establishment, modification, structuring, restructuring, or approval of rates, tolls, fares,

or other charges by public agencies. Approval of the modifications and adjustments to the Quimby Ordinance is also exempt from CEQA because it is for the purpose of obtaining funds for capital projects necessary to maintain service within existing service areas, pursuant to Section 21080(b) 8 of the Public Resources Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

For the purpose of calculating fees in lieu of parkland, the schedule of representative land values contained herein shall apply to the following residential subdivision maps that have not been advertised for public hearing by the Department of Regional Planning by the 31st day after adoption of this amendment by the Board of Supervisors, or as annually adjusted thereafter by the Department of Parks and Recreation in consultation with the Auditor-Controller, effective July 1st of each year: (a) tentative tract maps; (b) tentative minor land division maps; (c) revised maps, as described in Los Angeles County Code Section 21.62.030, Subsection B; and (d) reactivated maps, which are previously approved tentative maps that have expired and that must be processed as new tentative maps.

CONCLUSION

It is requested that one (1) copy of the adopted amended ordinance and one (1) conformed copy of the Board letter be returned to this Department and one copy of each of these documents be returned to County Counsel.

Respectfully submitted,



Tim Gallagher
Director

JB (c:Quimby Ordinance BdLtr031604)

Attachments (2)

c: Chief Administrative Officer
County Counsel
Auditor-Controller
Executive Office (30)

NOTICE OF PUBLIC HEARING
ON PROPOSED AMENDMENTS TO TITLE 21 (SUBDIVISION ORDINANCE)
REGULATING LOCAL PARK SPACE OBLIGATIONS

NOTICE IS HEREBY GIVEN that the Los Angeles County Department of Parks and Recreation has filed with the Board of Supervisors of the County of Los Angeles proposed amendments to Title 21, the Subdivision Ordinance pertaining to local park space obligations for residential subdivisions, local park sites, and park (Quimby) fees. The amendments will affect only the unincorporated areas of Los Angeles County. Section 21.24.340 pertaining to the residential density component of the local park space obligation formula would be amended to update average household size figures by park planning area, utilizing data from the United States Census 2000. Section 21.28.140 pertaining to park ("Quimby") fees would be amended to adjust currently adopted ("historic") land values for each park planning area, based on annual changes in the Consumer Price Index (CPI) for the period beginning March 1994 and ending March 2003. Future adjustments to these representative land values would also be based on the percentage movement in the CPI between March of the previous year and March of the current year and would be effective July 1st of each year. Section 21.28.140 would also be amended by merging those park planning areas without a historic land value, and "unincorporated islands" outside of a park planning area, with appropriate park planning areas having representative land values. The alternative fee determination methods section of the ordinance would be deleted.

NOTICE IS ALSO HEREBY GIVEN that a public hearing will be held before the Board of Supervisors on _____ at ___ a.m. in Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 for the purpose of hearing testimony relative to adoption of the proposed amendments. The Board of Supervisors will consider and may adopt the proposed amendments. Further, notice is given that the Board of Supervisors may continue this hearing from time to time.

Written comments may be sent to the Executive Office of the Board of Supervisors at the above address. If you do not understand this notice or need more information, please call Mr. James Barber at (213) 351-5117.

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aid and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 [Voice] or (213) 617-2292 [TDD] with at least three business days notice."

Si no entiende esta noticia o necesita mas information, por favor llame este numero:
(213) 738-2961.

VIOLET VARONA-LUKENS
Executive Officer-Clerk of
The Board of Supervisors
Los Angeles County



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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April 6, 2004

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Tim Gallagher, Director
Department of Parks and Recreation
733 South Vermont Avenue
Los Angeles, California 90020

**Re: Ordinance Amending Title 21
Relating to Provision of Land and Fees in Lieu of Land for
Local Parks ("Quimby Ordinance")**

Dear Mr. Gallagher:

You have asked this office to prepare an ordinance amending Title 21 of the Los Angeles County Code ("Subdivisions") relating to the provision of land and fees in lieu of land, for local parks to serve residential subdivisions ("Quimby Ordinance").

