| RPC MEETING DATE<br>June 19, 2013 |
| --- |
| AGENDA ITEM NO. 6 |

**REGIONAL PLANNING COMMISSION**
**TRANSMITTAL CHECKLIST**

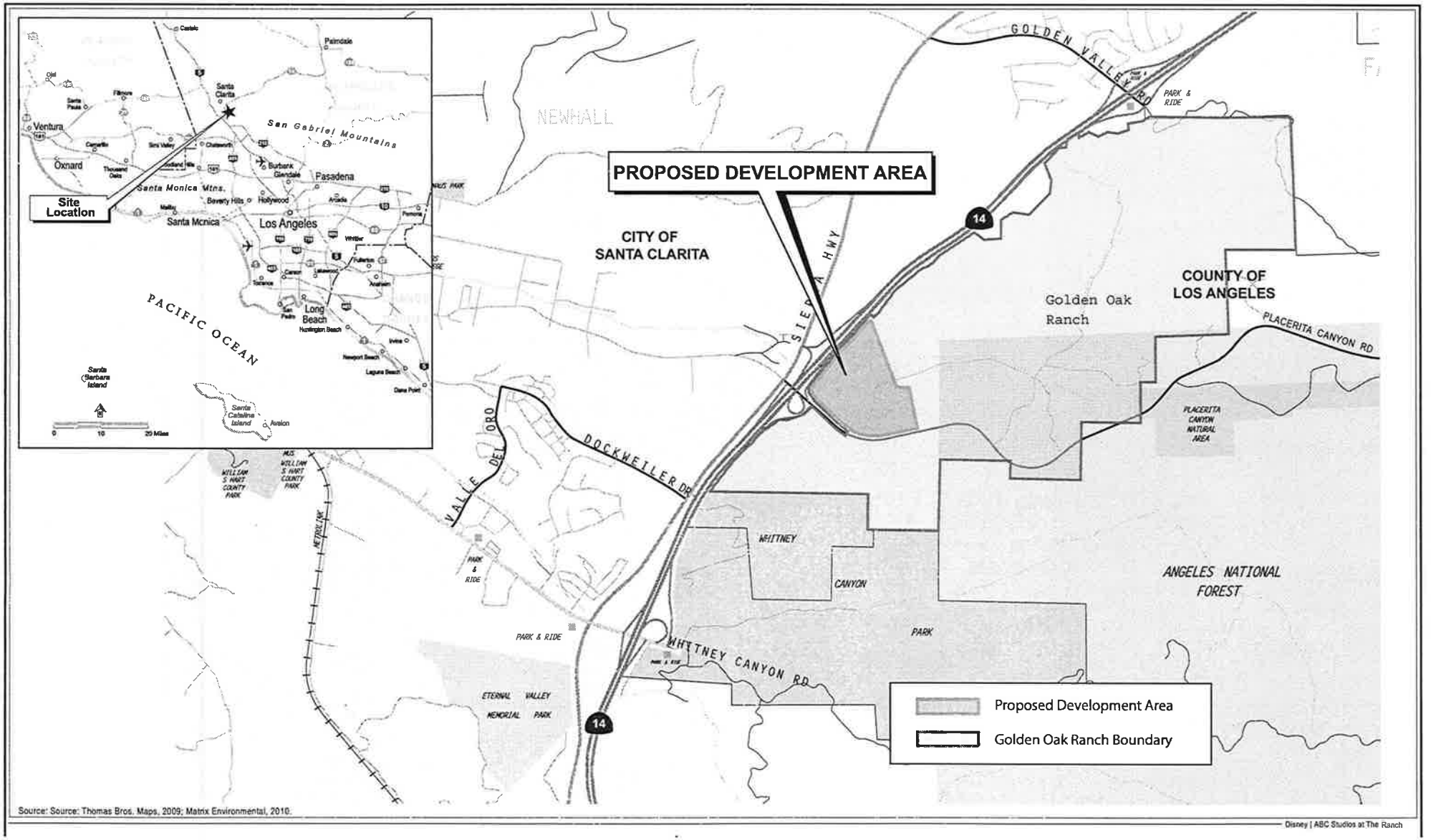
PROJECT NO: **PROJECT NO. TR071216-(5)**

CASE Nos. **PLAN AMENDMENT NO. 200900010**
**ZONE CHANGE NO. 200900012**
**VESTING TENTATIVE TRACT MAP NO. O71216**
**CONDITIONAL USE PERMIT NO. 200900126**
**OAK TREE PERMIT NO. 200900041**
**PARKING PERMIT NO. 201000002**
**ENVIRONMENTAL ASSESSMENT NO. 200900112 EIR SCH NO. 2010011010**

CONTACT PERSON: Mr. Kim Szalay

- ☒ VICINITY MAP
- ☒ FACTUAL / PROJECT SUMMARY
- ☒ STAFF ANALYSIS
- ☒ DRAFT VTTM AND CUP CONDITIONS
- ☐ DRAFT VTTM AND PERMIT FINDINGS (to submit week prior)
- ☐ DRAFT PLAN AMENDMENT AND ZONE CHANGE DOCUMENTS (to submit week prior)
- ☒ VTTM AND CUP SITE PLANS, ELEVATIONS, AND OTHER EXHIBITS (discs)
- ☒ AERIAL AND PICTURES
- ☒ PLACERITA CANYON CONNECTOR TRAIL & STAGING AREA
- ☒ ENVIRONMENTAL DOCUMENTATION - DEIR, FEIR, CEQA FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS AND MMRP (discs)
- ☒ BURDEN OF PROOF STATEMENTS
- ☒ 2012 SANTA CLARITA VALLEY AREA PLAN CONSISTENCY ANALYSIS (provided as supplemental information only)
- ☒ HEARING EXAMINER TRANSCRIPTS
- ☒ CORRESPONDENCE

Reviewed By: _____




Source: Source: Thomas Bros. Maps, 2009; Matrix Environmental, 2010.

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|---|---|---|---|
| | Los Angeles County Department of Regional Planning<br>320 West Temple Street<br>Los Angeles, California 90012<br>Telephone (213)<br><br>**PROJECT NO. TR071216-(5)**<br>**PLAN AMENDMENT NO. 200900010**<br>**ZONE CHANGE NO. 200900012**<br>**VESTING TENTATIVE TRACT MAP NO. 071216**<br>**CONDITIONAL USE PERMIT NO. 200900126**<br>**OAK TREE PERMIT NO. 200900041**<br>**PARKING PERMIT NO. 201000002**<br>**ENVIRONMENTAL ASSESSMENT NO. 200900112** | PUBLIC HEARING DATE<br>June 19, 2013 RPC<br><br>RPC CONSENT DATE | AGENDA ITEM<br><br>CONTINUE TO |

| APPLICANT | OWNER | REPRESENTATIVE |
|---|---|---|
| Golden Oak Ranch Properties | Golden Oak Ranch Properties | Kathleen O'Prey Truman, Truman and Elliot |

**PROJECT DESCRIPTION**

The Project elements proposed within the Ranch, which includes approximately 30 acres of offsite City of Los Angeles Department of Water and Power ("LADWP") transmission corridor right-of-way, consist of the following: A 44.28-acre onsite development associated with a vesting tentative tract map ("Map Area") plus approximately 14 of the 30 acres within the LADWP transmission corridor for two adjacent parking lots, comprising the 58-acre Development Area. A 20-lot subdivision of the Map Area would be developed with a maximum of 555,950 square feet, including 12 soundstages, six production offices, six mills, six writer/producer bungalows, one warehouse, one commissary, and one administration building with a maximum building height of 60 feet, or, alternatively, an 18-lot subdivision of the Map Area would be developed in which in lieu of four soundstages, two mills, and two production offices within the northern portion of the Map Area, an optional media office building is proposed, reducing total development to 510,000 square feet. Other Project elements include: construction of a bridge 220 feet in length spanning Placerita Creek to provide primary access between areas north and south of the creek; construction of a central utility plant located in the southwest corner and an electrical substation located in the north corner of the Map Area; provision of parking exceeding County Code requirements within the Map Area and within the LADWP transmission corridor right-of-way in the 58-acre Development Area, or, alternatively additional parking within two Conditional Parking Areas located east of the Development Area; removal of 158 oak trees and encroachment into the protected zone of 82 oak trees; relocation of the Ranch foreman's mobile home residence from the Map Area to one of two potential sites on the southeastern corner of the Ranch; demolition of an abandoned structure located in the Map Area; vacation of Delden Road located within the Map Area; construction of a 2,000,000-gallon water tank, 40 feet in height, south of Placerita Canyon Road; provision of a trail approximately 4,600 feet in length and trail staging area of approximately 19,000 square feet south of Placerita Canyon Road, which would connect to existing trails within Angeles National Forest; and grading in excess of 100,000 cubic yards, including offsite transport and optional night hauling. The Project also proposes infrastructure improvements located onsite and offsite within unincorporated Los Angeles County and the City of Santa Clarita as well as the continuation of existing uses, including outdoor filming sets on 195 acres, filming backdrop on 637 acres and portions of the Development Area, and agricultural and oil production uses.

**REQUIRED ENTITLEMENTS**

**Plan Amendment No. 200900010**

To amend the Santa Clarita Valley Area Plan local plan designation on the 44.28-acre site associated with Vesting Tentative Tract Map ("VTTM") No. 071216 from Hillside Management (HM) and Floodway/Floodplain (W) to Commercial (C).

**Zone Change No. 200900012**

To change the zoning on the 44.28-acre site associated with VTTM No. 071216 from A-2-1 (Heavy Agricultural-One Acre Minimum Lot Area) to C-M-DP (Commercial Manufacturing-Development Program).

**Vesting Tentative Tract Map No. 071216**

To create 20 lots, or alternatively 18 lots, located on 44.28 acres of the 890-acre subject property for development of indoor sound stages and associated production, administrative, parking, and support facilities in the proposed C-M-DP zone with associated off-site infrastructure improvements and vacation of Delden Road.

**Conditional Use Permit No. 200900126**

To authorize a Development Program including: indoor filming studio development on 44.28 acres associated with VTTM No. 071216 in the proposed C-M-DP zone (Option A: 555,950 square feet; Option B: 510,000 square feet); parking within 14 acres of Los Angeles Department of Water and Power transmission line right-of-way or within two conditional onsite parking lots; grading in excess of 100,000 cubic yards with optional night hauling of offsite transport; maximum building height of 60 feet; relocation of a caretaker mobile home; construction of an electrical distribution substation; construction of a water tank; construction of a trail and trail staging area; exemption from Outdoor Lighting District hours of operation requirements for onsite filming activities; continuation of permitted existing agricultural and oil production uses; continued operation and maintenance of existing outdoor sets and filming ranch on 195 acres with the remaining 637 acres used as filming backdrop in the proposed C-M-DP, A-2-1 and A-2-2 (Heavy Agricultural-Two Acres Minimum Lot Area) zones. This CUP would supersede and replace CUP No. 04-089.

**Oak Tree Permit No. 200900041**

To authorize removal of 158 oak trees (including 16 heritage trees) in the A-2-1 zone and encroachment into the protected zone of 82 oak trees (including 3 heritage trees) in the A-2-1 and A-2-2 zones.

**Parking Permit No. 201000002**

To authorize tandem parking, reciprocal parking within the 44.28 acres associated with VTTM No. 071216, off-site parking within LADWP right-of-way or alternatively use of two on-site conditional parking lots, and use of surplus parking area without paving and striping, in the A-2-1 and A-2-2 zones.

**LOCATION/ADDRESS**

19802 Placerita Canyon Road adjacent to and southeast of SR 14, Newhall, CA 91321.

**SITE DESCRIPTION**

The 44.28-acre portion of the Development Area is adjacent to and southeast of SR 14 and split into two portions, one north of Placerita Creek and one south of the Creek, comprised of disturbed earth and rock fill from Caltrans construction of SR 14. The proposed 14-acre parking area is located on flat disturbed land mostly under the LADWP transmission line right of way owned by LADWP. The remaining existing filming ranch property is comprised of a valley (following Placerita Creek) and a side canyon (following Heil Creek) surrounded by hillsides to the north, east, south, and west. Oak trees surround most of the perimeter of the developed valley and side canyon set areas, and Oak trees to be removed are located within the southeasterly portion of the proposed 58-acre development area. Native and non-native vegetation and disturbed and natural open space areas are located throughout the property. The tank and trail areas are comprised of hilly natural and disturbed land, and access to the tank area is via an existing dirt road.

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| **ACCESS**<br>Proposed: Placerita Canyon Road at SR 14 northbound onramp<br>Existing: .5 miles southeast of SR 14 northbound off-ramp on Placerita Canyon Road | **ZONED DISTRICT**<br>Newhall and Sand Canyon |
| **ASSESSORS PARCEL NUMBER**<br>**44-acre VTTM area**: 2848019009 & 2848019013; 2848009037 & portion of 2848009038<br>**Remaining property**: 2848019008, 2848019010-2848019012; 2848018012 & 2848018014; 2848010015, 2848010016, 2848010018-2848010020; 2848009020-2848009023, 2848009029, 2848009030, 2848009038 remainder | **COMMUNITY**<br>Newhall and Santa Clarita |
| **SIZE**<br>890 acres (44 acres new onsite development; 30 acres LADWP ROW; 816 acres remaining onsite property) | **COMMUNITY STANDARDS DISTRICT**<br>None |

| | EXISTING LAND USE | EXISTING ZONING |
|---|---|---|
| Project Site | Outdoor Sets Filming Ranch and Agriculture | A-2-1 and A-2-2 |
| North | Shopping Center, Residential, Transmission Lines ROW | City of Santa Clarita RS (Residential Suburban) and CC (Community Commercial) |
| East | National Forest, State/County-State Park, Residential | RPD-1-U (Residential Planned Development – 1 unit per acre), W, A-2-1, A-2-2, and City of Santa Clarita RS and OS-MOCA (Open Space-Mineral Oil Conservation Area) |
| South | Vacant Open Space, National Forest, State/County Park, Transmission Lines ROW | A-2-1, A-2-2, and City of Santa Clarita OS-MOCA |
| West | SR 14, Vacant Open Space, Oil Production, Residential | City of Santa Clarita: RS and RL (Residential Low), BP-PD-MOCA (Business Park-Planned Development-MOCA), CC-PD |

| | | |
|---|---|---|
| **GENERAL PLAN/COMMUNITY PLAN**<br>1990 Santa Clarita Valley Area Plan | **LAND USE DESIGNATION**<br>HM (Hillside Management) ,W (Floodway/Floodplain), O-NF (Open Space-National Forest) | **MAXIMUM DENSITY**<br>N/A |
| **ENVIRONMENTAL DETERMINATION**<br>Environmental Impact Report (EIR) | | |

**RPC LAST MEETING ACTION SUMMARY**

| | | |
|---|---|---|
| LAST RPC MEETING DATE | RPC ACTION | NEEDED FOR NEXT MEETING |
| MEMBERS VOTING AYE | MEMBERS VOTING NO | MEMBERS ABSTAINING/ABSENT |

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

| | | |
|---|---|---|
| STAFF CONTACT PERSON: | | |
| RPC HEARING DATE(S) | RPC ACTION DATE | RPC RECOMMENDATION |
| MEMBERS VOTING AYE | MEMBERS VOTING NO | MEMBERS ABSTAINING |
| STAFF RECOMMENDATION (PRIOR TO HEARING): | | |
| SPEAKERS*<br>(O) (F) | PETITIONS<br>(O) (F) | LETTERS<br>(O) (F) |

*(O) = Opponents (F) = In Favor

## PROJECT DESCRIPTION

The applicant, Golden Oak Ranch Properties ("Applicant") is proposing what is called the Disney | ABC Studios at The Ranch project ("Project"). This Project provides an expansion of employment at the 890-acre Golden Oak Ranch ("Ranch"), which provides an investment into the media sector of the regional economy. The subject property is located in unincorporated Los Angeles County ("County") adjacent to the east side of State Route 14 freeway ("SR 14") approximately 3.3 miles north of the Interstate 5 in proximity to the City of Santa Clarita. The applicant requests a vesting tentative tract map, plan amendment and a zone change on a 44.28-acre portion of the 890-acre Ranch in order to develop sound stages and supporting facilities on previously disturbed land adjacent to SR 14. The plan amendment would change the Local Plan Land Use Policy Map designation from HM (Hillside Management) and W (Floodway/Floodplain) to C (Commercial). The zone change would rezone the 44.28-acre portion of the Project site from the A-2-1 (Heavy Agricultural-One Acre Minimum Lot Area) zone to the C-M-DP (Commercial Manufacturing-Development Program) zone to allow for indoor filming and production uses. Existing zoning and land use designations would remain the same on the remaining 846 acres of the subject property. A Conditional Use Permit, Oak Tree Permit, and Parking Permit are also requested as more fully described in the entitlements requested section below.

