

**DRAFT CONDITIONS OF APPROVAL  
DEPARTMENT OF REGIONAL PLANNING  
VESTING TENTATIVE TRACT MAP NO. 071377  
(TENTATIVE AND EXHIBIT MAP DATE: MAY 13, 2015)  
PROJECT NO. R2013-02833**

**GENERAL CONDITIONS**

1. This grant authorizes the subdivision of the approximately 455.6-gross acre project site into 156 lots with 1,150 residential units (780 condominium units, 370 multi-family units on top of commercial); 2,669,400 square feet of office/commercial/public facility space including a seven-story hotel (270 rooms) and 45,000 square-foot public facility; an outdoor amphitheater and water feature; approximately 268 acres of open space including 222-acres within the Santa Clara River SEA 23; approximately 50 acres for a trail along the river with bank protections, water quality trail ("WQT") area and Land Development Zone ("LDZ") landscaping area adjacent to the trail, and a trailhead parking area. Entrada North also includes facilities and infrastructure to support the project, including roads, pedestrian bridge over Magic Mountain Parkway, drainage improvements, flood protection, potable and recycled water systems, sanitary sewer system and dry utility systems. Except as modified herein, this approval is subject to the requirements of Title 21 Subdivision Ordinance and Title 22 Zoning Ordinance of the Los Angeles County Code ("County Code"). The approval also is subject to all those conditions set forth in Conditional Use Permit ("CUP") No. 201300151, Oak Tree Permit No. 201300036, and Parking Permit No. 201300010, the Entrada North Environmental Impact Report ("EIR") Mitigation Monitoring and Reporting Program ("MMRP"), which is incorporated herein by reference, and the attached reports recommended by the Los Angeles County Subdivision Committee ("Subdivision Committee") and submitted by the Los Angeles County Department of Public Works ("Public Works"), Los Angeles County Fire Department ("Fire Department"), Los Angeles County Department of Parks and Recreation and Los Angeles County Department of Public Health, which are attached hereto and incorporated by this reference as if set forth fully herein.
2. As used herein, the term "subdivider" shall include the property owner and any successor in interest.
3. Unless otherwise apparent from the context, the "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the Zoning Ordinance and Section 21.56.010 of the Subdivision Ordinance.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if

the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with the County Department of Regional Planning ("Regional Planning") in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently or \$3,104.75 (\$3,029.75 for an Environmental Impact Report plus \$75.00 processing fee. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
7. Prior to use of this grant, the subdivider shall submit evidence that the MMRP and the Conditions of the associated CUP No. 201300151, Oak Tree Permit No. 201300036, and Parking Permit No. 201300010 have been recorded in the office of the County Registrar-Recorder/County Clerk and that all fees as required by Condition Nos. 6 and 8 have been paid.
8. The subdivider shall deposit the sum of \$6,000.00 with Regional Planning within 30 days of the date of final approval of this grant in order to defray the cost of reviewing the subdivider's reports and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
9. The subdivider shall comply with all mitigation measures identified in the MMRP, which are incorporated by this reference as if set forth fully herein.
10. Within 30 days of the date of final approval of the grant by the County, the subdivider shall record a covenant and agreement with attached MMRP in the

office of the Recorder, and agrees to comply with the mitigation measures imposed by the EIR for this project. Prior to recordation of the covenant, the subdivider shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual Mitigation Monitoring Reports to Regional Planning for approval or as required. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