The ordinance and its accompanying analysis may be presented to the Board of Supervisors for its consideration at a noticed public hearing.

Very truly yours,

OFFICE OF THE COUNTY COUNSEL

By 

HELEN S. PARKER
Principal Deputy County Counsel
Public Works Division

HSP:mh

Enclosure

HOA.230557.1

ANALYSIS

This ordinance amends Title 21 - Subdivisions of the Los Angeles County Code relating to the provision of land and fees in lieu of land, for local parks to serve residential subdivisions ("Quimby Ordinance").

Specific changes and updates include: updating of all park planning area ("PPA") representative land (formerly "fair market") values from the current 1993 ordinance; providing for an annual CPI-based escalator of representative land values each July 1; updating household size figures for PPAs based upon the United States Census 2000; insuring that all unincorporated territory is assigned to a PPA; updating the PPA map to reflect annexations to cities, mergers of PPAs, and inclusion of unincorporated "island" territories in PPAs; providing that County-owned local parks within cities remain assigned to a PPA; incorporating the state law requirement that in lieu fees must be scheduled and committed within statutory deadlines or be refunded to the then record owners of the subdivision; and providing that the revised representative land values shall apply to residential subdivision maps advertised after the effective date of these amendments or the annual CPI adjustments, as applicable.

This ordinance is authorized by California Government Code section 66477 ("Quimby Act").

OFFICE OF THE COUNTY COUNSEL

By 

HELEN S. PARKER
Principal Deputy County Counsel

HSP:mh
1/7/04 (requested)
3/02/04 (revised)

222706-2

ORDINANCE NO.

An ordinance amending Title 21 - Subdivisions of the Los Angeles County Code, relating to the provision of land and fees in lieu of land, for local parks to serve the residential subdivisions ("Quimby Ordinance").

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 21.24.340 is hereby amended to read as follows:

21.24.340 Residential subdivisions -- Local park space obligation --

Formula.

A. The subdivider of a residential subdivision shall provide local park space to serve the subdivision, pay a fee in lieu of the provisions of such park land in accordance with the provisions of Section 21.28.140, provide local park space containing less than the required obligation but developed with amenities equal in value to the park fee, or do a combination of the above in accordance with the requirements of this title. The extent of the local park space obligation to be satisfied by land, fees, land and amenities, or a combination of these, shall be determined by the following formula:

$$X = .003(UP)$$

Where:

X = Local park space obligation in acres.

U = Total approved number of dwelling units.

P = Column 1 for detached single-family residences;

Column 2 for attached single-family (townhouse) residences,
two-family residences, and apartment houses
containing fewer than five dwelling units;

Column 3 for apartment houses containing five or more dwelling
units; and

Column 4 for mobile homes.

**Average Household Size by Park Planning Area
(Unincorporated Portion)***

Number	Park Planning Area	Column 1	Column 2	Column 3	Column 4
1	North Claremont	3.84	3.12	2.39	2.04
		<u>3.18</u>	<u>2.79</u>	<u>1.33</u>	<u>1.86</u>
2	South Whittier/ <u>East La Mirada</u>	3.54	3.45	2.77	1.70
		<u>3.68</u>	<u>4.06</u>	<u>2.95</u>	<u>2.02</u>
3	East La Mirada	3.54	3.45	2.77	1.70
4	West Whittier	3.54	3.45	2.77	1.70
		<u>3.77</u>	<u>3.46</u>	<u>3.24</u>	<u>1.87</u>
5	Arcadia Islands	3.02	2.88	2.18	1.56
		<u>3.37</u>	<u>4.72</u>	<u>2.34</u>	<u>1.82</u>
6	Whittier Narrows	3.02	2.88	2.18	1.56
		<u>3.65</u>	<u>2.65</u>	<u>2.80</u>	<u>2.32</u>