## ENTITLEMENTS REQUESTED

### Plan Amendment No. 200900010

To amend the 1990 Santa Clarita Valley Area Plan local plan designation on the 44.28-acre site ("Map Area") associated with Vesting Tentative Tract Map No. 071216 ("VTTM") from Hillside Management (HM) and Floodway/Floodplain (W) to Commercial (C).

### Zone Change No. 200900012

To change the zoning on the 44.28-acre site associated with the VTTM from A-2-1 (Heavy Agricultural-One Acre Minimum Lot Area) to C-M-DP (Commercial Manufacturing-Development Program).

### Vesting Tentative Tract Map No. 071216

To create 20 lots, or alternatively 18 lots, located on 44.28 acres of the 890-acre subject property for development of indoor sound stages and associated production, administrative, parking, and support facilities in the proposed C-M-DP zone with associated off-site infrastructure improvements and vacation of Delden Road.

The applicant requests approval of both options as reflected in the Vesting Tentative Tract Map under consideration. The 20-lot option is called Option A requesting 12 sound stages and the 18-lot option is called Option B, requesting 8 sound stages and one multi-story office building.

**Conditional Use Permit No. 200900126**
To authorize a Development Program including: indoor filming studio development on 44.28 acres associated with the VTTM in the proposed C-M-DP zone (Option A: 555,950 square feet; Option B: 510,000 square feet); parking within 14 acres of Los Angeles Department of Water and Power ("LADWP") transmission line right-of-way or within two conditional onsite parking lots; grading in excess of 100,000 cubic yards with night hauling of offsite soil transport; maximum building height of 60 feet; relocation of a caretaker mobile home; construction of an electrical distribution substation; construction of a water tank; construction of a trail and trail staging area; exemption from Outdoor Lighting District hours of operation requirements for onsite filming activities; continuation of permitted existing agricultural and oil production uses; continued operation and maintenance of existing outdoor sets and filming ranch on 195 acres with the remaining 637 acres used as filming backdrop in the proposed C-M-DP and A-2-1 and A-2-2 (Heavy Agricultural-Two Acres Minimum Lot Area) zones. This Conditional Use Permit ("CUP") would supersede and replace CUP No. 04-089 approved by the Regional Planning Commission on January 3, 2007.

The -DP zoning designation requires a CUP for all the uses proposed specific to the development program within the 44.28-acre Map Area with C-M-DP zoning. Grading in excess of 100,000 cubic yards and the height restriction to 60 feet would require a CUP in the C-M zone without the –DP zoning designation.

In addition to the grading in excess of 100,000 cubic yards and the height restriction to 60 feet for development within the Map Area, the A-2 zoning designations over the remaining 846 acres of the ranch property require a CUP for relocation of caretaker mobile home, construction of the water tank, modification of Rural Outdoor Lighting District hours of operation, and continued operation of outdoor motion picture sets and filming ranch.

The two conditional parking lots referenced in the request above refer to alternative on-site parking not within the Map Area in place of the proposed parking within the LADWP right-of-way should the LADWP right-of-way no longer be available.

**Oak Tree Permit No. 200900041**
To authorize the removal of 158 oak trees (including 16 heritage trees) in the A-2-1 zone and encroachment into the protected zone of 82 oak trees (including 3 heritage trees) in the A-2-1 and A-2-2 zones.

The Oak Tree Permit is primarily associated with the 44.28-acre Vesting Tentative Tract Map area and the need to raise the easterly portion of the Map Area to keep development out of the flood plain and to lower the upper portion of the pad to keep visual impacts from building heights to a minimum. Oak tree removals are required to keep the Development Area compact and clustered near the SR 14 freeway to avoid any further impacts beyond the Development Area.

**Parking Permit No. 201000002**
To authorize tandem parking, reciprocal parking within the 44.28 acres associated with the VTTM, off-site parking within LADWP right-of-way or alternatively use of two on-site conditional parking lots, and use of surplus parking area without paving and striping, in the A-2-1 and A-2-2 zones.

## PROJECT SITE PLAN AND VESTING TENTATIVE TRACT MAP DESCRIPTION

**Project Site: Location, Access, and Components (See VTTM and CUP Exhibit "A")**
The 890-acre subject property is located at 19802 Placerita Canyon Road in the Santa Clarita Valley within unincorporated Los Angeles County approximately 3 miles northeast of the Interstate 5 and SR 14 interchange and slightly east of SR 14 at Placerita Canyon Road. Primary access is proposed to be located directly across from the northbound SR 14 off-ramp at Placerita Canyon Road. Existing primary access is located approximately 0.5 mile southeast of SR 14 and would continue to be used for access to the existing outdoor filming ranch and as secondary access for the 58-acre area to be developed. The Project Site is comprised of the following areas: the primary 58-acre area for development which is comprised of the 44.28-acre Map Area and the 14-acre LADWP transmission corridor right-of-way ("Development Area"), the location of the required water tank ("Water Tank Area"), the location of the required trail ("Trail Area"), the two optional locations of the relocated mobile home ("Potential Mobile Home Relocation Areas"), and the location of the two alternative parking lots ("Conditional Parking Areas"), all located within the 890-acre Ranch, and the locations of the infrastructure improvement areas not on the Ranch property ("Off-Site Infrastructure Improvement Areas") located within unincorporated Los Angeles County and the City of Santa Clarita. The Project proposes one Vesting Tentative Tract Map with two development options located within the Map Area as analyzed in the Draft Environmental Impact Report ("Draft EIR"): Option A includes 12 indoor sound stages

and supporting facilities (555,950 square feet of total development); Option B includes 8 indoor sound stages with supporting facilities and one media office building (510,000 square feet of total development). Both options include a proposed bridge crossing Placerita Creek to connect the north and south portions of the Project separated by the creek. Due to unforeseeable market conditions, either four sound stages or one office building and accessory structures would be constructed on the pad north of the creek, therefore the proposal for either 20 lots or 18 lots.

**Project Site: Character (See VTTM and CUP Exhibit "A")**
The 58-acre Development Area is adjacent to and southeast of SR 14 and split into two portions, one north of Placerita Creek and one south of the creek with 24 acres of the 44.28-acre Map Area comprised of a base of disturbed earth and rock deposited by Caltrans during the construction of SR 14. The proposed 14-acre parking area is located on flat disturbed land primarily under the transmission line right-of-way owned by LADWP. The remaining Ranch property is comprised of a valley (following Placerita Creek) and a side canyon (following Heil Creek) surrounded by hillsides to the north, west, and east. Oak trees surround most of the perimeter of the developed valley and side canyon set areas, and the majority of the oak trees to be removed are located within the southerly portion of the proposed 58-acre Development Area. Native and non-native vegetation and disturbed and natural open space areas are located throughout the property. The water tank and trail areas are comprised of hilly natural and disturbed land and access to the water tank area is via an existing dirt road.

**EXISTING ZONING**

Existing zoning of the Ranch property refers to the County zoning existing at the time the Project's application was deemed complete on May 4, 2010. City of Santa Clarita zoning where off-site infrastructure is proposed is referenced at the time of this report. The Ranch property is zoned A-2-1 and A-2-2 in the Newhall and Sand Canyon Zoned Districts within the unincorporated County area. Surrounding properties are zoned as follows:

North: City of Santa Clarita: RS (Residential Suburban) and CC (Community Commercial)
South: A-2-1, A-2-2, and City of Santa Clarita OS-MOCA (Open Space, Mineral Oil Conservation Area)
East: RPD-1-U (Residential Planned Development – 1 unit per acre), W (Watershed), A-2-1, A-2-2, and City of Santa Clarita RS and OS-MOCA
West: City of Santa Clarita: RS and RL (Residential Low), BP-PD-MOCA (Business Park-Planned Development-MOCA), and CC-PD

## EXISTING LAND USES

The subject property is developed with outdoor sets and filming ranch and agricultural uses. Surrounding properties are developed as follows:

North: Shopping Center, Residential, Transmission Lines ROW
South: Vacant Open Space, National Forest, State/County Park, and LADWP Transmission Lines ROW
East: National Forest, State/County Park, Residential
West: SR 14, Vacant Open Space, Oil Production, Residential

## PREVIOUS CASES/ZONING HISTORY

The film production uses at the Ranch are currently permitted by a CUP issued by the County. In 1979, Golden Oak Ranch Properties obtained CUP No. 1494 to authorize the use of the Ranch for motion picture sets and the temporary use of wild and domestic animals for filming purposes for a 25-year term. The CUP also allowed up to 600 persons on the Ranch at any one time. Prior to expiration of CUP No. 1494, Golden Oak Ranch Properties applied for a CUP to continue the motion picture set uses on the Ranch. In January 2007, Golden Oak Ranch Properties obtained CUP No. 04-089 to continue using the Ranch for motion picture filming, motion picture set construction, temporary use of wild and domestic animals for filming purposes, and agricultural activities for 15 years, with the ability to renew the CUP for an additional 15 years. At the same time, the County granted Oak Tree Permit No. 200600032 to authorized the removal of 14 oak trees and permit five encroachments into the protected zone of certain oak trees to relocate the primary site access driveway in order to meet County line-of-sight requirements on Placerita Canyon Road. The current request seeks to continue the existing uses on the Ranch and expand within the 58-acre Development Area of the Ranch as proposed.

## ENVIRONMENTAL DETERMINATION

The Department of Regional Planning ("Department"), on behalf of the County as lead agency pursuant to the California Environmental Quality Act ("CEQA"), conducted an Initial Study of the proposed Project and determined that an environmental impact report ("EIR") was necessary for the Project. The Department sent to agencies a Notice of Preparation for the EIR. The Department conducted a Scoping Meeting on January 21, 2010. An EIR, including Final EIR, Draft EIR, a Mitigation Monitoring and Reporting Program ("MMRP"), and the CEQA Findings of Fact and Statement of Overriding

Considerations have been prepared for this project pursuant to CEQA (Cal. Pub. Res. Code §§ 21000, et seq.).

**Areas of Potential Environmental Impact Addressed in the Draft EIR**

- Geotechnical Hazards
- Flood Hazards
- Noise
- Water Quality
- Air Quality
- Global Climate Change
- Biological Resources
- Cultural and Paleontological Resources
- Agricultural/Forestry Resources
- Visual Qualities
- Traffic, Access, and Parking
- Public Services including: 1) Law Enforcement and 2) Fire Protection
- Utilities and Service Systems including: 1)Water Supply, 2) Wastewater/Sewage Disposal, 3) Solid Waste, and 4) Energy
- Environmental Safety/Fire Hazards
- Land Use

**Areas that Required No Further Environmental Review as Described in the Initial Study**

- Mineral Resources
- Education/Libraries
- Population/Housing/Employment
- Recreation

**Significant and Unavoidable Impacts**

As identified in the Draft EIR, after implementation of the required project design features and mitigation measures as enforced by the Project's MMRP, the Project would nevertheless result in significant and unavoidable impacts to the environment in the following areas:

<u>Noise</u>

- Construction noise impacts would remain significant and unavoidable during the off-site utility infrastructure installation.

- Short term cumulative construction noise impacts during off-site utility infrastructure installation during construction of Related Projects would be significant and unavoidable.

- Cumulative off-site traffic volumes would result in a significant and unavoidable noise impact affecting the existing residential development along Placerita Canyon Road west of Sierra Highway during operations of the Project.

Ten noise mitigation measures and project design features are required in order to mitigate noise impacts to the greatest extent feasible. These measures include, but are not limited to, avoiding peak hour traffic for construction vehicle trips, keeping mechanical equipment operating below County and City noise standards, using noise shielding and muffling devices on power construction equipment, and designing central utility plant and pump station so as to keep noise levels below County noise standards.

Air Resources

- Construction-related Project regional air quality impacts would be significant and unavoidable.

- Construction-related cumulative regional air quality impacts during Project and Related Projects construction would be significant and unavoidable.

Nine air quality mitigation measures and project design features are required in order to mitigate air quality impacts to the greatest extent feasible. These measures include, but are not limited to, compliance with Air Quality Management District rules for fugitive dust control such as regular watering of construction areas and covering stockpiled or trucked soil, limiting idling of trucks, required use of high-rated pollution control equipped equipment, and limiting the amount of grading per day.

**Statement of Overriding Considerations**
The benefits and value of the Project compared to the remaining significant impacts of the Project after all feasible mitigation has been proposed, would be weighed by the decision makers. A statement of overriding considerations is required to allow for the approval of the Project in light of the above remaining significant and unavoidable impacts of the Project. Public benefits of the Project include increased employment in the media and entertainment industry, permanent protection of natural terrain and retention of biotic resources by way of Project conditions and on-site deed restrictions, and the addition of 1,600 oak trees (nearly two-thirds more than required), provision of a publicly accessible multi-use connector trail to the Angeles National Forest, and

provision of surplus water storage facilities for community fire protection and water supply. These, and other project design features beyond those that are required, which are more fully described in the CEQA Findings of Fact and Statement of Overriding Considerations, provide benefits supporting the determination that the benefits of the Project outweigh the Project's remaining significant and unavoidable impacts.