11. Permission is granted to adjust lot lines on the final map to the satisfaction of Regional Planning and Public Works.
12. Permission is granted to use modified street sections as shown on Vesting Tentative Tract Map (VTTM) No. 071377, including the development of private drives designed per the approved *Westside Communities Private Drives and Traffic Calming Manual*, and in compliance with applicable *County private drive manual*, to the satisfaction of Public Works, and applicable street/drives provisions of Title 21 and Title 22.
13. Permission is granted to create additional open space lots to the satisfaction of the Regional Planning.
14. No grading permit shall be issued prior to the recordation of a final map unless Regional Planning determines that the proposed grading conforms to the conditions of this grant and the conditions of VTTM No. 071377, CUP No. 201300151, Oak Tree Permit No. 201300036, and Parking Permit No. 201300010.
15. Permission is granted to record conservation easement(s) to an approved conservation entity or entities on specified open space lots to the satisfaction of the Director. Subdivider shall submit a copy of the document to be recorded to Regional Planning for approval prior to final map recordation.
16. Front, rear, and side-yard setbacks shall be provided for any building in relation to a lot line or public right-of-way according to County Code requirements.
17. Permission is granted to record a large lot parcel map as the first unit, without improvements, subject to the following:
  - (a) The lots shall conform to those shown on the tentative map as approved by Regional Planning;
  - (b) Each lot shall be numbered on the final map and shall have a minimum gross area of 20 acres;
  - (c) Access to each lot shall be provided to the satisfaction of Regional Planning and Public Works; and
  - (d) All Public Works conditions shall be met to the satisfaction of Public Works.

18. Subdivider shall submit a draft copy of the project Conditions, Covenants and Restrictions ("CC&Rs") and any maintenance agreements and covenants to Regional Planning for review and approval prior to recordation of any final map.
19. Concurrent with recordation of the first unit map, subdivider shall record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures set forth in the approved MMRP of the EIR. Prior to recordation, subdivider shall submit a copy of the covenant to Regional Planning for review and approval.
20. Except for flag lots, and unless modification granted according to Section 21.24.040 of the County Code, subdivider shall provide at least 40 feet of street frontage at the property line for all lots fronting on a cul-de-sac and knuckles, and at least 50 feet of street frontage for all lots with a net area greater than 5,000 square feet. Lots with a minimum net area between 4,000 and 4,999 square feet shall provide at least 40 feet of street frontage at the property line for all lots fronting on a cul-de-sac and knuckles, and at least 50 feet of street frontage for all other lots. Subdivider shall provide approximately, radial lot lines for each lot. Subdivider shall show Entertainment Drive, Media Center Lane, Skyview Lane, Magic Mountain Parkway, The Old Road, and Henry Mayo Drive as dedicated streets on the final map to the satisfaction of Public Works.
21. Permission is granted to waive public street frontage for all lots with equivalent required frontage located on private drives as shown on VTTM No.TR071377.
22. Subdivider shall conform to the final design criteria of the *approved Westside Communities Private Drives and Traffic Calming Manual*, and in compliance with applicable *County private drive manual* for private drives "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", and "K", to the satisfaction of Public Works and applicable street/drives provisions of Title 21 and Title 22.
23. Subdivider shall dedicate to the County of Los Angeles on the final map vehicular access rights for all lots abutting Henry Mayo Drive, Magic Mountain Parkway, and The Old Road.
24. Subdivider shall construct or bond with Public Works to the satisfaction of that department for driveway paving associated with private driveways and fire lanes.
25. Subdivider shall provide for the ownership and maintenance of the common driveways through a maintenance agreement or CC&R that shall be entered into by the owners of the lots served or a homeowners' association. Subdivider shall submit a copy of the agreement to be recorded with Regional Planning for approval prior to recordation.
26. For all private drives designated as fire lanes on the project Exhibit Map Subdivider shall post all common driveways less than 26' in width with signs stating "No Parking-Fire Lane" and provide for continuous posting and enforcement of this restriction in the project's CC&Rs or in a maintenance agreement. Subdivider shall submit a copy of the CC&Rs or maintenance agreement to be recorded to Regional Planning for approval prior to recordation.