Number	Park Planning Area	Column 1	Column 2	Column 3	Column 4
7	Avocado Heights/	3.84	3.12	2.39	2.04
	<u>West Puente Valley</u>	<u>4.53</u>	<u>4.60</u>	<u>2.71</u>	<u>3.18</u>
8	West Puente Valley	3.84	3.12	2.39	2.04
9	Hacienda Heights	3.84	3.12	2.39	2.04
		<u>3.50</u>	<u>2.70</u>	<u>2.30</u>	<u>2.78</u>
10	Rowland Heights	3.84	3.12	2.39	2.04
		<u>3.63</u>	<u>3.25</u>	<u>2.77</u>	<u>2.33</u>
13	Valinda/San Jose	3.84	3.12	2.39	2.04
		<u>4.82</u>	<u>5.21</u>	<u>3.68</u>	<u>3.24</u>
14	Covina Highlands	3.84	3.12	2.39	2.04
		<u>2.91</u>	<u>2.10</u>	<u>2.57</u>	<u>1.63</u>
15	Charter Oak Islands/	3.84	3.12	2.39	2.04
	<u>Glendora Heights</u>	<u>3.77</u>	<u>3.23</u>	<u>2.57</u>	<u>2.87</u>
46	Glendora Heights	3.84	3.12	2.39	2.04
17	Ladera Heights	3.84	4.11	3.01	3.64
		<u>2.69</u>	<u>1.83</u>	<u>1.57</u>	<u>3.13</u>
18A	Lennox	3.45	3.63	3.23	2.96
		<u>5.08</u>	<u>4.60</u>	<u>3.56</u>	<u>2.99</u>
18B	<u>Del Aire/Marina Del Rey</u>	3.45	3.63	3.23	2.96
		<u>3.08</u>	<u>2.93</u>	<u>1.56</u>	<u>2.99</u>

Number	Park Planning Area	Column 1	Column 2	Column 3	Column 4
19	West Athens/Westmont	3.45	3.63	3.23	2.96
		<u>3.56</u>	<u>3.25</u>	<u>3.22</u>	<u>3.28</u>
20	Alondra	3.45	3.63	3.23	2.96
		<u>3.27</u>	<u>4.02</u>	<u>2.75</u>	<u>3.04</u>
21	West Carson	3.30	2.61	2.16	1.87
		<u>3.23</u>	<u>2.70</u>	<u>2.17</u>	<u>2.00</u>
22	Willowbrook/West Compton	4.15	4.27	3.75	3.96
		<u>3.99</u>	<u>4.48</u>	<u>2.99</u>	<u>3.43</u>
23	Florence/Firestone	4.15	4.27	3.75	3.96
		<u>4.54</u>	<u>4.57</u>	<u>3.99</u>	<u>3.71</u>
24	East Los Angeles	3.84	4.11	3.01	3.64
		<u>4.25</u>	<u>4.26</u>	<u>3.22</u>	<u>4.51</u>
27A	Malibu	2.74	2.10	1.83	1.85
		<u>2.67</u>	<u>2.03</u>	<u>1.81</u>	<u>1.47</u>
27B	East Malibu	2.74	2.10	1.83	1.85
		<u>2.52</u>	<u>1.57</u>	<u>1.64</u>	<u>3.00</u>
28	Marina Del Rey	2.66	1.69	1.50	1.50
30	Alamitos	3.30	2.61	2.16	1.87
32	East Compton Islands	4.15	4.27	3.75	3.96
		<u>4.54</u>	<u>5.32</u>	<u>4.02</u>	<u>2.57</u>
33A	Westlake	2.74	2.10	1.83	1.85
		<u>3.31</u>	<u>1.91</u>	<u>2.13</u>	<u>1.71</u>