## STAFF EVALUATION

This section evaluates the Project's consistency with the County of Los Angeles Countywide General Plan ("General Plan") and 1990 Santa Clarita Valley Area Plan ("1990 Area Plan"), the Project's compliance with the County Zoning Ordinance and development standards, neighborhood impact and land use compatibility, and evaluation of the applicant's ability to meet all requirements for a Plan Amendment, Zone Change, Vesting Tentative Tract Map, Conditional Use Permit, Oak Tree Permit, and Parking Permit and corresponding burdens of proof as applicable. Additionally, for informational purposes only, an additional analysis of Project consistency with the 2012 Santa Clarita Valley Area Plan ("2012 Area Plan") is also provided in the staff evaluation. Since the Project application was deemed complete prior to adoption of the 2012 Area Plan (also known as OVOV), the Project consistency analysis is performed in relationship to the applicable Plan at that time, which is the 1990 Area Plan.

### General Plan/Community Plan Consistency

Summary of Project Consistency with Applicable General Plan Goals and Policies

The Project is consistent with each of the Elements of the General Plan described below. An extensive detailed analysis of General Plan policies applicable to the proposed Project is included in Table V.N-1 of the Draft EIR. Below is a brief summary of the Project's consistency analysis in relationship to the Elements of the General Plan.

*General Goals and Policies*

The Project provides resource conservation and protection of environmental quality such as sustaining a 20 percent reduction in water use, preserving Significant Ecological Areas surrounding the Project development areas, and recycling of construction waste and recycling during operations. The Project maintains a non-urban character as to land use and urban development pattern, uses good design for entryways and edges, and provides substantial economic development opportunity through substantial job creation.

*Conservation and Open Space Element*
The Project requires LEED certification or equivalent for building construction, reduction of 15 percent or greater in energy use compared to standard requirements, preservation of hillside oak trees and vegetation, prevention of off-site spillover of light and noise, and maintenance of the rural character of the area. Drought tolerant plants, detention basins and swales, and other project design features are built into the Project to retain stormwater and minimize use of potable water for landscaping purposes.

*Economic Development Element*
Temporary employment during construction and permanent employment during operations is substantially increased by the Project, and the media industry is further supported and retained in the region due to the project site's proximity to media centers such as Burbank and Hollywood within the 30-mile economic zone recognized by the filming industry.

*Land Use Element*
The Project fosters compatible land use arrangements by consolidating indoor sound stages and outdoor sets within the same geographical site creating synergy and efficiency by reducing transportation requirements and energy consumption. The Project design proposed clusters the bulk of new development on previously disturbed land adjacent to the freeway minimizing encroachment on undeveloped land. Compatibility with a nearby State and County park and National Forest is maintained through large buffer areas of undeveloped land and limiting new development to the previously disturbed southwestern edge of the property (637-acres are used passively as back drop and buffer area). Agricultural uses are retained on the property maintaining the character of an operational ranch.

*Safety Element*
Seismic, geologic, hydrologic, and soil studies and compliance with required project design features and mitigation measures insure that the Project design is safe and sustainable. The Project Site provides ample water supply in excess of requirements for fire safety. The proposed development does not make use of areas with steep slopes. A substantial emergency response plan is included in Project requirements.

*Scenic Highway Element*
Placerita Canyon Road ("PC Road") is adjacent to existing and proposed development and is considered a Second Priority Scenic Route for future study. New development is proposed on disturbed areas adjacent to the freeway and a limited westerly portion of PC Road nearest the freeway, and no new development is proposed further east along PC Road. Existing views of natural terrain are retained by the Project.

*Transportation Element*
Freeway offramp improvements, intersection improvements, and roadway lane configuration improvements are required by the Project to reduce traffic impacts to an insignificant level.

*Water and Waste Management Element*
Construction waste is required to divert 75 percent to recycling facilities and 50 percent of operational waste would be recycled. Extensive stormwater management facilities and site design are required to handle major storm events. Available water supply is to be provided by the Newhall County Water District, and necessary and adequate sewer supply is designed in collaboration with the City of Santa Clarita.

Summary of Project Consistency with the Applicable 1990 Area Plan Goals and Policies
The Project is consistent with each of the Elements of the applicable 1990 Area Plan. An extensive detailed analysis of Area Plan policies applicable to the proposed Project is included in Table V.N-2 of the Draft EIR. Below is a brief summary of the Project's consistency analysis in relationship to Elements of the 1990 Area Plan.

*Circulation Element*
Projected future traffic conditions to the year 2020 were analyzed in order to direct project design features and mitigation measures for the Project such as making necessary road improvements to minimize Project impacts to traffic.

*Community Design Element*
Design guidelines such as building heights, setbacks, landscaping, lighting, and screening are incorporated into Project plans. The character of the surrounding area is retained by the Project's continuing development within an agrarian and ranch genre of design including undergrounding of on-site electrical power lines, enhancement of Placerita Creek as a key landmark feature, and implementation of a habitat restoration plan.

*Economic Development Element*
The media and entertainment industry is one of four major industries targeted for expansion in the Santa Clarita Valley. The Project facilitates employment growth and synergy in this industry and lies with the 30-mile Studio Zone which keeps costs of production lower.

*Energy conservation Element*
The Project complies with the County's Green Building, Drought Tolerant, and Low Impact Development ordinances and includes additional project design features and mitigation measures that reduce energy and water use.

*Environmental Resources Management Element*
The Project complies with all state, regional, and county requirements relating to water quality, implements best management practices for stormwater runoff, and sustains beneficial use of Placerita Creek for downstream users. Sewage and wastewater facilities are separated from stormwater runoff. Air quality, groundwater, and cultural resources are protected by project design features and mitigation measures required by the Project. Preservation, mitigation, and enhancement of proposed Significant Ecological Areas associated with the property are accomplished through mandated implementation of habitat restoration plans, screening berms with native drought tolerant plants, and extensive oak tree plantings in significantly greater numbers than the number required for replacement trees per County Code. Dedication of a multi-use trail south of Placerita Canyon Road would provide critical connection to Angeles National Forest and avoid sensitive on-site habitats.

*Land Use Element*
The Project promotes transportation efficiency through co-location of outdoor sets and indoor sound stages within the same Project Site. Reduced production truck trips, less impacts on regional air quality, and synergy of operations in a priority industry for the local region make the proposed uses suitable to the site. The Project proposes new development located adjacent to SR 14 consistent with freeway-oriented commercial development in the area, which also minimizes impacts to sensitive remote areas of the Ranch which would not be further developed. Proposed infrastructure improvements include provision of a water tank exceeding Project requirements in order to provide additional capacity to the Newhall County Water District consistent with the 2001 Master Plan. The Project adheres to development standards and Project design maintaining the character of a Ranch while facilitating new development along an established transportation corridor.

*Public Facilities Element*
Water supply verification and storage, wastewater and sewage processing through annexation to the local sanitation district and water service district, and flood control improvements retaining existing flows, are accommodated by the Project.

*Safety Element*
An extensive fuel modification plan, adequate fire flows, and emergency response plans are required of the Project to insure protection from wildfires and for other emergencies. Hazardous materials are required to be handled according to strict regulations.

Summary of Project Consistency with the 2012 Area Plan (provided for informational purposes – it is not specifically applicable to this Project)
The applicable local plan for this Project is the 1990 Area Plan as discussed above. The 2012 plan is not applicable since pursuant to the provisions of the 2012 Area Plan a complete application was filed prior to adoption of the 2012 Area Plan, thereby allowing the Project to be evaluated under the existing 1990 Area Plan then in full force and effect. Nevertheless, the Project is consistent with the 2012 Area Plan for each of the impact issues analyzed in the Project's EIR in relationship to the goals and policies of the 2012 Area Plan. An extensive detailed analysis of the 2012 Area Plan policies that relate to the Project's impact considerations are included in an attachment to this report. The Project has been found to be consistent with 2012 Area Plan policies pertaining to geotechnical hazards, flood hazards, noise, water quality, air quality, climate change, biological resources, cultural resources, agricultural resources, visual resources, traffic, access and parking, public services for fire and law enforcement, utilities and service systems including water supply, energy supply, wastewater and solid waste processing, environmental safety, land use, and conservation and open space.

**Zoning Ordinance and Development Standards Compliance**
According to Section 22.24.150 of the Los Angeles County Zoning Ordinance, uses requiring a conditional use permit in the A-2 zone pertaining to the subject Project include motion picture sets and related facilities including temporary use of domestic and wild animals for 60 days or less, living quarters for persons employed on the premises, water tanks, and theaters/amphitheaters having a seating capacity of not to exceed 500 seats.

( )-DP Zone Development Standards
Section 22.40 Part 2 requires projects located within the Development Program zone to comply with certain additional conditions for development. These conditions are incorporated in the conditions of approval. The project as proposed is consistent with the provisions of the Development Program zone.

A-2 Zone Development Standards
According to Section 22.24.170.A, yard requirements reference the R-1 zone yard standards.

The project complies with yard standards. The subject site is 890 acres of Ranch property. An existing caretaker's mobile home and septic system are located within the proposed Development Area and are proposed to be relocated to one of two possible locations depicted on Exhibit "A" in compliance with yard requirements.

According to Section 22.24.170.B, single-family residences in the A-2 zone are subject to development standards applicable the to R-1 zone.

The Project complies with single-family residence development standards. The manager's residence labeled as No. 2 "Main Ranch House", and worker's mobile home residence labeled as "Tentative New Location 1" and "Tentative New Location 2", on the Exhibit "A" Sheet S-1, shall comply with R-1 zone development standards. The residences are required to comply with all requirements of the Department of Public Works, Building and Safety Division.

Section 22.24.160 prohibits the keeping of wild animals.

The project complies with the prohibition of permanently keeping wild animals on site. The applicant requests continued authorization to temporarily keep wild and domestic animals. No wild animals would be kept permanently.

Section 22.24.150 allows as a temporary use the keeping of domestic and wild animals: "Motion picture sets, including the temporary use of domestic and wild animals in motion picture and television production, provided the wild animals are kept or maintained pursuant to all regulations *of* the Los Angeles County department of animal control, and are not retained on the premises for a period exceeding 60 days. The director may extend such time period for not to exceed 30 additional days subject to the provisions *of* Part 12 *of* Chapter 22.56 on director's review."

The project complies with the requirements for the temporary use of domestic and wild animals. The applicant proposes only the temporary use of wild animals within regulatory requirements.

Section 22.24.120.B allows the raising of horses and other named domestic animals: "The raising of horses and other equine, cattle, sheep and goats, including the breeding and training of such animals, on a lot or parcel of land having, as a condition of use, an area of not less than one acre, provided that: on lots or parcels of land having an area of five acres or more, there shall be no limitation as to the number of such animals which may be kept or maintained in conjunction with such use."

The project complies with requirements for the raising of said domestic animals. The applicant proposes to continue the keeping or potential keeping of named domestic animals on the site for extended periods of time.

C-M-DP Zone Development Standards

Section 22.28.270.A requires, "That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area."

The Project complies with C-M-DP zone requirements. The conditions of approval require the 58-acre Development Area to include 10 percent landscaping according to required landscape plans subject to approval by the Director of Planning. The 10 percent landscaping requirement shall apply to the 58-acre Development Area and not on a lot by lot basis.

Section 22.28.270.B requires "That there be parking facilities provided as required by Part 11 of Chapter 22.52"

Parking is addressed in the discussion of General Regulations, Parking below.

Section 22.28.270.D Outside Storage Requirements. "Outside storage is permitted on the rear of a lot or parcel of land in Zone C-M when such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land, and provided no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the director may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this section. All such requests for substitution shall be subject to the provisions of Part 12 of Chapter 22.56, on director's review."

The Project complies with outdoor storage requirements. The Project does not propose outside storage within 50 feet of the property lines located near the property frontages and along the public right-of-way.

Watershed Zone Development Standards

Section 22.40.290.A specifies "that there shall be parking facilities as required by Part 11 of Chapter 22.52".

Parking, including for the Watershed Zone is addressed in the discussion of General Regulations, Parking below.

Rural Outdoor Lighting District Development Standards

Section 22.44 Part 9 establishes regulations for rural outdoor lighting for development located within the County's Rural Outdoor Lighting District ("Lighting District"). The 44.28-acre Map Area is not located within the Lighting District and is not subject to Lighting District development standards. The remaining 846 acres of the 890-acre Project site is within the Lighting District. The Project includes an exemption from night lighting hours of operation allowed by Section 22.44.550.B.2 which allows for such exemption when alternative hours of operations are specified in a discretionary permit. All other Lighting District regulations apply. The Conditions of the subject CUP for this Project includes alternative hours of operation (24 hours per day, seven days per week). The Project complies with Lighting District development standards.

General Regulations, Parking

General Regulations are listed in Section 22.52 of the County Code, and parking regulations in Part 11 applicable to the proposed Project are as follows.

Section 22.52.1110.A Entertainment, Assembly and Dining. Parking for assembly halls is to be provided as follows: "Except as otherwise provided in this Part 11, every structure used for amusement, assembly, drinking, eating or entertainment shall provide one or more automobile parking spaces: for each three persons based on the occupant load as determined by the county engineer. These uses include but are not limited conference rooms; dining rooms, cafes, cafeterias, coffee shops, nightclubs, restaurants, and other similar uses; drinking establishments, bars, cocktail lounges, nightclubs, soda fountains, tasting rooms, taverns, and other similar uses; exhibit rooms, stages, lounges, and other similar uses; theaters, auditoriums, lodge rooms, stadiums or other places of amusement and entertainment, not otherwise enumerated in this Part 11; mortuaries; dancehalls, skating rinks, and gymnasiums; and health clubs and centers."

Pursuant to CUP No. 04-089, the applicant may use the "Country Bear Hall" building as an assembly hall and "backstage" area if brought into compliance with applicable building and safety and fire regulations. Theater use can be considered a similar use to future potential use of "Country Bear Hall" as an assembly facility should the applicant choose to retrofit or replace the facility to building and safety and fire code standards should assembly use be desired at a future date. The conditions of approval require that Country Bear Hall shall comply with all requirements of the Department of Public Works, Building and Safety Division and comply with all building fire safety regulations

of the County of Los Angeles Fire Department prior to assembly use or other permanent use of the facility. It is currently classified as an outdoor motion picture set. The County Engineer has determined an occupant load of 237 persons for this building for assembly use. Seventy-nine parking spaces are required (237/3=79). The requirement to pave and stripe the parking lot labeled "Parking Area" adjacent to the existing office labeled No. 5 on Exhibit "A" sheet S-1 is modified by this permit and the associated parking permit to allow compacted dirt and gravel parking areas in character with the Ranch facility, with the exception of two existing paved and striped handicapped spaces. All other applicable parking requirements of Section 22.52 Part 11 shall be met by the applicant. The project shall provide at least 79 spaces prior to assembly use of the Hall including the two existing handicapped spaces.

Section 22.52.1070.A Parking for Handicapped Persons (existing lot). Two handicapped parking spaces are required for a parking lot of 79 total spaces. According to Section 22.52.1070.B, "parking spaces for the physically handicapped shall be located as near as practical to a primary entrance. When more than one space is provided, in lieu of providing a 14 foot wide space for each parking space, two spaces can be provided within a 23-foot wide area striped to provide a nine-foot parking area on each side of a five-foot loading and unloading area in the center. The minimum length of each parking space shall be 18 feet. These parking spaces shall be designed substantially in conformance with the illustration in Appendix 3 of this Title 22."

