

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE TRACT MAP NO. 073336
(TENTATIVE AND EXHIBIT MAP DATE: JUNE 2, 2015)
PROJECT NO. R2015-00408-(5)**

GENERAL CONDITIONS

1. This grant authorizes the subdivision of the approximately 720 gross acre project site into 389 lots with 1,912 residential units (292 single-family units, 1276 multi-family units, and 344 senior multi-family units); ___ square feet of commercial space; ___ square feet of industrial space; a 1.3-acre fire station site; 16.4 acres of park space; approximately 200 acres of open space on 30 lots and 180 acres of natural open space on 11 lots. NorthLake also includes facilities and infrastructure to support the project, including roads, trails, drainage improvements, flood protection, potable and recycled water systems (including water tanks), sanitary sewer system and dry utility systems. Off-site External Map Improvements such as remedial grading, drainage features and road and utility alignments for a total of ___ acres are also included in the project.

Except as modified herein, this approval is subject to the requirements of Title 21 Subdivision Ordinance, Title 22 Zoning Ordinance of the Los Angeles County Code ("County Code") which includes the NorthLake Specific Plan. The approval also is subject to all those conditions set forth in Conditional Use Permit ("CUP") No. 201500019, the NorthLake 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 Game 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 \$3,144.725 (\$3,069.75 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. 201500019 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 in the office of the Recorder, a covenant and agreement with attached MMRP, 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 No. 073336, *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, Title 22, and the NorthLake Specific Plan.
13. Permission is granted to create additional open space lots or combine open space lots to the satisfaction of Regional Planning.
14. No grading permit shall be issued prior to the recordation of a final map unless the Director of Regional Planning determines that the proposed grading conforms to the conditions of this grant and the conditions of Vesting Tentative Tract Map No. 073336 and CUP No. 201500019.
15. 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 and NorthLake Specific Plan requirements.
16. 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 the County;
 - (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.
17. Lot easements intended to be granted to a conservation entity in which the easement is granted subsequent to vesting tentative tract map ("VTTM") or final map approval, may be accepted to the satisfaction of Public Works and the Regional Planning without an amendment to the VTTM or final map.

PRIOR TO RECORDATION OF THE FINAL MAP

18. Subdivider shall submit a draft copy of the project Covenants, Conditions, 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. Subdivider shall provide for each lot in the SF-1 zone within Planning Area Nos. 17 through 23 of the NorthLake Specific Plan Conceptual Land Use Plan (Exhibit II-1) a minimum frontage and lot width of 30 feet provided, however, that for lots on cul-de-sacs and curved streets the minimum frontage shall not be less than 20 feet. Flag lots shall have a minimum width of 15 feet on the frontage, except where two or more flag stems are adjacent, in which case the minimum total frontage shall be 20 feet.
21. Subdivider shall show Streets "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "O", "P", "R", "AA", "BB", "CC", "DD", "EE", "FF", "GG", "HH", "II", "JJ", "KK", "LL", "MM", "NN", "OO", "PP", "QQ", "RR", "SS", Northlake Boulevard, and Ridge Route Road as dedicated streets on the final map to the satisfaction of Public Works.
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 and fire lanes within multi-family lots 293-315 to the satisfaction of Public Works and applicable street/drives provisions of Title 21, Title 22, and the NorthLake Specific Plan.
23. Subdivider shall dedicate right to restrict vehicular access rights on the final map for all lots abutting Northlake Boulevard and Ridge Route Road.
24. Subdivider shall construct or bond with Public Works to the satisfaction of Public Works 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 feet 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, paseos, or trails 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 park lot numbers 322-325 and open space lot numbers 333-373, as designated on Vesting Tentative Tract Map No. 073336.
 31. Subdivider shall dedicate to the County of Los Angeles on the final map the right to prohibit building construction on lots 376-387 (water quality and debris basin) and lots 326-332 (park).
 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: 322 (Public Park); 323-332 (Private Park); 333-373 (Open Space); 374-375 (Water Tanks); 376-387 (Water Quality and Debris Basin); 388 (Pump Station); 389 (Fire Station).
 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 and **Section 22. ____ (hold for pending tree planting ordinance)** 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 single-family residential lot numbers 1-292 in Planning Areas P-17 to P-23, and for each 25 feet of residential lot street frontage along residential collector streets A, B, C, F, G, H, I, J, O, P, and R and along residential lots with frontage along Northlake Boulevard, or, as modified by Regional Planning. Collector streets D and E, having no residential lot frontage, would be subject to standard street tree planting requirements (Section 21.32.160) to the satisfaction of Public Works. The location and the species of all required trees shall be incorporated into a site plan or landscape plan for review and approval prior to recordation of the final map. Said number and location of trees shall be subject to coordinated implementation of all Title 21, Title 22, and NorthLake Specific Plan tree planting requirements to the satisfaction of Regional Planning and Public Works. Subdivider shall post a bond with Public Works prior to recordation of the final map to ensure the planting of the required trees to the satisfaction of Regional Planning and Public Works.
 36. Long and short term bicycle parking and other applicable bicycle facilities shall be provided according to requirements of County Code Section 22.52.1225.
 37. Subdivider shall place a note on the final map indicating that lot 322 is for a public park and lot 389 is for a county fire station.
 38. Multi-family lots designated for apartment or condominium uses on Vesting Tentative Tract Map No. 073336 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 revised 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.