Number	Park Planning Area	Column 1	Column 2	Column 3	Column 4
33B	Agoura/Calabasas	2.74	2.10	1.83	1.85
		<u>2.91</u>	<u>2.39</u>	<u>2.17</u>	<u>2.50</u>
33C	Topanga/ <u>Franklin Canyon</u>	2.74	2.10	1.83	1.85
		<u>2.52</u>	<u>3.46</u>	<u>0.92</u>	<u>1.79</u>
34	Oat Mountain	2.68	2.04	2.10	1.86
		<u>2.54</u>	<u>2.29</u>	<u>1.72</u>	<u>2.47</u>
35A	Valencia/ <u>Newhall</u>	3.17	2.73	2.38	2.55
		<u>3.23</u>	<u>2.29</u>	<u>2.11</u>	<u>1.74</u>
35B	Castaic/ <u>Val Verde</u>	3.17	2.73	2.38	2.55
		<u>3.36</u>	<u>2.47</u>	<u>2.24</u>	<u>2.82</u>
35C	Saugus	3.17	2.73	2.38	2.55
		<u>3.34</u>	<u>2.77</u>	<u>1.70</u>	<u>1.85</u>
35D	<u>MintCanyon Country</u>	3.17	2.73	2.38	2.55
		<u>3.21</u>	<u>3.03</u>	<u>2.10</u>	<u>3.01</u>
35E	Placerita Canyon	3.17	2.73	2.38	2.55
		<u>3.60</u>	<u>2.78</u>	<u>2.43</u>	<u>1.89</u>
35F	Bouquet Canyon	3.17	2.73	2.38	2.55
<u>35F</u>	<u>Angeles Forest</u>	<u>2.89</u>	<u>2.01</u>	<u>4.19</u>	<u>2.78</u>
36	San Fernando Foothills	3.18	2.71	2.12	2.42
38	La Crescenta/Montrose/	2.82	2.18	1.80	2.33
	<u>Universal City</u>	<u>2.85</u>	<u>2.38</u>	<u>2.19</u>	<u>2.40</u>

Number	Park Planning Area	Column 1	Column 2	Column 3	Column 4
40	Altadena	3.02	2.88	2.18	1.56
		<u>2.86</u>	<u>2.80</u>	<u>2.34</u>	<u>4.08</u>
41	Pasadena Foothills	3.02	2.88	2.18	1.56
		<u>2.60</u>	<u>1.41</u>	<u>1.81</u>	<u>2.90</u>
42	East Pasadena/EastWest San Gabriel <u>Valley</u>	3.02	2.88	2.18	1.56
		<u>2.98</u>	<u>3.23</u>	<u>2.40</u>	<u>2.35</u>
43A	Lake Elizabeth	3.18	2.71	2.12	2.42
		<u>2.68</u>	<u>1.33</u>	<u>3.54</u>	<u>2.05</u>
43B	Agua Dulce/Acton	3.18	2.71	2.12	2.42
		<u>3.11</u>	<u>2.02</u>	<u>2.51</u>	<u>2.40</u>
43C	Lakeview	3.18	2.71	2.12	2.42
		<u>3.18</u>	<u>1.63</u>	<u>1.64</u>	<u>1.98</u>
44A	Redman	3.18	2.71	2.12	2.42
		<u>3.27</u>	<u>2.98</u>	<u>2.75</u>	<u>3.28</u>
44B	Littlerock/ <u>San Fernando Foothills</u>	3.18	2.71	2.12	2.42
		<u>3.39</u>	<u>3.64</u>	<u>3.12</u>	<u>2.88</u>
45A	East Antelope Valley	3.18	2.71	2.12	2.42
		<u>2.72</u>	<u>2.49</u>	<u>3.20</u>	<u>1.81</u>
45B	Pearblossom	3.18	2.71	2.12	2.42
		<u>2.52</u>	<u>3.32</u>	<u>3.20</u>	<u>1.97</u>

47A	Quartz Hill	3.18	2.71	2.12	2.42
		<u>3.02</u>	<u>2.07</u>	<u>2.19</u>	<u>1.89</u>
47B	Edwards	3.18	2.71	2.12	2.42
		<u>3.00</u>	<u>3.17</u>	<u>4.34</u>	<u>1.79</u>
48	West Antelope Valley	3.18	2.71	2.12	2.42
		<u>2.91</u>	<u>1.51</u>	<u>2.65</u>	<u>2.15</u>
49	Channel Islands	2.72	2.00	1.00	1.88
		<u>3.34</u>	<u>3.12</u>	<u>2.41</u>	<u>2.39</u>
	Countywide (2000 Census)				
	Countywide (1990 Census)	3.51	3.56	2.54	1.88
	Countywide (1980 Census)	3.40	2.90	2.10	2.00