The existing use complies with handicapped parking requirements. The existing site provides at least two paved and striped handicapped parking spaces in the lot labeled "Parking Area" adjacent to the existing office labeled No. 5 on Exhibit "A".

Section 22.52.1100 Commercial Areas. One parking space is required per 400 square feet of business or professional office use.

Section 22.52.1140 Industrial Uses. One parking space is required per 500 square feet for industrial uses or one parking space per 1,000 square feet for industrial uses considered a warehouse.

Section 22.52.1070.A Parking for Handicapped Persons (proposed new development). Seven handicapped spaces are required for 401 to 500 standard spaces required plus one space per 200 spaces over 500 standard spaces required.

Section 22.52.1084 Loading Area. One space is required for up to each 24,000 square-foot building and one space for up to each 18,000 square-foot building.

The Project complies with parking requirements (Sections 22.52.1100, 1140, 1070, and 1084 above). Required parking for Option A is 940 spaces including nine handicapped spaces and Option A provides 1,228 spaces including nine handicapped spaces. Required parking for Option B is 954 spaces including nine handicapped spaces and Option B provides 1,162 spaces including nine handicapped spaces.

General Regulations, Other

Section 22.52 Part 1 General Design Requirements state that building height is limited to buildings with total floor area up to 13 times the buildable area per parcel.

The Project complies with building height requirements. Buildings proposed by the Project are limited to a maximum height of 60 feet by the conditions of approval.

Section 22.52 Part 7 Outside Storage and Display. Fencing and landscaping screening provisions are required for outside storage open to view from the exterior boundary of a lot.

The Project shall comply with outside storage requirements. The Project does not propose outside display.

Section 22.52 Part 10 Signage. Dimensions, height, area, lighting and types of signage are regulated in Part 10.

The Project shall comply with signage requirements. The Project proposes signage for new entryway, wayfinding, and signage for trailhead and staging area. The conditions of approval require a sign program for review and approval.

Section 22.52 Part 20 Green Building. Standards for review and modification of, or, allowed exemption from applicable Green Building standards, are incorporated in the Project.

The Project complies with Green Building standards. The Project is required to meet Green Building standards for permanent buildings. Temporary sets are exempt from these standards.

Section 22.52 Part 21 Drought Tolerant Landscaping. Seventy-five percent of landscaping provided shall be drought tolerant plantings from the County's drought tolerant plant list, and efficient water systems must be used for irrigation.

The Project complies with drought tolerant landscaping requirements. The Project proposes that 75 percent of its landscaping shall be drought tolerant and be irrigated by water efficient systems.

Section 22.52 Part 22 Low Impact Development. Stormwater runoff must be maintained similar to naturally existing conditions prior to development.

The Project complies with Low Impact Development requirements. The Project is designed with above and below ground retention basins, bioswales, proposes other best management practices, and uses grading elevations that meet requirements for control of stormwater to minimize flooding and maximize replenishing groundwater and mimicking natural characteristics of water movement in the area.

Oak Tree Permit Regulations (Section 22.56 Part 16 of the County Code)

The Project proposes removal of 158 oak trees (including 16 heritage trees) and encroachment into the protected zone of 82 oak trees (including 3 heritage trees). The majority of the trees proposed for removal are due to topographical requirements for flood control, which requires placement of debris basins in certain locations heavily covered with existing oak trees that must be removed in order to comply with flood control requirements to ensure public safety. The existing disturbed area is proposed to be lowered and joined to portions of the adjacent flood plain, which must be filled to accommodate the 58-acre Development Area proposed, and would require the removal of oak trees located in the flood plain just below and along the easterly drop off from the existing disturbed area. As indicated in the oak tree report reviewed by the County Forester, all but two of the Heritage tree removals had a "C" or "D" overall health rating on an A-F rating scale, A being the best condition, F being the worst. The Project proposes 1,600 replacement oak trees and must meet all other oak tree permit conditions and mitigation measures required by the County Code and County Forester. Oak woodlands are present on 4.97 acres of the Project Site mostly within the proposed 58-acre Development Area (4.79 acres). Nearly 12 acres of oak woodland mitigation land is required (2.4 acres of mitigation to 1 acre of impact).

Parking Permit (Section 22.56 Part 7 of the County Code)

The existing disturbed area adjacent to the intersection of SR 14 and Placerita Canyon Road has been used for intermittent overflow parking during operations of the existing filming ranch in accordance with existing CUP No. 04-089. The Project proposes to develop the existing disturbed area and a filled portion of the flood plain with indoor studios and supporting uses including sufficient on-site parking to meet approximately 75 percent of the required parking. The remaining parking plus additional overflow parking is proposed to be met using either two paved and striped off-site parking lots

located on LADWP property in a transmission line corridor, or, alternatively by providing two conditional on-site parking lots in the event permission is not granted or is granted and taken away at a later time. A Parking Permit is required for the preferred off-site parking option. Additionally, the applicant would have the authorization to construct, according to the appropriate development standards, two on-site parking lots that would be used to accommodate the required parking in the event that they are unable to secure the necessary permission from LADWP to use the area under the power lines.

The applicant also requests on-site tandem parking given the nature of production operations requiring flexible truck and other motor vehicle parking arrangements. Reciprocal on-site parking is requested within the Map Area to accommodate flexible shared parking between the various studio sound stages and supporting facilities. Use of a surplus parking area without paving and striping (with the exception of two paved and striped handicapped spaces) is requested to retain the character of the Ranch while providing Ranch office and additional surplus parking. The Parking Permit would authorize this exception.

**Site Visit**
Planning staff has visited the site on several occasions over the past four years verifying existing conditions, reviewing the locations of proposed new development, and identifying topographical, geographical, and other environmental factors and considerations pertinent to the development and continuing operations of the existing filming ranch. Zoning Enforcement staff has performed site inspections every other year to verify site compliance with existing CUP No. 04-089. No zoning violations have been reported regarding the existing site.

**Burdens of Proof**
The applicant must substantiate the required burden of proof for a Plan Amendment and substantiate all facts identified by the following sections of the County Code for each of the entitlements requested: Section 22.16.110 (Zone Change); Section 22.56.040 (Conditional Use Permit); Section 22.56.2100 (Oak Tree Permit); and Section 22.56.1020 (Parking Permit). The associated Burdens of Proof with the applicant's responses are attached. Staff is of the opinion that the applicant has met these burdens of proof.

**Neighborhood Impact/Land Use Compatibility**
The Project's design, required mitigation measures, and compliance with applicable zoning regulations ensure that the Project is compatible with the surrounding community minimizing Project impacts to the community to the greatest extent feasible. The 890-acre Ranch property is buffered from its neighbors on the east, north, and south

boundaries by hilly topography and undeveloped land. The westerly boundary of the Project Site is adjacent to the SR 14 freeway and comprised of mostly undeveloped hilly terrain. With the addition of the new Development Area (five percent of the total property), a total of approximately 27 percent of the property would be the combined new and existing filming ranch uses. Optional night hauling would be required to comply with County night noise standards. Permitted night lighting would be required to be retained on-site with no off-site spillover. Landscaped screening or buffering of developed portions of the Project Site visible from Placerita Canyon Road and SR 14 freeway is required. Reduced building pad height from existing grade is proposed for the new Development Area, and height of buildings is restricted to a maximum of 60 feet in height to limit visual impacts. Minimal entry and wayfinding signage is proposed keeping visual clutter in the area to a minimum.

## COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

County Department comments and conditions are attached. The Department of Public Works CUP and VTTM Conditions clarify general subdivision requirements, right-of-way and road improvements, grading, sewer, water, drainage, and geotechnical design requirements. Fire Department requirements for a Project located in a Very High Fire Hazard Severity Zone and Oak Tree Permit requirements are delineated. Public Health conditions include onsite wastewater treatment system approval prior to relocation of a mobile home caretaker residence. The Department of Parks and Recreation require dedication and construction of the Placerita Canyon Connector Trail and associated staging area prior to recordation of the Project's Final Map. The Newhall County Water District updated its Water Supply Assessment pertaining to the Project in April, 2013. Water supply for the Project was determined to be adequate.

## OTHER AGENCY COMMENTS AND RECOMMENDATIONS

No additional comments were received from other agencies.

## LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code and following Departmental practices, the community was appropriately notified of the Regional Planning Commission hearing by mail, newspaper, property posting, library posting and on the Department's website. Newspaper notices were published in The Signal and La Opinion on May 15, 2013. Notices to property owners located within a 1,000-foot radius of the property boundaries, other interested parties, and to four local libraries, were mailed on May 16, 2013. Notices were verified to be posted on the subject property by May 20, 2013 and notices were made available on the Department's

website on May 16, 2013. On June 7, 2013 the Final EIR was distributed to County departments, agencies, and interested parties according to CEQA requirements, and posted on the Department's website.

## PUBLIC COMMENTS

### Hearing Examiner Public Hearing

A Hearing Examiner public hearing was held on June 04, 2012, to receive public testimony on analysis of the Project in the Draft EIR. In addition to necessary corrections and clarifications, responses by the County to all of the comments received on the Draft EIR have been provided in the Final EIR. A transcript of the Hearing Examiner hearing is attached.

### Public Comments after Hearing Examiner Public Hearing and Prior to Planning Commission

54 members of the public provided written comments regarding the project at the time of this report.

Comments in Favor

52 comments in favor of the project were received at the time of this report including comments in support of job creation, traffic improvements, addition of a public trail with access to Angeles Forest, retention of the filming industry in the area, and further restoration of Placerita Creek.

Comments Opposed or with Concerns

No comments directly opposed to the Project were received at the time of this report. The Native American Commission provided comments expressing concern over potential impacts to cultural sites located within the Project Site. The Santa Clarita Organization for Planning and the Environment inquired about applicant agreements with community groups and the need for disclosure if such agreements exist.

## FEES/DEPOSITS

If approved, fees identified in the Conditions of Approval will apply unless modified by the Planning Commission.

## STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends adoption of Environmental Impact Report State Clearing House No. 2010011010 (Environmental Assessment No. 200900112), approval of the CEQA Findings of Fact and Statement of Overriding Considerations, adoption of the Mitigation Monitoring and Reporting Program, and approval of Project No. TR071216-(5) including Vesting Tentative Tract Map No. TR071216, Conditional Use Permit No. 200900126, Oak Tree Permit No. 200900041, and Parking Permit No. 201000002 subject to all requirements and provisions of the Project's draft Conditions of Approval. Staff further recommends that the Planning Commission adopt resolutions recommending approval to the Board of Supervisors of Plan Amendment No. 200900010 and Zone Change No. 200900012.

## REMAINING PROCEDURES

Once the public hearing before the Planning Commission is completed and the Planning Commission certifies or rejects the EIR and approves or denies the VTTM, CUP, Oak Tree Permit, and Parking Permit, a recommendation is made by the Commission to the Board of Supervisors ("Board") regarding final approval or denial of the Plan Amendment and Zone Change. A public hearing will be held before the Board and upon conclusion of the hearing, the Board will make a final decision on whether or not to adopt the Plan Amendment and Zone Change and act on the Planning Commission recommendations.

## SUGGESTED MOTION:

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND ADOPT THE ENVIRONMENTAL IMPACT REPORT (STATE CLEARING HOUSE NO. 2010011010 AND COUNTY ENVIRONMENTAL ASSESSMENT NO. 200900041) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPT THE CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM.**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE RESOLUTIONS RECOMMENDING APPROVAL TO THE BOARD OF SUPERVISORS OF PLAN AMENDMENT NO. 200900010 AND ZONE CHANGE NO. 200900012, AND APPROVE VESTING TENTATIVE MAP NO. 071216, CONDITIONAL USE PERMIT NO. 200900126, OAK TREE PERMIT NO. 200900041, AND PARKING PERMIT NO. 201000002, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS OF APPROVAL.**

Prepared by: Mr. Kim K. Szalay, MPL, AICP, Principal Regional Planner, Special Projects Section

Reviewed by: Samuel Z. Dea, Supervising Regional Planner, Special Projects Section

Attachments:
Draft Findings and Conditions of Approval
Applicant's Burden of Proof statements
2012 Area Plan consistency analysis (for informational purposes only)
Hearing Examiner Public Hearing Transcript
EIR including Draft EIR, Final EIR, CEQA Findings and Statement of Overriding Considerations, and MMRP (on disc)
Exhibit "A" site plans including elevations, oak tree site plan overlay and mitigation area maps, phasing maps, and conceptual landscaping plan (on disc)
Vesting Tentative Tract Map (on disc)
Photos and Placerita Canyon Connector Trail map

SZD:KKS
6/06/13

# VESTING TENTATIVE TRACT MAP CONDITIONS

**DRAFT CONDITIONS OF APPROVAL**
**DEPARTMENT OF REGIONAL PLANNING**
**VESTING TENTATIVE TRACT MAP NO. 071216**
**(TENTATIVE AND EXHIBIT "A" MAP DATE: MARCH 13, 2013)**

## GENERAL CONDITIONS

1. This grant authorizes the subdivision of the 44.28-acre portion of the project site ("Map Area") into 20 lots ("Option A") or alternatively 18 lots ("Option B"). Option A would be developed with a maximum of 555,950 square feet, including 12 soundstages, six production offices, six mills, six writer/producer bungalows, one warehouse, one commissary, and one administration building with a maximum building height of 60 feet, or, alternatively, the Option B would include, in lieu of four soundstages, two mills, and two production offices within the northern portion of the Map Area, an optional single media office building would be constructed, reducing total development to 510,000 square feet. Either option would include a bridge 220 feet in length spanning Placerita Creek to provide primary access between areas north and south of the creek, a central utility plant located in the southwest corner, and an electrical substation located in the northerly corner of the Map Area.

   The Disney | ABC Studios at The Ranch project ("Project") also includes facilities and infrastructure to support the Project, including roads, trails, drainage improvements, flood protection (including buried bank stabilization within and adjacent to the Placerita Creek), potable and recycled water systems (including a water tank), sanitary sewer system and dry utility systems. Except as modified herein, this approval is subject to the requirements of Title 21 ("Subdivision Ordinance") and the area requirements of the proposed C-M-DP (Commercial Manufacturing-Development Program) Zone of Title 22 ("Zoning Ordinance") of the Los Angeles County Code ("County Code").

   The approval is also subject to all those conditions set forth in Conditional Use Permit ("CUP") No. 200900126, Oak Tree Permit No. 200900041, Parking Permit No. 201000002, and the Project's 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. This subdivision is a major land division and must be filed as a final tract map. No Parcel Map Waiver is allowed.

3. Recordation of the final map is contingent upon approval of Plan Amendment No. 200900010, changing the land use designation from HM (Hillside Management) and W (Floodplain/Floodway) to C (Commercial), and the adoption of an ordinance changing the zoning of the subject property as recommended under Zone Change

No. 200900012 from the A-2-1 (Heavy Agricultural-One Acre Minimum Lot Area) zone to the C-M-DP (Commercial Manufacturing-Development Program) zone, by the Board of Supervisors.

4. As used herein, the term "subdivider" shall include the property owner and any successor in interest.

5. 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.

6. 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.

