

**RANCHO SIMI RECREATION AND PARK DISTRICT
INTEROFFICE MEMORANDUM**

DATE: October 18, 2006

TO: General Manager

From: Assistant General Manager

Subject: Approval of Park District Conditions for PD-S-983/TT5601, Located at the Southeast Corner of Madera Road and Los Angeles Avenue

PD-S-983/TT5601 involves the development of a 266-unit housing development on a 16.82 acre vacant parcel on the southeast corner of Los Angeles Avenue and Madera Road (see attached site plan). The developer is Casden Properties, LLC. The project is anticipated to be presented to the City of Simi Valley Planning Commission on December 19, 2007.

The standard park dedication requirements, in accordance with the current ordinance, is 3.71 acres or the equivalent cash-in-lieu, plus 20% for offsite improvements. Current cash-in-lieu fees for the project have been calculated in accordance with the Table of Values to be \$756,834.00. Final cash-in-lieu fee amount will be determined in accordance with the Table of Values in effect at the time the City issues a Zoning Clearance for the project.

It is recommended that the Board of Directors approve the requirement of cash-in-lieu fees in accordance with the Parkland Dedication Ordinance requirement for the project. It is anticipated that these funds will be allocated toward the next phase of Rancho Madera Community Park.

Attached for the Board's approval are the proposed E-Conditions for the project.

Board Action Requested:

That the Board approve the Park District Conditions for PD-S-983/TT5601, Located at the Southeast Corner of Madera Road and Los Angeles Avenue



Ed Hayduk
Assistant General Manager

EH:bjm

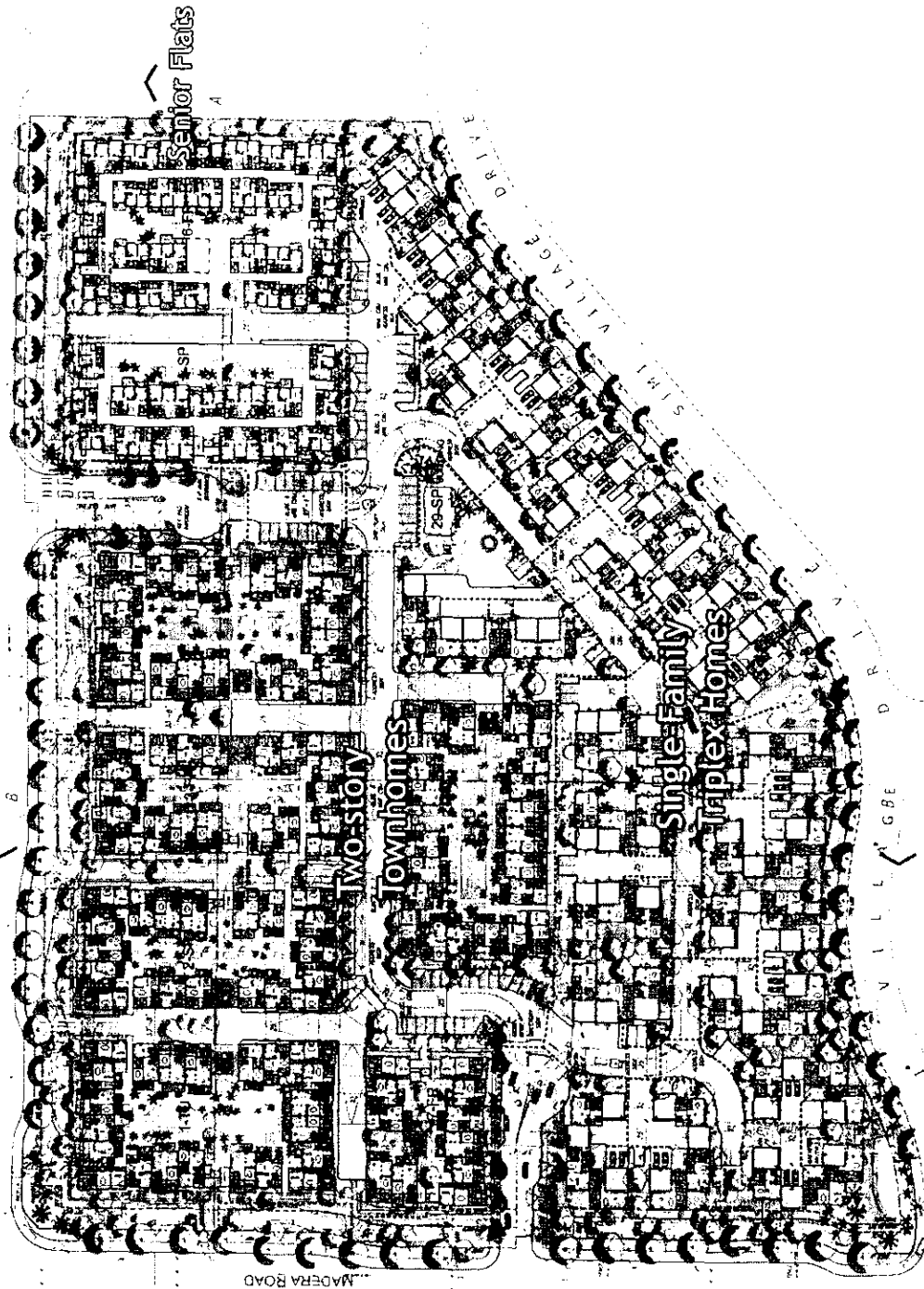
CASE NO. PD-S-983/TT5601

E-Conditions:

- E-1 The Applicant must provide the Rancho Simi Recreation and Park District (RSRPD) with the equivalent cash-in-lieu for 3.71 acres based upon the Table of Values in effect at the time a zoning clearance for GPA-72/Z-S-612/TT5601/PD-S-983 is issued by the City of Simi Valley (CSV). The funds must be deposited with the RSRPD prior to the issuance of a zoning clearance by the CSV. If the number or type of residential dwelling units change prior to the issuance of a zoning clearance, the Park Dedication Condition will be modified to accurately reflect actual development. Pursuant to authorization by the RSRPD Board of Directors, it is anticipated that cash-in-lieu funds received from GPA-72/Z-S-612/TT5601/PD-S-983 will be allocated to Rancho Madera Community Park upon concurrence of the Planning Commission, CSV.

Non-Age-Restricted Flats

LOS ANGELES AVENUE



SCALE 1" = 40'

SITE PLAN AT PODIUM LEVEL - PLANS ON A1.01L



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 for CASDEN PROPERTIES, LLC

LOS ANGELES AVENUE & MADERA ROAD