* Source: ~~1990 Census, STF 1a, Tables H43, H44.~~
~~Department of Regional Planning, Research Section.~~

Estimated from Census 2000 SF3, Tables H32 and H33
Urban Research Division, Chief Administrative Office

PPA 14: Attached, 5 + unit figure is based on PPA 15, the closest PPA having census data for this category.

PPA 18B: Mobile home figure is based on PPA 18 as a whole.

PPA 38: Mobile home figure is based on PPA 43B, the closest PPA having census data for this category.

PPA 45B: Attached, 5 + unit figure is based on PPA 45A, the closest PPA having census data for this category.

B. The approved number of dwelling units within a subdivision shall be the number of dwelling units approved in the tentative tract, except that where topographic conditions, the design of the subdivision, dedications, agreements, or the restrictions of other ordinances, statutes or regulations will not, in the opinion of the advisory agency, permanently prohibit construction of dwelling units to the maximum permitted by zoning, the advisory agency may determine the maximum number of dwelling units which can

be placed in such subdivision, and shall base the approved number of dwelling units within the subdivision on such maximum number.

C. For purposes of this Title 21, "local park space" may include, but shall not be limited to: publicly or privately owned playgrounds, riding and hiking trails, tennis, basketball or other similar game-court areas, swimming pools, putting greens, athletic fields, picnic areas, and other types of natural or scenic areas as recommended by the director of parks and recreation for passive or active recreation.

D. If the advisory agency determines that the strict application of the equation set forth in this section to a particular subdivision would result in an inequitable duplication of local park space previously provided by a subdivider or his predecessors in interest for the benefit of the land comprising the subdivision, or in a duplication of fees previously paid for the acquisition or development of such facilities, the advisory agency shall adjust the computation of required park space to the extent necessary to eliminate such duplication.

E. The provisions of this section and of Sections 21.24.350 and 21.28.140 shall not apply to condominium projects which consist of the subdivision of air space in an existing residential building which is more than five years old (when no new units are added), or to single-family lots within a land division having a gross area 10 acres or larger.

SECTION 2. Section 21.28.140 is hereby amended to read as follows:

21.28.140 Park fees required when -- Computation and use.

A. If all or any portion of the local park space obligation for a residential subdivision is not satisfied by the provision of local park space designated by the advisory agency pursuant to Section 21.24.350, the following park fees shall be paid as a condition precedent to final approval of the subdivision:

1. A base fee equal to the local park space obligation derived from the equation set forth in Section 21.24.340, less the amount of park space, if any, provided by the subdivider pursuant to Section 21.24.350, times the ~~average per-acre fair market~~ representative land value for the appropriate park planning area, established as follows:

Fair Market Representative Land Value Per Acre by Park Planning Area

Number	Park Planning Area	Dollars/Acre
1	North Claremont	150,000
		<u>185,115</u>
2	South Whittier/ <u>East La Mirada</u>	161,000
		<u>198,690</u>
3	East La Mirada	N/A
4	West Whittier	216,000
		<u>266,566</u>

Number	Park Planning Area	Dollars/Acre
5	Arcadia Islands	210,000
		<u>259,161</u>
6	Whittier Narrows	195,000
		<u>240,650</u>
7	Avocado Heights/ <u>West Puente</u>	158,000
	<u>Valley</u>	<u>194,988</u>
8	West Puente Valley	N/A
9	Hacienda Heights	152,000
		<u>187,583</u>
10	Rowland Heights	151,000
		<u>186,349</u>
13	Valinda/San Jose	156,000
		<u>192,520</u>
14	Covina Highlands	155,000
		<u>191,286</u>
15	Charter Oak Islands/ <u>Glendora</u>	166,000
	<u>Heights</u>	<u>204,861</u>
16	Glendora Heights	N/A
17	Ladera Heights	152,000
		<u>187,583</u>

