

Project No. PM071223-(3)
Conditional Use Permit No. 200900125
Conditions

14. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director of Planning").
15. The development of the subject property shall conform to the conditions approved for Vesting Tentative Parcel Map No. 071223.
16. Development of the subject property, including a total of 3,800 cubic yards of grading (600 cubic yards of cut and 3,200 cubic yards of fill, to be balanced onsite), shall be done in substantial conformance with the approved Exhibit "A".
17. Open space shall comprise not less than 90 percent (54.4 acres) of the net project area. Such open space shall be contained entirely within a separate dedicated open space lot, identified as Parcel No. 4 on the approved tentative map.
18. Prior to recordation of the first final map, the subdivider shall offer to dedicate open space Parcel No. 4 for a total of 54.4 acres, to the County of Los Angeles or if not accepted, an acceptable public entity for permanent conservation and accepted by such agency prior to final map approval.
19. The subdivider shall dedicate to the County of Los Angeles on the final map the right to prohibit any development, including grading other than that required for a trail, on Parcel No. 4.
20. The subdivider shall dedicate to the County of Los Angeles Department of Parks and Recreation a trail easement for public access and shall show such easement on the final map.
21. The subdivider shall submit a draft copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") or other documents to Regional Planning indicating the means of maintenance for the project open space within Parcel No. 4, to the satisfaction of Regional Planning, prior to final map recordation.
22. The permittee shall dedicate to the County of Los Angeles Department of Parks and Recreation a trail easement for public access and shall show such easement on the final map.
23. No grading permit shall be issued prior to the recordation of a final map.
24. The permittee shall provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include language in the project's CC&Rs or other documents that would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, the permittee shall submit to Regional Planning a copy of the draft document to be recorded.
25. All utilities shall be placed underground.
26. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").