39. Permission is granted to allow future design flexibility to the satisfaction of Regional Planning and Public Works within multi-family lots 293 to 309 and senior multi-family lots 310 to 315 changing attached units to detached units, changing the building type and location, changing the driveway location, alignments, driveway widths and drive entries, changing the private driveway alignments and locations, changing the lotting configurations, and changing the residential unit location and commercial and industrial building type and location, and changing associated private driveways noted on the Vesting Tentative Tract Map and Exhibit Map. The total dwelling unit count and commercial and industrial square footage shown on VTTM No. 073336 and the accompanying site plan exhibit maps shall not be exceeded. Specifically, project buildout shall not exceed 292 single-family, 1,276 multi-family, and 344 senior multi-family dwelling units, _____ total commercial square feet, and _____ total industrial square feet. In addition, the natural open space acreage of 180.1 acres on 11 lots, various other open space portions of 199.9 acres on 30 lots, and park space of 16.4 acres on 11 lots, shown on the Vesting Map, shall not be reduced.

The increase in the number of units or square footage of commercial and/or industrial space in the lots mentioned above depends on the decrease in another lot of like use. The designated land use category in each lot shall not change (e.g. lots designated as multi-family residential shall remain multi-family residential, lots designated as open space shall remain open space).

The subsequent changes to the tentative map shall be consistent with the environmental analysis in the project's EIR. 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 units, commercial and industrial square footage, and open space/recreation area acreage. The matrix shall include information on the number of multi-family residential units, square footage of commercial and industrial land uses, and acreage of open space/recreation area approved on the VTTM No. 073336 and proposed on the amended Exhibit Map.

40. For the multi-family lots 293-309 and senior multi-family lots 310-315, subdivider shall use the standard lease project or condominium note on the final map.
41. For the commercial and industrial lots, subdivider shall use the standard lease project note, if applicable, on the final map.
42. Permission is granted to record multiple final maps for multi-family, commercial, and industrial 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 and NorthLake Specific Plan. Prior to clearance of each final map, subdivider shall submit the following:

- (a) 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
- (b) 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.

43. Permission is granted to record additional utility lots and provide maintenance easements to the satisfaction of Regional Planning and Public Works.
44. Permission is granted to vacate excess right of way on Ridge Route Road.
45. Applicable zoning shall be indicated as SP (Specific Plan) on the Final Map.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

46. To obtain approval of development plans for a commercial or industrial development, the subdivider shall submit a revised Exhibit Map 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 VTTM and the provisions of the County Code.
47. To obtain approval of development plans for any condominium project, the subdivider shall submit a revised Exhibit Map 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 VTTM and the provisions of the County Code.
48. The design components noted or depicted in VTTM No. 073336, the Exhibit Map/Exhibit "A", and displayed in the NorthLake Planning Notebook, shall be in compliance with the County Code.

6/25/15
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