27. Subdivider shall provide reciprocal easements for ingress and egress over shared or common driveways. Subdivider shall submit a copy of the document to be recorded to Regional Planning for approval prior to final map recordation.
28. Subdivider shall reserve easements for ingress/egress purposes over any sidewalks or paseos constructed outside the public right of way to the satisfaction of Public Works.
29. The private driveways shall be indicated on the final map as "Private Driveway and Fire Lane" with the widths clearly depicted. Subdivider shall include conditions in the project CC&Rs stating that driveways shall be maintained in accordance with the Fire Code.
30. Subdivider shall dedicate to the County of Los Angeles on the final map the right to restrict building construction on the following open space lots as designated on VTTM No. 071377: Lots 49-50 (open space with water feature and pedestrian ramp/bridge), Perimeter Lots 61-70 (open space), Lots 138 and 143-145 (trailhead and trail/water quality), Lots 131-137, 139-142 (landscaping land development zone), Lots 146-148 (river bank protection), and Lots 149-156 (Santa Clara River). Building construction adjacent to lots 47 and 48 may make minor encroachment into lots 47 and 48 providing open space area equivalents of lots 47 and 48 shall be retained on-site to the satisfaction of Regional Planning.
31. Subdivider shall dedicate to the County of Los Angeles on the final map the right to prohibit building construction on private drive Lots 55-60, and except for buildings that directly serve the sewer lift station on Lot 137 and water facilities on Lot 130.
32. Subdivider shall provide for the ownership and maintenance of the following lots by a homeowners' association, dedication to the County or other acceptable agency/entity to the satisfaction of Regional Planning, or as described in other conditions of approval: Lots 49-50 (open space with water feature and pedestrian ramp/bridge), Perimeter Lots 61-70 (open space), Lots 138 and 143-145 (trailhead and trail/water quality), Lots 131-142 (landscaping land development zone), Lots 146-148 (trail/river bank protection), and Lots 149-156 (Santa Clara River).
33. Subdivider shall number all open space lots on the final map and ensure access to each open space lot to the satisfaction of Regional Planning.
34. Subdivider shall include conditions in the project CC&Rs, which require continued maintenance of the planting for lots having planted slopes.
35. Pursuant to Section 21.32.195 of the County Code, subdivider shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot for every 25 feet of street frontage or as otherwise modified to the satisfaction of Regional Planning. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Subdivider shall post a bond with Public Works to ensure the planting of the required trees to the satisfaction of Regional Planning.
36. Subdivider shall provide for the maintenance of the private recreation areas located on Lots 5, 8, 9, and 47-50, in the project CC&Rs.

37. Multi-family lots designated for apartment or condominium uses on VTTM No. 071377 are approved for either use. Recordation of any apartment or condominium lot where development plans have not yet been reviewed, through either the Revised Exhibit "A" or Amended Exhibit Map process, shall require a note on the final map that use or construction of any structure, except for authorized model homes, is prohibited until such time as a final map that depicts required access, utility easements and any other information required by the County of Los Angeles is recorded.
38. Permission is granted to allow future design flexibility to the satisfaction of Regional Planning and Public Works within the commercial and office Lots 12-13 and 17-20, 22, and 24-30 located in Planning Area 2, Lots 36-44, 51, 53-54, 71-93, 106, 107, 111, 112, 115-129 in Planning Areas 3-8, and the commercial and office components of mixed use Lots 7, 14, 15, 16, and 21 in Planning Area 2 changing office to commercial or commercial to office; residential Lots 1-4 in Planning Area 1 and residential components of mixed use Lots 15, 16, and 21, and 23 in Planning Area 2 changing apartments to condominiums or condominiums to apartments, changing attached units to detached units; and for these commercial, office, residential and mixed use lots changing the building type and location, changing the driveway location, alignments, driveway widths and drive entries, changing the lot configurations, and changing associated private driveways noted on the Vesting Tentative Tract Map and Exhibit Map. The total dwelling unit count, number of hotel rooms, and commercial square footage shown on VTTM No. 071377 and the Exhibit Map shall not be exceeded. Specifically, project buildout shall not exceed 1,150 multi-family dwelling units and 2,669,400 total commercial / public facility square feet including office and retail uses, one (1) 270-room hotel, and a public facility. The total of 268 acres of open space including natural, recreation, trail, water quality, landscaping LDZ areas, hotel amenity areas, and river and river bank protection areas as shown on VTTM No. 071377 and the Exhibit Map shall not be reduced.