7. 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.

8. 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 **$3,070.25** ($2,995.25 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.

9. Within 30 days of the date of final approval of the grant by the County the subdivider shall record a covenant and agreement with the attached MMRP at the office of the Recorder. The subdivider 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.

10. Prior to use of this grant, the subdivider shall submit evidence that the MMRP and the Conditions of the associated CUP No. 200900126, Oak Tree Permit No. 200900041, and Parking Permit No. 201000002 have been recorded in the office of the County Registrar-Recorder/County Clerk ("Recorder") and that all fees as required by Condition Nos. 8 and 11 have been paid.

11. 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.

12. Permission is granted to adjust lot lines on the final map to the satisfaction of Regional Planning and Public Works.

13. No grading permit shall be issued prior to the recordation of a final map unless the Director of Regional Planning ("Director") determines that the proposed grading conforms to the conditions of this grant and the conditions of Vesting Tentative Tract Map ("VTTM") No. 071216, CUP No. 200900126, Oak Tree Permit No. 200900041, and Parking Permit No. 201000002.

14. Permission is granted to permit a 5-foot deviation for elevation of pads in lots.

15. Subdivider shall comply with all applicable requirements of Public Works.

16. To obtain approval of development plans for a commercial development, the subdivider shall submit a Revised Exhibit "A" site plan pursuant to the Amendment to the Exhibit Map provisions of Section 21.16.015.H for approval by the Director of Regional Planning ("Director") to ensure compliance with the Subdivision and Zoning Ordinances, CUP No. 200900126, Oak Tree Permit No. 200900041, and Parking Permit No. 201000002.

## CONCURRENT WITH OR PRIOR TO RECORDATION OF THE FINAL MAP

### Covenants and Agreements General

17. Subdivider shall submit copies of any required recordation of easements, agreements and covenants associated with this VTTM, to Regional Planning for review and approval prior to recordation of said documents.

**Roads, Driveways, and Access**

18. Use of typical street and access sections as shown on VTTM No. 071216, including the development of private driveways and access, shall be to the satisfaction of applicable department or agency, depending on location and jurisdiction, including Public Works, Los Angeles County Flood Control District ("LACFCD"), Los Angeles Department of Water and Power ("LADWP"), and Caltrans.

19. Permission is granted to waive street frontage on lots 4 through 18 for Option A, or, lots 4 through 16 for Option B.

20. Subdivider shall show Placerita Canyon Road as a dedicated public highway on the final map to the satisfaction of Public Works.

21. Subdivider shall dedicate vehicular access rights on the final map for all lots abutting Placerita Canyon Road except lot 1.

22. Subdivider shall construct or bond with Public Works to the satisfaction of said department for driveway paving associated with private driveways and fire lanes.

23. Subdivider shall provide for the ownership and maintenance of the common driveways through recordation of a maintenance covenant by the owner of the lots served. Subdivider shall submit a copy of the document to be recorded to Regional Planning for approval prior to recordation of first final map.

24. 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 maintenance covenant.

25. Subdivider shall provide a reciprocal access covenant for ingress and egress over shared or common driveway lot 1 and the bridge located over lot 14 (Placerita Creek). Subdivider shall submit a copy of the document to be recorded to Regional Planning for approval prior to recordation of first final map.

26. Subdivider shall vacate existing maintenance road in favor of LADWP and shall record an easement in favor of LADWP and LACFCD over the private driveway system lot 1 and the bridge located over lot 14 (Placerita Creek). Subdivider shall submit a copy of the document to be recorded to Regional Planning for approval prior to recordation of first final map.

27. Permission is granted to vacate Delden Road.

28. The private driveways shall be indicated on the final map as "Private Driveway/Fire Lane" with the widths clearly depicted. Subdivider shall include conditions in the project maintenance covenant stating that driveways and bridge over Placerita Creek shall be maintained by the owner in accordance with the Fire Code.

**Demolition, Construction Restrictions, and Maintenance**

29. Subdivider shall submit a copy of the demolition permit for the building located on lot 13, and submit the approved building and septic permits for the relocated mobile home from lot 6 to one of two locations as depicted on Exhibit A, prior to recordation of first final map.

30. Subdivider shall dedicate to the County of Los Angeles on the final map the right to restrict building construction on lot 14 (Placerita Creek) as designated on VTTM No. 071216.

31. Subdivider shall dedicate to the County on the final map the right to restrict construction of residential structures over all lots.

32. Subdivider shall dedicate to the County of Los Angeles on the final map the right to restrict building construction on the following lots: water quality and debris basin lots 19 and 20 for Option A, or, lots 17 and 18 for Option B; and private drive lot 1.

33. Subdivider shall record an easement in favor of LACFCD for the maintenance of debris basins in lots 19 and 20 for Option A, or, in lots 17 and 18 for Option B; and Placerita Creek access roads and slope armoring in lot 14 as indicated on VTTM 071216 Sheet T-3 to the satisfaction of Public Works. Subdivider shall submit a copy of the document to be recorded to Regional Planning for approval prior to recordation of first final map.

34. Subdivider shall provide for the maintenance of all other drainage lines, detention basins, and associated appurtenances by recording an access easement in favor of Public Works and recording a covenant for maintenance by the owner as indicated on VTTM 071216 Sheet T-3. Subdivider shall submit a copy of the documents to be recorded to Regional Planning for approval prior to recordation of first final map.

**Landscaping and Trails**

35. Subdivider shall include provisions in the project maintenance covenant which require continued maintenance, by the owner, of the plantings for lots having planted slopes. Subdivider shall submit a copy of the document to be recorded to Regional Planning for approval prior to recordation of first final map.

36. Subdivider shall dedicate and record a multi-use trail easement to the County of Los Angeles and shall submit evidence to Regional Planning prior to recordation of first final map that conditions related to trail dedication and construction have been met to the satisfaction of the Department of Parks and Recreation.

**Recording Multiple Maps**

37. Permission is granted to record multiple final maps for commercial development subject to the following requirements:

    (a) The boundaries and phasing of all subsequent final maps shall conform to the approved vesting tentative tract map to the satisfaction of the Subdivision Committee.

    (b) Prior to clearance of each final map, subdivider shall submit the following: a phasing map, indicating the boundaries of the current final map; the boundaries and status of all previously filed maps; the expected boundaries and phasing of all future final maps; and a summary sheet on the phasing map indicating the number and type of all lots shown, including breakdown by acreage and type, on the current and all previous final maps.

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

(d) Any changes to the lot lines of Option A or Option B and/or the boundaries and phasing of the final maps shall be to the satisfaction of Public Works and Regional Planning.

(e) Any revision to a subsequent final map constitutes a revision to VTTM 071216.

(f) Sewer, water, drainage, and grading improvements shall be provided to the satisfaction of Public Works or the City of Santa Clarita as applicable.

KKS
6/06/13

The following report consisting of 28 pages are the recommendations of Public Works. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

7. Quitclaim or relocate easements running through proposed structures.

8. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.

9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.

10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.

11. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.

12. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.

13. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.

14. The first unit of this subdivision shall be filed as Tract No. 71216-01, the second unit, Tract No. 71216-02, and the last unit, Tract No. 71216.

15. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

16. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

17. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

18. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of $2,000 (Minor Land Divisions) or $5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

# COUNTY OF LOS ANGELES
## DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

**TRACT NO.:** 071216

**TENTATIVE MAP DATE:** 03/13/2013
**EXHIBIT MAP DATE:** 03/13/2013

**HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

**Prior to Improvement Plans Approval:**

1. Submit a hydrology study for review and approval and comply with the requirements of the Drainage Concept/SUSMP/Low Impact Development (LID) Plan, which was conceptually approved on 8/22/2011 to the satisfaction of the Department of Public Works.

   - Placement of debris basins shall accommodate the future full width widening of Placerita Canyon Road based on the ultimate right of way width of 86-feet. Slope design of basins will need to address any potential surcharge from vehicle dead loads/live loads due to the basin's proximity to the travelled way. The use of piles, concrete facing, retaining walls may be allowed to the satisfaction of Public Works to accommodate drainage, grading, and road requirements.

2. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Game.

3. Obtain approval or letter of non-jurisdictional from the Regional Water Resources Control Board.

4. Obtain approval or letter of non-jurisdictional from the Corps of Engineers.

5. A maintenance permit is required from the State Department of Fish and Game, the Corps of Engineers, and the Regional Water Resources Control Board to the satisfaction of the Department of Public Works.

6. This site is located in Zone A per the Federal Flood Insurance Rate Map. Obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.

7. This site contains portions of the County Adopted Floodway Map (342-ML5). Obtain conditional approval from the Board of Supervisors for the portions of the map to be revised as proposed in the drainage concept approved on 8/22/2011.

7. Obtain and record notarized drainage covenants, in a form approved by Public Works from all impacted offsite property owners, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage covenants reference above do not constitute an offsite easement, license, title, or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

8. Obtain offsite easements to Flood Control District or to the County of Los Angeles to the

satisfaction of the Department of Public Works. By acceptance of this condition, the applicant acknowledges and agrees to waive their rights to request condemnation under Government Code Section 66462.5 and agrees to process a revised TR 71216 with the County, which would remove the work and improvements from the Offsite Property and would include other improvements the County determines necessary to provide flood protection and mitigate potential flood control impacts.

**Prior to recordation of a Final Map:**

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.

    - The locations of terrace, interceptor, and down drains as they pertain to the debris basins shall adhere to final design requirements to the satisfaction of Public Works.

4. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.

5. Show and label all natural drainage courses.

6. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

**Prior to Improvement Acceptance for Public Maintenance:**

1. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

2. Portions of the County Adopted Floodway Map (342-ML5) must be rescinded and revised by the Board of Supervisors as proposed in the drainage concept approved on 8/22/2011 .

3. A Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Watershed Management Division, (626) 458-7125, should be contacted to obtain required procedures.

Name _____ Date 05/28/2013 Phone (626) 458-4921
Andrew Ross

**County of Los Angeles Department of Public Works**
**GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION**
**GEOLOGIC REVIEW SHEET**
**900 So. Fremont Ave., Alhambra, CA 91803**
**TEL. (626) 458-4925**

DISTRIBUTION
1 Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

**TENTATIVE TRACT MAP** 71216
**SUBDIVIDER** Golden Oak Ranch Properties
**ENGINEER** David Evans and Associates, Inc.
**GEOLOGIST & SOILS ENGINEER** URS

**TENTATIVE MAP DATED** 3/13/13 (Revision)
**LOCATION** Newhall
**GRADING BY SUBDIVIDER [Y]** (Y or N)
**REPORT DATE** 8/17/11, 5/31/11, 2/28/11, 3/22/10

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT**

**THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (http://dpw.lacounty.gov/gmed/Manual.pdf).

2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.

3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at http://dpw.lacounty.gov/gmed/Manual.pdf).

4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports).

5. Mitigation by supporting structures on deep foundations is proposed. Therefore, the following note must be placed on the Final Map: "Geotechnical Note, Potential Building Site: For grading and corrective work requirements for access and building areas refer to reports by URS, dated 8/17/11, 5/31/11, 2/28/11 and 3/22/10."

6. The Soils Engineering review dated 3-25-13 is attached.

Note: For compaction tests of imported soils (Antelope Freeway Disposal Sites) see soils engineering report by Foundation Engineering Company dated March 3, 1972, filed as 20401 Placerita Canyon Road.

Reviewed by _____ Date 3/21/13
Geir Mathisen

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey
71216, TM7 APP

**COUNTY OF LOS ANGELES**
**DEPARTMENT OF PUBLIC WORKS**
**GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION**

**SOILS ENGINEERING REVIEW SHEET**


Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913


District Office --
PCA LX001129
Sheet 1 of 1

DISTRIBUTION:
___ Drainage
___ Grading
1 Geo/Soils Central File
___ District Engineer
___ Geologist
1 Soils Engineer
1 Engineer/Architect

| | |
|---|---|
| Tentative Tract Map | 71216 |
| Location | Newhall |
| Developer/Owner | Golden Oak Ranch Properties |
| Engineer/Architect | David Evans and Associates, Inc. |
| Soils Engineer | URS (29405568) |
| Geologist | URS |

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 3/13/13 (rev.)
Soils Engineering and Geology Reports Dated 8/17/11, 5/31/11, 2/28/11, 3/22/10
Previous Review Sheet Dated 2/26/13

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. At the grading plan review stage, provide information, analyses, and/or recommendations for the following:
   a. *Pile Foundations.* All pile foundations must be founded in competent materials and must mitigate the effects of potential settlement (i.e. liquefaction, downdrag, etc.). Provide the details for proposed pile foundations. Axial and lateral load calculations for proposed pile foundations at different locations throughout the subject site will be required.
   b. *Slope stability analyses.* Slope stability analyses for slopes based on a 40 scale to substantiate those performed at a 100 scale. Also, provide global stability analyses of the temporary backcut required for the construction soil cement buttress. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Recommend mitigation if factors of safety are below County minimum standards.
   c. *Utilities.* Calculations for settlement and potential effects to proposed utilities.
   d. *Bridge.* All recommendations, analyses, and data for proposed bridge foundations will be required.

2. At the grading plan review stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:
PER THE SOILS ENGINEER, SEISMICALLY INDUCED SETTLEMENT WILL BE MITIGATED WITH THE INSTALLATION OF PILE FOUNDATIONS. AT THE BUILDING OR GRADING PLAN STAGE ADDITIONAL EXPLORATION WILL BE REQUIRED TO VERIFY TOTAL DEPTH OF PROPOSED PILE FOUNDATIONS. PROPOSED PILE FOUNDATIONS MUST BE FOUNDED IN COMPETENT MATERIAL BELOW THE DEPTH OF SOILS SUSCEPTIBLE TO LIQUEFACTION.

REGISTERED PROFESSIONAL ENGINEER
JEREMY CHUN YIN WAN
No. GE 2849
Exp. 6-30-13
GEOTECHNICAL
STATE OF CALIFORNIA

Prepared by _____ Date 3/25/13

Please complete a Customer Service Survey at http://dpw.lacounty.gov/gmed/survey.
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\gmepub\Soils Review\Jeremy\TR 71216, Newhall, TTM-A_10.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT MAP NO. 71216 Rev 3

TENTATIVE MAP DATED 03-13-2013
EXHIBIT MAP DATED 03-13-2013

**The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:**

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

1. If applicable, notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

2. Provide approval of:

   a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (IF APPLICABLE) by the Storm Drain and Hydrology Section of Land Development Division.

   b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

   c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

5. A covenant and/or deed restriction to the satisfaction of Public Works is required for the cross-lot grading and drainage between parcels.

Name Tony Hui Date 03/25/2013 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\71216Rev3.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 71216(rev)

TENTATIVE MAP DATED March 13, 2013
EXHIBIT MAP DATED March 13, 2013
CUP R200900126

**CONDITIONS:**

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items, unless otherwise modified by Public Works:

1. Make an offer of right-of-way 43 feet from the centerline on Placerita Canyon Road along the property frontage from the easterly tract boundary to approximately 900 feet west of the easterly tract boundary (where the existing right-of-way is 30 feet from centerline) to the satisfaction of Public Works. This right-of-way is consistent with a rural secondary highway. An additional offer of 13 feet of right-of-way beyond the already existing 30 feet of dedicated right-of-way will be necessary. In addition, make an offer to dedicate appropriate slope easements along the above limits to the satisfaction of Public Works.