Number	Park Planning Area	Dollars/Acre
18A	Lennox	210,000
		<u>259,161</u>
18B	Del Aire/ <u>Marina Del Rey</u>	264,000
		<u>325,802</u>
19	West Athens/Westmont	209,000
		<u>257,927</u>
20	Alondra	271,000
		<u>334,441</u>
21	West Carson	247,000
		<u>304,823</u>
22	Willowbrook/West Compton	126,000
		<u>155,497</u>
23	Florence/Firestone	180,000
		<u>222,138</u>
24	East Los Angeles	191,000
		<u>235,713</u>
27A	Malibu	197,000
		<u>243,118</u>
27B	East Malibu	179,000
		<u>220,904</u>

Number	Park Planning Area	Dollars/Acre
28	Marina del Rey	N/A
30	Alamitos	N/A
32	East Compton Islands	147,000
		<u>181,413</u>
33A	Westlake	170,000
		<u>209,797</u>
33B	Agoura/Calabasas	228,000
		<u>281,375</u>
33C	Topanga/ <u>Franklin Canyon</u>	121,000
		<u>149,326</u>
34	Oat Mountain	136,000
		<u>167,838</u>
35A	Valencia/Newhall	201,000
		<u>248,054</u>
35B	Castaic/Val Verde	122,000
		<u>150,560</u>
35C	Saugus	129,000
		<u>159,199</u>
35D	Canyon Country	104,000
		<u>128,346</u>

Number	Park Planning Area	Dollars/Acre
35E	Placerita Canyon	429,000
		<u>159,199</u>
35F	Angeles Forest	43,000
		<u>53,066</u>
36	San Fernando Foothills	N/A
38	La Crescenta/Montrose/ <u>Universal</u>	263,000
	<u>City</u>	<u>324,568</u>
40	Altadena	241,000
		<u>297,418</u>
41	Pasadena Foothills	214,000
		<u>264,097</u>
42	West San Gabriel Valley	277,000
		<u>341,846</u>
43A	Lake Elizabeth	44,000
		<u>54,300</u>
43B	Agua Dulce/Acton	29,000
		<u>35,789</u>
43C	Lakeview	40,000
		<u>49,364</u>

Number	Park Planning Area	Dollars/Acre
44A	Redman	22,000
		<u>27,150</u>
44B	Littlerock/ <u>San Fernando Foothills</u>	28,000
		<u>34,555</u>
45A	East Antelope Valley	18,000
		<u>22,214</u>
45B	Pearblossom	27,000
		<u>33,321</u>
47A	Quartz Hill	59,000
		<u>72,812</u>
47B	Edwards	34,000
		<u>41,959</u>
48	West Antelope Valley	19,000
		<u>23,448</u>
49	Channel Islands	N/A

Note:

Areas deleted due to incorporation: No. 11, La Habra Heights; No. 12, Diamond Bar; No. 25, West Hollywood; No. 29, Clifton Heights; No. 39, La Canada/Flintridge; No. 46, Lancaster. No. 49, Channel Islands deleted because it refers to Catalina Island

where residential subdivision is deemed highly unlikely. No. 30, Alamitos deleted because it was annexed to the City of Long Beach.

Areas deleted due to lack of development potential: No. 26, Sawtelle; No. 31, Dominguez Hills.

Area deleted: Planning Area No. 37 previously assigned to No. 36 -- 37.

Areas deleted due to mergers with other Areas: No. 3, East La Mirada (merged with No. 2, South Whittier); No. 8, West Puente Valley (merged with No. 7, Avocado Heights); No. 16, Glendora Heights (merged with No. 15, Charter Oaks Islands); No. 28, Marina del Rey (merged with No. 18B, Del Aire); No. 36, San Fernando Foothills (merged with Nos. 1, North Claremont; 15, Charter Oak Islands; 38, La Crescenta/Montrose; and 44B, Littlerock).