The increase in the number of units or square footage of commercial space in the lots mentioned above depends on the decrease in another lot. An increase in the number of multi-family/condominium residential units and commercial/office square footage among lots may be allowed if it does not exceed 20 percent of the number of multi-family/condominium residential units and commercial/office square footage allowed for that lot as approved by VTTM No. 071377. The designated land use category in each lot shall not change (i.e. lots designated as Residential shall remain Residential, lots designated as Commercial shall remain Commercial, lots designated Open Space shall remain Open Space except open space lots containing drainage features such as bio basins, or pedestrian ramps and water features, may be adjusted according to minor final design requirements to the satisfaction of Regional Planning).

The subsequent changes to the tentative map shall be consistent with the environmental analysis in the Project EIR and consistent with Conditional Use Permit No. 201300151, Oak Tree Permit No. 201300036 and Parking Permit No. 201300010. The changes on the map shall be reviewed and approved by the

Subdivision Committee through the amended exhibit map process prescribed in Section 21.16.015 of the County Subdivision Ordinance.

The submittal of each amended exhibit map shall be accompanied by a matrix or similar chart to track the development of multi-family/condominium units, commercial/office and open space/recreation area square footage. The matrix shall include information on the number of multi-family/condominium residential units and square footage of commercial/office and acreage of open space/recreation area approved on the VTTM No. 071377 and proposed on the amended exhibit map.

39. For the multi-family/condominium Lots 1-6, and residential mixed-use Lots 14, 15, 16, 21, and 23, subdivider shall use the standard lease project or condominium note on the final map.
40. For the commercial lots, subdivider shall use the standard lease project note, if applicable, on the final map.
41. Permission is granted to record multiple final maps for multi-family/condominium and commercial/office development, including the recordation of unit maps over previously recorded lots. The boundaries of the unit final maps shall be to the satisfaction of the Los Angeles County Subdivision Committee. Each final map to record shall comply on its own, or in combination with previously recorded maps, with the open space and lot area requirements of the County Code. Prior to clearance of each final map, subdivider shall submit the following:
  - (a) A large lot parcel map (unimproved lots 20 acres or more in area) may record as the first unit map for lease and finance purposes. Subdivider shall dedicate to the County on the final map the right to prohibit construction on these parcels.
  - (b) A phasing map, indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps, and the expected boundaries and phasing of all future final maps; and
  - (c) A summary sheet on the phasing map, indicating the number and type of all lots shown, including open space breakdown by acreage and type, on the current and all previous final maps.

Multiple copies of the phasing map shall be submitted to Regional Planning for circulation and approval by the Subdivision Committee.

42. Permission is granted to record additional utility lots and provide maintenance easements to the satisfaction of Regional Planning and Public Works.
43. Permission is granted to vacate excess right of way on Magic Mountain Parkway.

#### **PRIOR TO ISSUANCE OF A BUILDING PERMIT**

44. To obtain approval of development plans for a commercial development, the subdivider shall submit a revised Exhibit Map/Exhibit "A" for approval by the Subdivision Committee pursuant to the amended exhibit map process described

in Section 21.16.015 of the County Code to ensure substantial conformance with the approved tentative tract map and the provisions of the County Code.

45. To obtain approval of development plans for any apartment or condominium project, the subdivider shall submit a revised Exhibit Map/Exhibit "A" for approval by the Subdivision Committee pursuant to the amended exhibit map process described in Section 21.16.015 of the County Code to demonstrate conformance with the approved tentative tract map and the provisions of the County Code.
46. The design components noted or depicted in VTTM No. 071377, the Exhibit Map/Exhibit "A", and displayed in the Entrada North Planning Notebook, shall be in compliance with the County Code.

6/10/15  
KKS