2. Should the traffic routing be altered from the State Route 14 southbound off-ramp/Placerita Canyon Road/proposed main entrance intersection to the existing ranch main entrance (located approximately 300 feet east of the easterly tract boundary) as disclosed in the Environmental Impact Report (EIR), street improvements will be necessary along Placerita Canyon Road along the property frontage to the satisfaction of Public Works.

3. Where applicable, comply with any additional requirements, from Caltrans and/or the City of Santa Clarita and acquire all appropriate permits.

4. Public Works has no objection to the vacation of Delden Road providing the property owner has the underlying ownership of the portion of street to be vacated. Easements shall be provided for all utility companies that have facilities remaining within the vacated area.

5. Public Works has no objection to the use of Private Drive and Firelanes in lieu of providing street frontage to all lots subject to the approval of the advisory agency.

6. Dedicate adequate offsite maintenance/access easements for the following areas to the satisfaction of Public Works:

    a. In the vicinity of all culverts/headwalls along the property frontage including within the Los Angeles Department of Water and Power (LADWP) Transmission Corridor. Please note the applicant has obtained the attached letter of intent to dedicate the appropriate easements dated February 22, 2013 from the LADWP;

    b. In the vicinity of the existing ranch main entrance driveway (located

approximately 300 feet east of the easterly tract boundary) for the placement and continued maintenance of the proposed roadway improvements/signal equipment and associated features (signs, loop detectors, etc). Please note the applicant has recorded the attached covenant (document No. 20130370052 dated March 12, 2013) indicating that the offsite owner agrees to the necessary easement dedication for the construction of the above mentioned improvements.

7. Remove/relocate the existing gate on the existing ranch main entrance driveway (located approximately 300 feet east of the easterly tract boundary), as necessary, to allow for adequate access/maintenance of the proposed signal at this location to the satisfaction of Public Works.

8. Placement of debris basins shall accommodate the future full width widening of Placerita Canyon Road based on the ultimate right-of-way width of 86-feet. Slope design of basins will need to address any potential surcharge from vehicle dead loads/live loads due to the basin's proximity to the travelled way. The use of piles, concrete facing, retaining walls may be allowed to the satisfaction of Public Works to accommodate drainage, grading, and road requirements.

9. Typical sections as shown on the tentative map are not necessarily approved. This includes the typical Main Entrance detail shown on sheet T-4.

10. Provide adequate vehicular stacking at the proposed "Main Entrance Road" to the satisfaction of Public Works. This may involve revising the proposed "booth" and gate (as shown on the Main Entrance detail on sheet T-4) location to the satisfaction of Public Works.

11. Provide and continuously maintain intersection sight distance (in both directions) for a design speed of 55 mph (585 feet) on Placerita Canyon Road from the proposed "Main Entrance Road" to the satisfaction of Public Works and per the January 23, 2013 "conceptually approved" sight distance analysis.

    Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back from the flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from the existing edge of pavement or proposed FL as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

12. Comply with Public Works' Traffic and Lighting Division letter dated February 28, 2013 (attached) to the satisfaction of Public Works.

13. Submit Traffic Signal Plans (Scale 1:20) for all locations where new traffic signals are to be installed (per the approved traffic study and Traffic and Lighting Division's Letter dated February 28, 2013) to the satisfaction of Public Works. A review fee will be necessary.

14. Submit detailed Signing and Striping Plans (Scale 1:40) for Placerita Canyon Road along the property frontage and at any other location where striping is deemed necessary (per the approved traffic study and Traffic and Lighting Division's Letter dated February 28, 2013) to the satisfaction of Public Works. A review fee will be necessary.

15. Comply with the approved conceptual striping plan dated November 29, 2012 and construct all necessary pavement transitions and/or widening as necessary on Placerita Canyon Road along the property frontage and along the frontage of the adjacent property to the east to the satisfaction of Public Works .

16. Submit conceptual signing and striping/signal plans (as necessary) to accompany the required cost estimate at and in the vicinity of the intersections that the project has to pay a pro-rata share towards intersection improvements (per Traffic and Lighting Division's Letter dated February 28, 2013) to the satisfaction of Public Works. These plans will be used to adequately review the cost estimate for accuracy. A review fee will be necessary.

17. Per the EIR, the intersection of Placerita Canyon Road (new project main entrance) and the State Route 14 northbound off-ramp, which is within Caltrans jurisdiction, will require certain upgrades to mitigate traffic impacts. These upgrades may require offsite right-of-way. It appears, however, the need for offsite right-of-way could be avoided by altering the ramp/road design which would be subject to the approval of Caltrans. Since this is a permit issue that the County has no control over, the County will not condemn any offsite right-of-way for the benefit of the project to construct these required improvements.

18. The project shall pay its share of the applicable Eastside Bridge and Major Thoroughfare (B&T) District fees in effect at the time of final map recordation. The current applicable fee is $17,680 per factored unit and is subject to change.

Please note: Per Traffic and Lighting's letter dated February 28, 2013, the subdivider is responsible for, among other things, to pay a pro-rata share for the

project's cumulative impacts at the intersections of Sierra Highway/State Route 14 southbound ramps and Sierra Highway/Placerita Canyon Road.

Per the EIR, if adequate County funding is not yet available for the necessary roadway improvements at Sierra Highway/SR-14 Southbound Ramps and Sierra Highway/Placerita Canyon Road, such improvements would be designed and constructed by the subdivider and included within the roadway improvement package to be submitted by the applicant to Caltrans for approval.

In such a case, the subdivider would be responsible for the full remaining cost of the improvements at these intersections. The applicable improvements may then be eligible for B&T credits or cash reimbursement within the Eastside B&T District at the discretion of Public Works.

It should be noted however, that since the traffic impacts at these intersections were identified as cumulative impacts only and are within Caltrans and City jurisdictions, the County will not condemn any offsite right-of-way on behalf of this project to construct these improvements if offsite right-of-way is necessary for the construction of said improvements.

Department of Water and Power the City of Los Angeles

ANTONIO R. VILLARAIGOSA
*Mayor*

Commission
THOMAS S. SAYLES, *President*
ERIC HOLOMAN, *Vice President*
RICHARD F. MOSS
CHRISTINA E. NOONAN
JONATHAN PARFREY
BARBARA E. MOSCHOS, *Secretary*

RONALD O. NICHOLS
*General Manager*

February 22, 2013

Mr. Amir Ibrahim
Department of Public Works
County of Los Angeles
900 S. Freemont Avenue, 3rd Floor
Alhambra, California 91803-1331

Re: Disney | ABC Studios at The Ranch
Vesting Tentative Tract Map No. 71216
DWP File P-83985

Dear Mr. Ibrahim:

As we discussed at the meeting between Los Angeles Department of Water and Power (LADWP), the County of Los Angeles Departments of Regional Planning and Public Works, and the Applicant on Thursday, November 8, 2012, the Applicant has requested certain approvals from LADWP as part of the Disney | ABC Studios at The Ranch project. These approvals include:

- Approval of an easement in favor of Los Angeles County Flood Control District for flood control purposes along with rights to construct, inspect and maintain slope armor and a slope armor access road (Items 5A and 5B on the attached exhibit) within the LADWP transmission corridor north and south of Placerita Creek. The easement is proposed to be within the area shown as Item 5 on the attached exhibit with the precise area subject to mutual agreement between the Los Angeles Flood Control District and LADWP;

- Approval of an easement in favor of Los Angeles County Flood Control District for flood control purposes along with rights to construct, inspect and maintain a portion of a debris basin and appurtenances within the LADWP transmission corridor (Item 8A on the attached site exhibit). The easement is proposed to be within the area shown as Item 8 on the attached exhibit with the precise area subject to mutual agreement between the Los Angeles County Flood Control District and LADWP;

- Approval of an easement in favor of Los Angeles County Flood Control District for ingress and egress to area covered by Items 5A and 5B and Item 8A on the attached exhibit. The easement is proposed to be within the areas shown as Items 6 and 14 on the attached exhibit with the precise area subject to mutual agreement between the Los Angeles County Flood Control District and LADWP;



111 North Hope Street, Los Angeles, California 90012-2607 *Mailing address:* Box 51111, Los Angeles 90051-5700
*Telephone:* (213) 367-4211 *Cable address:* DEWAPOLA

Recyclable and made from recycled waste.

- Approval of an easement in favor of the County of Los Angeles for road and drainage purposes along with the rights to maintain the culvert and appurtenances under Placerita Canyon Road entering the debris basin (Item 12A on the attached exhibit). The easement is proposed to be within the area shown as Item 12 on the attached exhibit subject to mutual agreement between the County of Los Angeles and LADWP;

- Approval of an easement in favor of Golden Oak Ranch Properties for construction and maintenance of a retaining wall across from the current Ranch main entrance (Items 11 and 11A on the attached exhibit);

- Approval of a Covenant and Agreement by Offsite Property Owner and Developer Regarding Offsite Improvements, Drainage Improvements, Drainage Alteration, and Indemnification in favor of the County of Los Angeles regarding the improvements on TR 71216 and the Offsite Property Approval of a license agreement for the parking lot (Item 7 on the attached exhibit) along with rights to construct, inspect and maintain the proposed parking lot; and

- Approval of offsite slopes along with rights to perform proposed grading and construct slopes including appropriate irrigation and landscaping (Items 7A and 13A on the attached exhibit) within the LADWP transmission corridor.

While final approval is subject to review and approval by LADWP's General Manager, the Board of Water and Power Commissioners, and the Los Angeles City Council and subject to finalizing the precise easement areas with the County of Los Angeles and the Los Angeles County Flood Control District and negotiating the terms of the compensation and agreements between LADWP and the Applicant, LADWP staff has conceptually approved and recommends approval of the above items.

Sincerely,

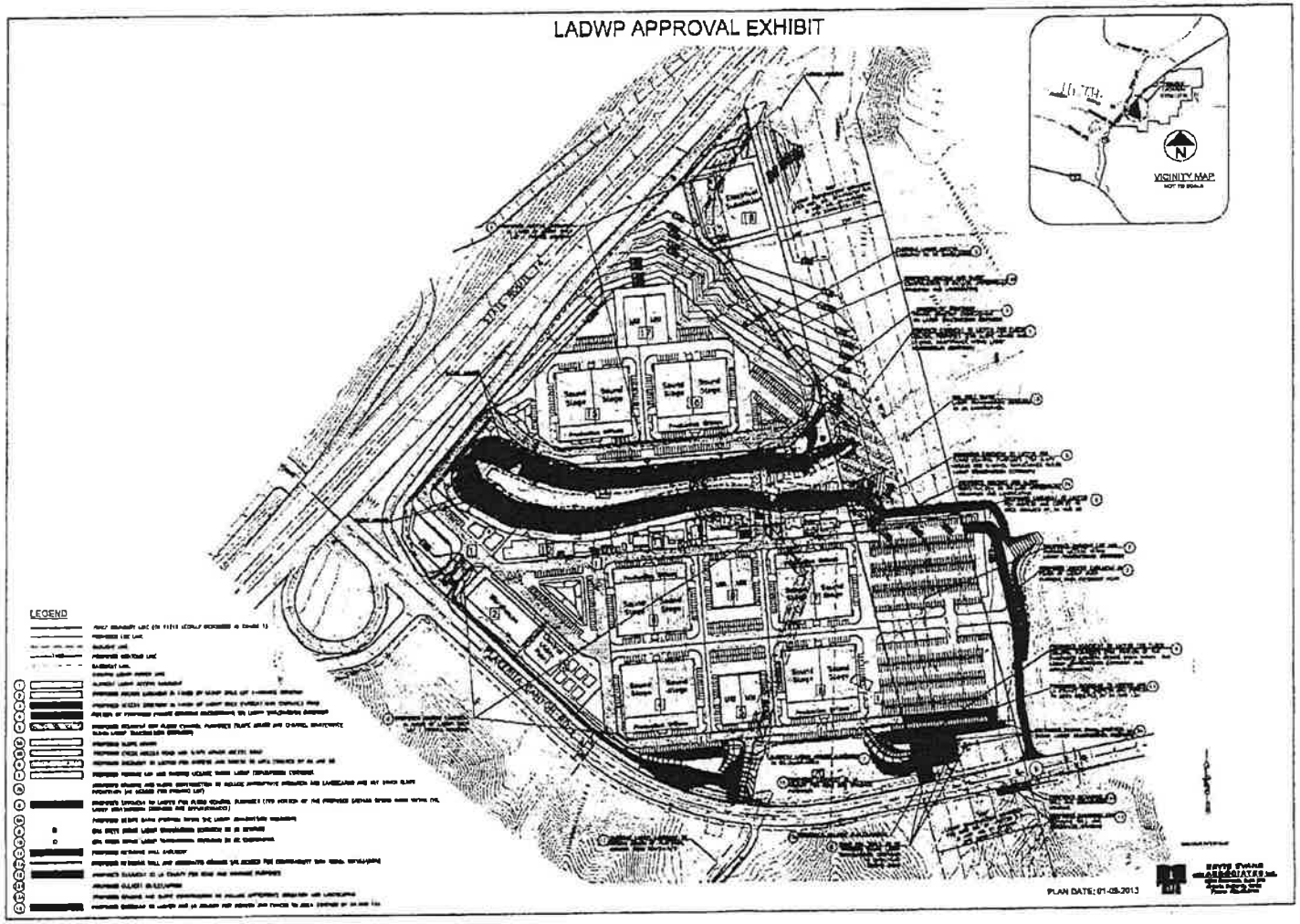
Theresa Tsai

Reynan Ledesma
Manager of Real Estate

CW:ryd
Enclosures

c: Mr. Adam Gilbert (w/encls.)
Kathleen O'Prey Truman (w/encls.)

# LADWP APPROVAL EXHIBIT



RECORDING REQUESTED BY:
County of Los Angeles
Department of Public Works

WHEN RECORDED MAIL TO:

County of Los Angeles
Department of Public Works
Land Development Division
Subdivision Mapping Section
P.O. Box 1460
Alhambra, California 91802-1460

Space above this line is for Recorder's use

# COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING OFFSITE EASEMENT OF TR 71216

The undersigned, Golden Oak Ranch Properties, a California corporation ("Offsite Owner"), hereby certifies that it is the owner of the real property located in the County of Los Angeles, State of California, legally described as Remainder Parcel E Deed 2096 BK 02189 Pg 729 (Recorded September 20, 1963), Assessor's Parcel Nos. 2848-019-008 and 2848-019-010 ("Offsite Property").

The Offsite Owner hereby agrees to dedicate an easement satisfactory to the County of Los Angeles sufficient to allow installation of the roadway improvements shown on the attached Exhibit A required for the improvements of VTTM 71216 ("Subdivision") if and when the development of the Subdivision occurs. The Offsite Owner agrees to provide and record the easement prior to the approval by the County of the final improvement plans of the Subdivision.