~~N/A: Insufficient number of sales to determine a Fair Market Value Per Acre. The alternative fee determination methods (Section 21.28.140(A)(4)(a) and (b)) are used to determine Fair Market Value Per Acre.~~

2. As used in this Title 21, "park planning areas" means those geographical areas depicted on the 19932004 park planning areas index map of unincorporated places and described in records contained in the department of parks and recreation.

3. Average per acre fair market ~~For the purpose of calculating fees in lieu of park land, the schedule of representative land values contained in subsection A1 of this section are calculated by averaging land values per acre for parcels within each park planning area, using generally acceptable appraisal methods and statistical~~

~~techniques to analyze residential market transactions. Such fair market values shall be established by ordinance annually; provided, however, that adopted fair market value shall remain effective until revised by ordinance. These average per-acre fair market values in effect at the time of payment of the park fees shall apply.~~ shall apply to the following residential subdivision maps that are first advertised by the department of regional planning for hearing before either a hearing officer or the Regional Planning Commission on or after the effective date of the ordinance adding this language:

- _____ a. tentative maps;
- _____ b. tentative minor land division maps;
- _____ c. revised maps, as described in subsection B of

Section 21.62.030; and

_____ d. reactivated maps, which are previously approved tentative maps that have expired and that must be processed as new tentative maps.

The representative land values contained in subsection A1 shall be adjusted annually, effective July 1st, by the department of parks and recreation, in consultation with the county auditor-controller as follows: calculate the percentage movement between March of the previous year and March of the current year in the Consumer Price Index (CPI) for all urban consumers in the Los Angeles, Anaheim, and Riverside areas, as published by the United States Government Bureau of Labor Statistics, adjust the representative land value per acre in each park planning area by said amount, and round to the nearest dollar. The adjusted representative land values shall apply to the above-referenced residential subdivision maps that are first advertised by the

department of regional planning for hearing before either a hearing officer or the Regional Planning Commission on or after the respective July 1st adjustment date.

4. ~~Alternative Fee Determination Methods.~~

a. ~~Where an average per-acre fair market value for a park planning area cannot be determined from the records of the county assessor or where a proposed project is located within an unincorporated area not assigned to a park planning area, such fair market value shall be the same as that indicated by the most recent assessor's record for all parcels involved in a subject proposed project in effect at the time of payment of the park fees. Provided, however, that as to any tentative map which was approved prior to September 16, 1982, the subdivider may request that fair market value be established by assessed valuation modified to equal market valuation in accordance with the current practices of the county assessor.~~

b. ~~Where recent assessor's records for the subject parcels are not available, the subdivider and the advisory agency may agree to alternative means of determining a fair market value. However, where no such agreement can be made to the satisfaction of both parties, an appraisal of the property by a neutral, qualified real estate appraiser shall be obtained at the subdivider's expense at the time of payment of the park fees.~~

c. ~~The board, as a temporary replacement for the annual calculation of fair market values, shall require that the land values be revised according to the table in subsection A1 of this Section 21.28.140.~~

B. Park fees shall be used only for the purpose of acquiring local park land or developing new or rehabilitating existing recreational facilities to serve the subdivision park planning area which includes the subdivision for which the fees were paid, or to fund improvements for County-owned local park facilities located within city limits that, but for incorporation or annexation, were within, or would have been in, the park planning area in which the subdivision for which the fees were paid is located. The advisory agency shall waive the payment of fees required pursuant to this section, if it determines that it is improbable that such funds can be utilized for this purpose within a reasonable period of time after the map of the subdivision is filed with the county recorder.

C. The department of parks and recreation shall develop a schedule specifying how, when, and where it will use the land or fees, or both, from each subdivision to develop park or recreational facilities within the applicable park planning area. Fees collected shall be committed within five years after the payment of the fees or the issuance of building permits on one-half of the lots created by the subdivision, whichever occurs later. If the fees are not committed, they, without any deductions, shall be distributed and paid to the then record owners of the subdivision in the same proportion that the size of their lot bears to the total area of all lots within the subdivision.

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