The Offsite Owner makes the covenants and agreements described above on behalf of itself and its successors and assigns. Said covenants and agreements shall run with the Offsite Property, shall be binding upon the Offsite Owner, future owners, encumbrancers of the Offsite Property, and their successors, heirs, or assignees, and shall continue in effect until the release of this Covenant and Agreement by the County of Los Angeles, in its sole discretion.

Golden Oak Ranch Properties

/s/ By: _____
(Name if an individual)
Deanna W. Detchemendy
/s/ Vice President
(Title if other than an individual)

State of **California**

County of **Los Angeles**

On **March 5, 2013**, before me, **Jenina M. Atkinson**, a Notary Public in and for said state, personally appeared **Deanna W. Detchemendy**, who proved to me on the basis of satisfactory evidence to be the person whose name **is** subscribed to the within instrument and acknowledged to me that **she** executed the same in **her** authorized capacity, and that by **her** signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument, the **Covenant and Agreement**.

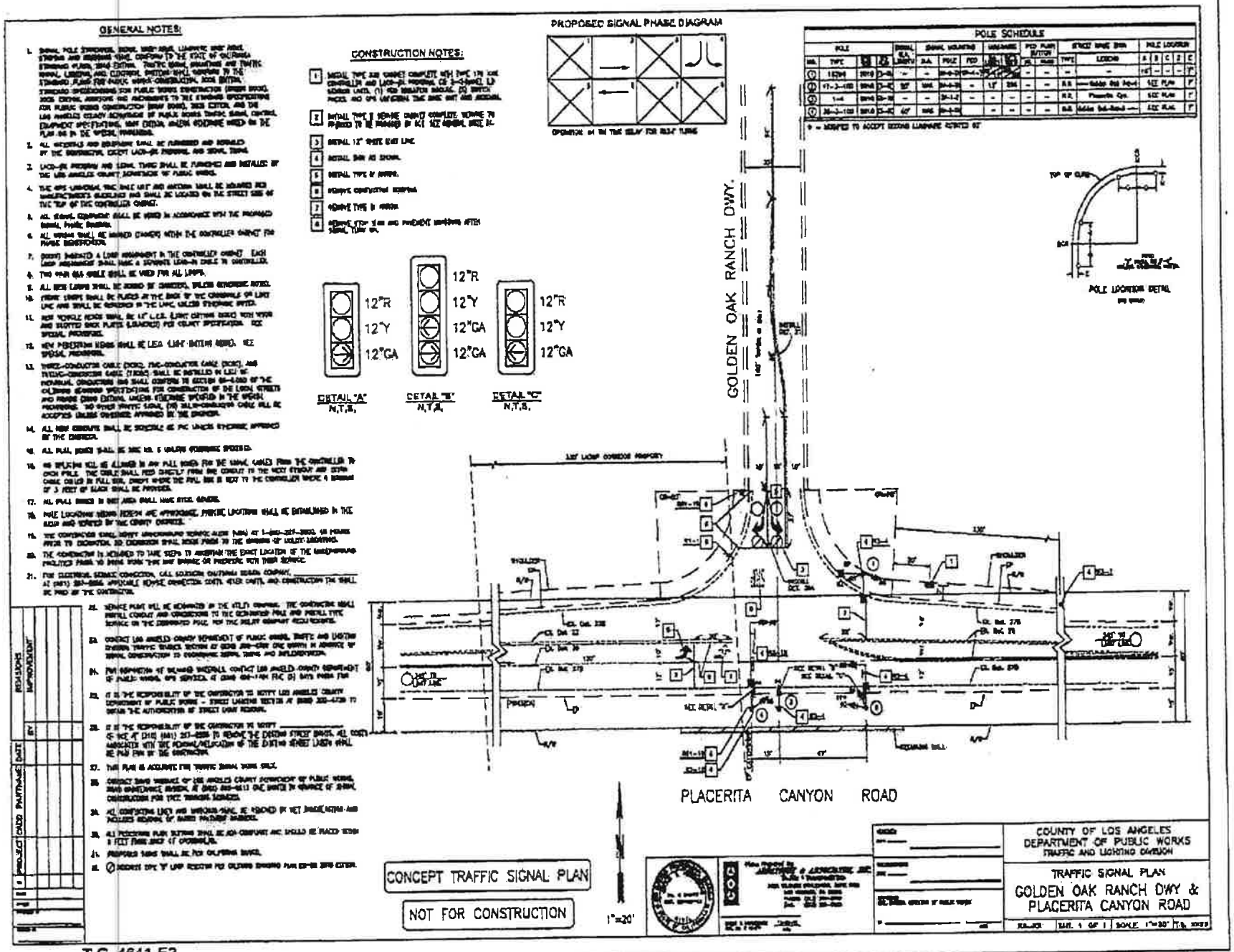
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Notary Public

(Seal)

# EXHIBIT A




T.G. 4641-E2

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460


IN REPLY PLEASE
REFER TO FILE: T-4

February 28, 2013

Mr. Patrick Gibson, P.E.
Gibson Transportation Consulting, Inc.
523 West 6th Street, Suite 1234
Los Angeles, CA 90014

Dear Mr. Gibson:

**DISNEY/ABC STUDIOS AT THE RANCH**
**GOLDEN OAK RANCH PROPERTIES**
**TRAFFIC IMPACT ANALYSIS - MAY 2010**
**TECHNICAL MEMORANDUM - NOVEMBER 26, 2012**
**UNINCORPORATED SANTA CLARITA VALLEY AREA**

As requested, we reviewed the Traffic Impact Analysis dated May 2010 and the Technical Memorandum dated November 26, 2012, for the proposed Disney/ABC Studios at the Ranch project. This letter supersedes the previous comments included in the October 28, 2010, letter (copy enclosed). The project site is located east of State Route 14 and north of Placerita Canyon Road in the unincorporated County of Los Angeles area of Santa Clarita.

We generally agree with the Traffic Impact Analysis that the traffic generated by the project alone will have a significant impact to the intersections listed below. The required improvements shall be the sole responsibility of the project. The improvements shall be implemented prior to the issuance of certificate of occupancy. Detailed striping/signing and traffic signal plans shall be submitted to Public Works for review and approval.

Sierra Highway at State Route 14 Southbound Ramps

North approach: Install protected left-turn phasing.

South approach: Two through lanes and one exclusive right-turn lane (convert shared through/right-turn lane into one through lane and one exclusive right-turn lane).

Install traffic signal.

FILE COPY

Sierra Highway at Placerita Canyon Road

East approach: One left-turn lane, two through lanes, and one free-flow right-turn lane (convert shared through/right-turn lane to one through lane and one free-flow right-turn lane).

We also generally agree with the Traffic Impact Analysis that the cumulative traffic generated by the project and other related projects will have a significant impact to the intersections listed below. The project shall pay its pro rata share of the cost for the following recommended improvements prior to issuance of certificate of occupancy. However, should the project's pro rata share, when added to other funds set aside for the same purpose, not adequately fund the recommended roadway improvements, said improvements should be designed and constructed by the project and included within the roadway improvement package to be submitted to Caltrans for review and approval. The project would be responsible for the full-remaining cost of such improvements with said funds being eligible for the Eastside Bridge and Major Thoroughfare District (B&T) credits or cash imbursements at the discretion of Public Works.

Sierra Highway at State Route 14 Southbound Ramps

North approach: Two left-turn lanes and two through lanes (add a second left-tum lane).

Project's pro rata share is 20.9 percent.

Sierra Highway at Placerita Canyon Road

South approach: One left-turn lane, two through lanes, and one exclusive right-turn lane (convert shared through/right-turn lane into one through lane and one exclusive right-turn lane).

Project's pro rata share is 16.2 percent.

For all proposed cumulative mitigation measures, a cost estimate shall be submitted to Public Works for review and approval.

We generally agree with the Traffic Impact Analysis and the Technical Memorandum that certain improvements are necessary to provide adequate access to the site. The following recommended improvements shall be the sole responsibility of the project and be implemented prior to the issuance of certificate of occupancy.

Placerita Canyon Road (New Project Main Entrance) at State Route 14 Northbound Off-Ramp

North approach: Construct new approach to provide one travel lane in each direction. Approach lane shall be designed for right-turn movements only.

South approach: One left-turn lane, one shared left-turn/through lane, and one exclusive right-turn lane (add one shared left-turn/through lane).

West Approach: One through lane and one right-turn lane (convert second through lane to a right-turn lane)

Reconfigure intersection and install traffic signal.

Current Ranch Main Entrance at Placerita Canyon Road

North approach: One left-turn lane and one exclusive right-turn lane (convert shared left-right-turn lanes into one left-turn lane and one exclusive right turn lane).

West approach: One left-turn lane and one through lane (convert shared left-turn/through lanes into one left-turn lane and one through lane).

Install traffic signal.

The project is within the B&T District. The project shall pay its share of the B&T District fees prior to approval of the final map. Please follow up with Land Development Division regarding these fees.

We recommend the applicant consult with Caltrans and the City of Santa Clarita to obtain their concurrence with any potential California Environmental Quality Act impacts within their jurisdictions.

If you have any questions regarding the review of this document, please contact Mr. Alan Nino of Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4780.

Very truly yours,

GAIL FARBER
Director of Public Works

for DEAN R. LEHMAN
Assistant Deputy Director
Traffic and Lighting Division

LMS:ch
P:\tlpub\WPFILES\FILES\STU\Lindsay\EIR\EIR 120214 - Disney ABC Studios Golden Oak - TIA and Tech Memo.doc

Enc.

cc: Department of Regional Planning (Kim Szalay)
California Department of Transportation (Elmer Alvarez)
City of Santa Clarita (Andrew Yi)

bc: Land Development (Narag)

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460


IN REPLY PLEASE
REFER TO FILE: T-4

October 28, 2010

Ms. Geetika Maheshwari
Senior Associate
Gibson Transportation Consulting, Inc.
660 South Figueroa Street, Suite 1120
Los Angeles, CA 90017

Dear Ms. Maheshwari:

**DISNEY/ABC STUDIOS AT THE RANCH**
**GOLDEN OAK RANCH PROPERTIES**
**TRAFFIC IMPACT ANALYSIS (MAY 2010)**
**UNINCORPORATED SANTA CLARITA VALLEY AREA**

As requested, we have reviewed the Traffic Impact Analysis for the proposed Disney/ABC Studios at the Ranch project. The project site is located east of State Route 14 and north of Placerita Canyon Road in the unincorporated County of Los Angeles area of Santa Clarita.

We generally agree with the Traffic Impact Analysis that the traffic generated by the project alone will have a significant impact to the intersections listed below. The required improvements shall be the sole responsibility of the project. The improvements shall be implemented prior to the issuance of certificate of occupancy. Detailed striping/signing and traffic signal plans shall be submitted to Public Works for review and approval.

Sierra Highway at State Route 14 southbound ramps

North approach: Install protected left-turn phasing.

South approach: Two through lanes and one exclusive right-turn lane (convert shared through/right-turn lane into one through lane and one exclusive right-turn lane).

Install traffic signal.

FILE COPY

Sierra Highway at Placerita Canyon Road

East approach: One left-turn lane, two through lanes, and one free-flow right-turn lane (convert shared through/right-turn lane to one through lane and one free-flow right-turn lane).

We also generally agree with the Traffic Impact Analysis that the cumulative traffic generated by the project and other related projects will have a significant impact to the intersections listed below. The project shall pay its pro rata share of the cost for the following recommended improvements prior to issuance of certificate of occupancy.

Sierra Highway at State Route 14 southbound ramps

North approach: Two left-turn lanes and two through lanes (add a second left-turn lane).

Project's pro rata share is 20.9 percent.

Sierra Highway at Placerita Canyon Road

South approach: One left-turn lane, two through lanes, and one exclusive right-turn lane (convert shared through/right-turn lane into one through lane and one exclusive right-turn lane).

Project's pro rata share is 16.2 percent.

For all proposed cumulative mitigation measures, a cost estimate shall be submitted to Public Works for review and approval.

We generally agree with the Traffic Impact Analysis that certain improvements are necessary to provide adequate access to the site. The following recommended improvements shall be the sole responsibility of the project and be implemented prior to the issuance of certificate of occupancy.

Placerita Canyon Road (New Project Main Entrance) at State Route 14 northbound off-ramp

North approach: Construct new approach to provide one travel lane in each direction. Approach lane shall be designed for right-turn movements only.

South approach: One left-turn lane, one shared left-turn/through lane, and one exclusive right-turn lane (add one shared left-turn/through lane).

Reconfigure intersection and install traffic signal.

Current Ranch Main Entrance at Placerita Canyon Road

North approach: One left-turn lane and one exclusive right-turn lane (covert shared left-/right-turn lane into one left-turn lane and one exclusive right-turn lane).

West approach: One left-turn lane and one through lane (convert shared left-turn/through lane into one left-turn lane and one through lane).

Install traffic signal.

The project is within the Eastside Bridge and Major Thoroughfare District. The project shall pay its share of the Eastside Bridge and Major Thoroughfare District fees prior to approval of the final map. Please follow-up with our Land Development Division regarding these fees.

We recommend the applicant consult with Caltrans and the City of Santa Clarita to obtain their concurrence with any potential California Environmental Quality Act impacts within their jurisdictions.

If you have any questions regarding the review of this document, please contact Ms. Nayiri Vartanian of our Traffic Studies Section at (626) 300-4778.

Very truly yours,

GAIL FARBER
Director of Public Works

William Winter

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

NV:cn
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OM
SFP

cc: Caltrans (Elmer Alvarez)
City of Santa Clarita (Andrew Yi)
Department of Regional Planning (Paul McCarthy)

bc: Land Development (Narag)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 71216 (Rev.)



TENTATIVE MAP DATED 03-13-2013
EXHIBIT "A" MAP DATED 03-13-2013

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

2. A sewer area study for the proposed subdivision (PC12131AS, dated 11-18-2010) was reviewed and approved. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

3. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.

4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.

5. Easements are required, subject to review by Public Works to determine the final locations and requirements.

Prepared by Tony Khalkhali Phone (626) 458-4921 Rev. Date 05-13-2013
tr71216s-rev3(revised date 05-13-2013).doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 71216 (Rev.)



TENTATIVE MAP DATED 03-13-2013
EXHIBIT "A' MAP DATED 03-13-2013

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.

3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

4. Submit landscape and irrigation plans for each open space/graded slope lot/ parcel in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

5. Install off-site water mainline and water tank to serve this subdivision to the satisfaction of Public Works.

Prepared by Tony Khalkhali Phone (626) 458-4921 Rev. Date 05-13-2013
tr71216w-rev3(revised date 05/13/13).doc

**DEPARTMENT OF TRANSPORTATION**
DISTRICT 7, OFFICE OF TRANSPORTATION PLANNING
IGR/CEQA BRANCH
100 MAIN STREET, MS # 16
LOS ANGELES, CA 90012-3606
PHONE: (213) 897-9140
FAX: (213) 897-1337

*Flex your power!*
*Be energy efficient!*

October 11, 2012

Mr. Jeff Pletyak
Los Angeles County Dept. of Public Works
Traffic and Lighting Division
1000 South Fremont Avenue
Alhambra, CA 91803

Re: **Disney ABC Studios at the Ranch**
Reconfiguration of SR-14 Northbound
Off-Ramp to Placerita Canyon Road
VTT Map No. 071216, Vic. LA/14/PM 27.80-28.27
SCH #2010011010, IGR No. 120933/EA

Dear Mr. Pletyak:

The California Department of Transportation (Caltrans) has reviewed the memorandum prepared by Gibson Transportation Inc. dated August 16, 2012 and its October 1st, 2012 revision for the Evaluation of Intersection Reconfiguration of SR-14 Northbound Off-Ramp and Placerita Canyon Road.

The revised memorandum includes layout plans showing the Caltrans' preferred configuration of the SR-14 Northbound off-ramp to Placerita Canyon Road. At this time Caltrans concurs with the off-ramp configuration that includes one left turn lane, one optional through and left turn lane, and one right turn lane. We acknowledge the off-ramp intersection would be moved approximately 15 feet eastward. Thank you for taking our suggestions into consideration.

As you are aware final design details are determined during the Encroachment Permit process. Please require that the applicant continue to coordinate with Caltrans, obtain required permits and entered into any agreement necessary to complete mitigation improvements to State owned facilities.

Thank you for making text corrections on pages 4 and 5 under the "Caltrans Analysis" heading to match results on Tables 6 and 7.

We appreciate your cooperation. If you have any questions please contact Elmer Alvarez, project coordinator at (213) 897 – 6696 or electronically at Elmer_Alvarez@dot.ca.gov.

Sincerely,

DIANNA WATSON
IGR/CEQA Branch Chief
Caltrans, District 7

cc: Patrick Gibson, Gibson Transportation Inc.

DAVID EVANS
AND ASSOCIATES INC.

Sewer Area Study Approval
for Tract No. 71916

☒ No Upgrades Required
☐ Upgrades Required (Encroachment Permit Required for work in the City's Right-of-Way)

City of Santa Clarita
Development Services Division

Signature: Date: 8/28/12

Approval Expires After 2 Years

August 22, 2012

City of Santa Clarita
c/o Trolis Niebla
Development Services Department
23920 W. Valencia Blvd., Suite 302
Santa Clarita, CA 91355

Dear Mr. Niebla:

On November 2, 2010 DEA submitted a Sewer Area Study to the City of Santa Clarita for the Disney ABC Studios at the Ranch project. The City and County will only consider the Study valid for two years (approval was provided later in November 2010).

According to our records and current assessment of the project, the site conditions and project scope remain unchanged and therefore the Study conclusions are still valid.

Please call if we may be of additional service.

Thank you.

**David Evans and Associates, Inc.**

Rob Bathke, P.E.
Project Manager

4200 Concours Suite 200 Ontario California 91764 Telephone: 909.481.5750 Facsimile: 909.481.5757

# Los Angeles County
# Department of Regional Planning

*Planning for the Challenges Ahead*

Richard J. Bruckner
Director

Date: October 3, 2011

To: Jose L. Suarez
Right of Way Engineering Section
Mapping & Property Management Division
Department of Public Works

From: Mark Herwick, AICP
Supervising Regional Planner
Land Development Coordinating Center
Department of Regional Planning

**REGIONAL PLANNING DEPARTMENT REVIEW, SECTION 65402: Proposed Vacation, Delden Road North of Placerita Canyon Road, Your Ref: M1088108**

Pursuant to Title 7, Section 65402 of the Government Code, my staff has reviewed your request for our comment relative to the above proposed action. The above referenced area has a Santa Clarita Valley Area Plan category of "W" (Floodway/Floodplain) and "HM" (Hillside Management). The area is zoned "A-2-1" (Heavy Agriculture- 1 acre Minimum Required Area).

Currently, there is a pending discretionary project (TR071216) that includes two alternative subdivision options for the creation of 20 lots or 18 lots on 44.28 acres for the development of indoor sound stages and associated production, administrative, and support facilities; Conditional Use Permit to authorize 700,000 cubic yards of grading, addition of a new water tank, and relocation of onsite mobile home; Zone Change to the proposed zone of C-M-DP (Commercial-Manufacturing- Development Program); Plan Amendment to the proposed category of C (Commercial); the removal of 157 oak trees and encroachments into the protected zone of 81 oak trees; and a Parking Permit to authorize tandem parking and use of off-lot parking to meet parking requirements and modification of paving and striping requirements for conditional parking lots should off-lot parking agreements within LADWP transmission corridor be revoked at a future date. The information in this letter is not meant to address the pending project in any way.

The proposed vacation meets with the goals and objectives of the Community Plan and underlying zoning. We have no objection to the proposed action.

Should you have any questions, please contact me or Ms. Alice Wong of my staff at (213) 974-6470.

MH:aw

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460


September 22, 2011

IN REPLY PLEASE
REFER TO FILE: SMP-5
M1088108

TO: Mark Herwick, AICP
Supervising Regional Planner
Land Development Coordinating Center
Department of Regional Planning

Attention Alice W. Wong

FROM: Jose L. Suarez
Right-of-Way Engineering Section
Survey/Mapping & Property Management Division

**PROPOSED VACATION**
**DELDEN ROAD**
**NORTH OF PLACERITA CANYON ROAD**

The County of Los Angeles proposes to vacate the area within the limits indicated and as shown on the attached map.

There were no objections to the proposed vacation from any of the various approving agencies.

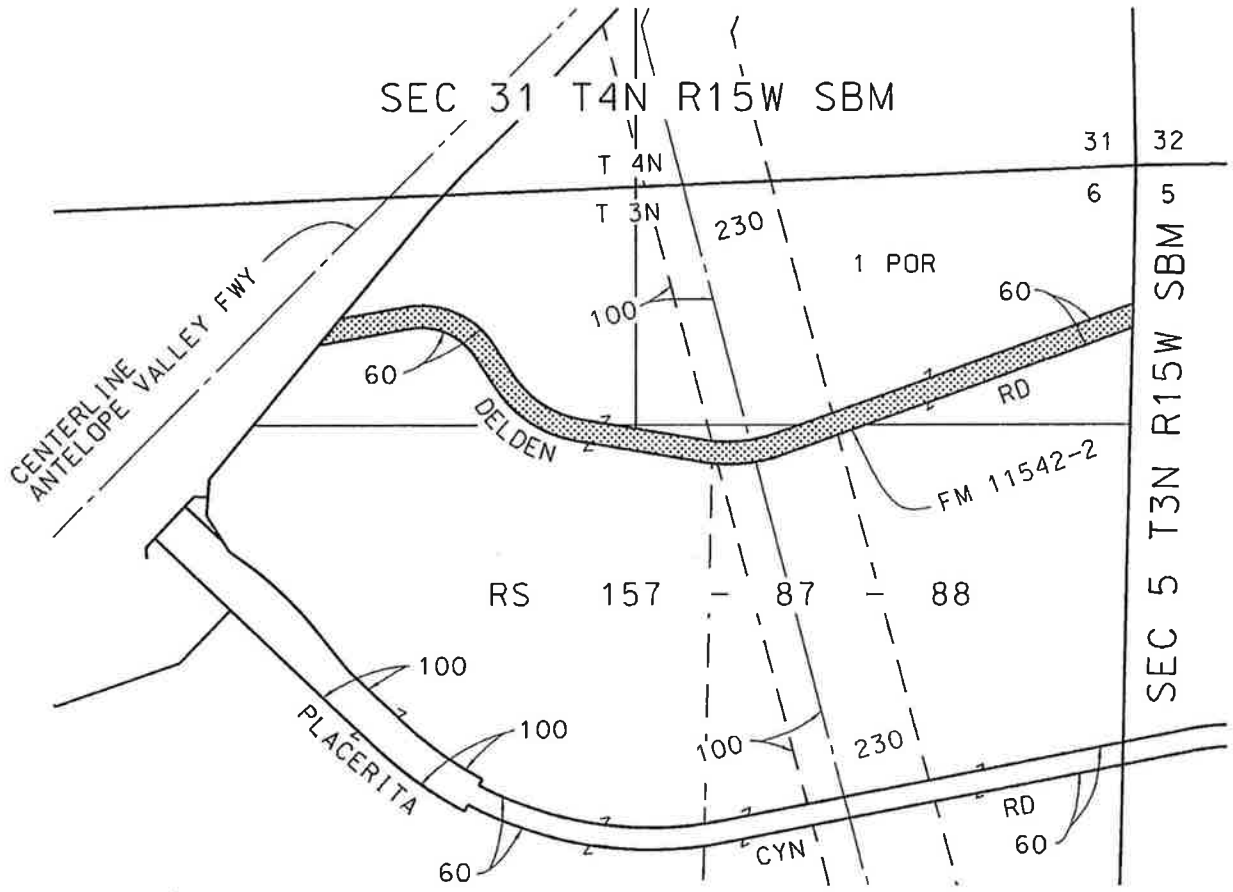
Please review the proposed vacation in accordance with Title 7, Section 65402, of the California Government Code and determine that it is not in conflict with the County General Plan and that it is not required for public access or circulation, or for trail, bicycle path, or route. If we do not receive your written response within 40 days of the above date, we will assume you do not object to the vacation of the requested area as shown on the attached map.

If you require additional information, please contact me at (626) 458-7060.

PH:tw
P5\2011\PAUL H\M - M1088108DELDENRDREGIONALPLANNING.DOC

Attach.

SEP 27 2011



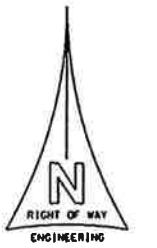
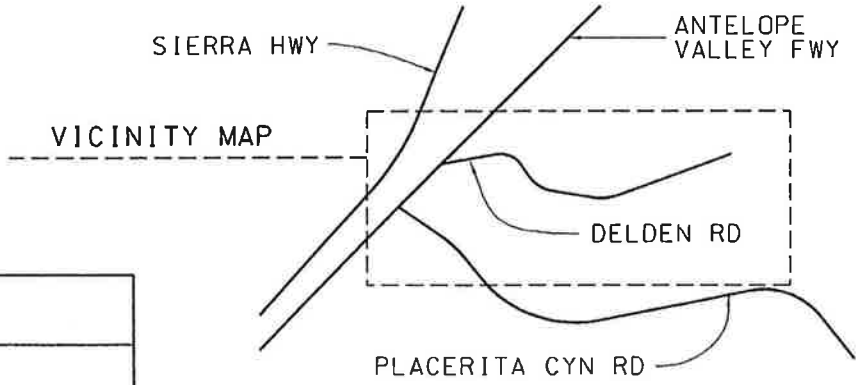



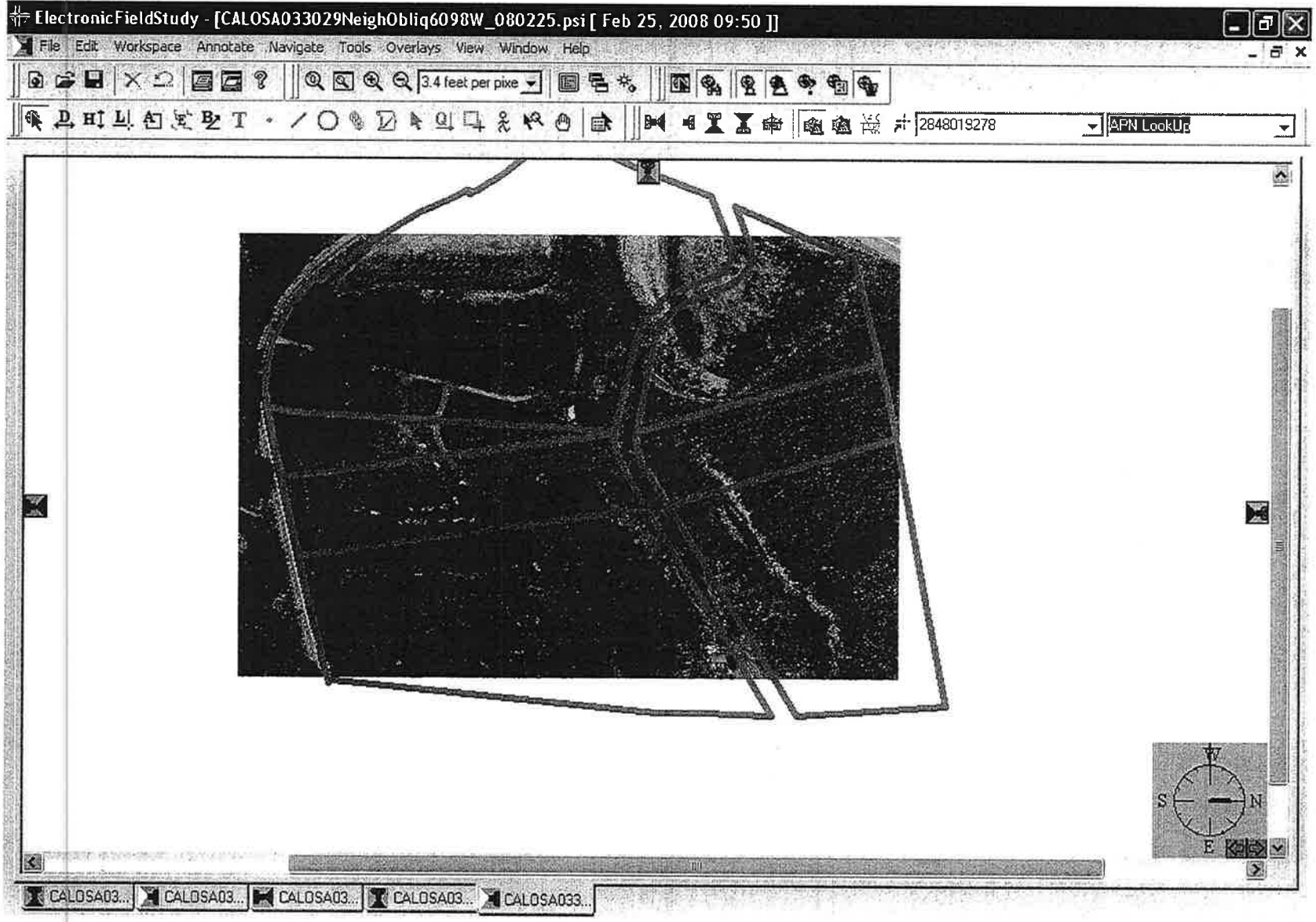

EXHIBIT B




| LEGEND |
|---|
| Proposed area to be vacated<br>Total Area: 3.22±ac. |

| REVISIONS | 1. | 2. | 3. |
|---|---|---|---|

| DEPARTMENT OF PUBLIC WORKS | | | | MAPPING & PROPERTY MANAGEMENT DIVISION | |
|---|---|---|---|---|---|
| SD. | RD. | A.I.N. | T.G. | DELDEN RD<br>N/O PLACERITA CYN RD | DRAWING NO. |
| 5 | 553 | 2848-019-009, 011, 013, 278 | 4641-D1<br>4641-E1 | | M1088108 |
| SCALE | | DATE | I.M. | | |
| NONE | | 2-09-10 | 249-137 | | |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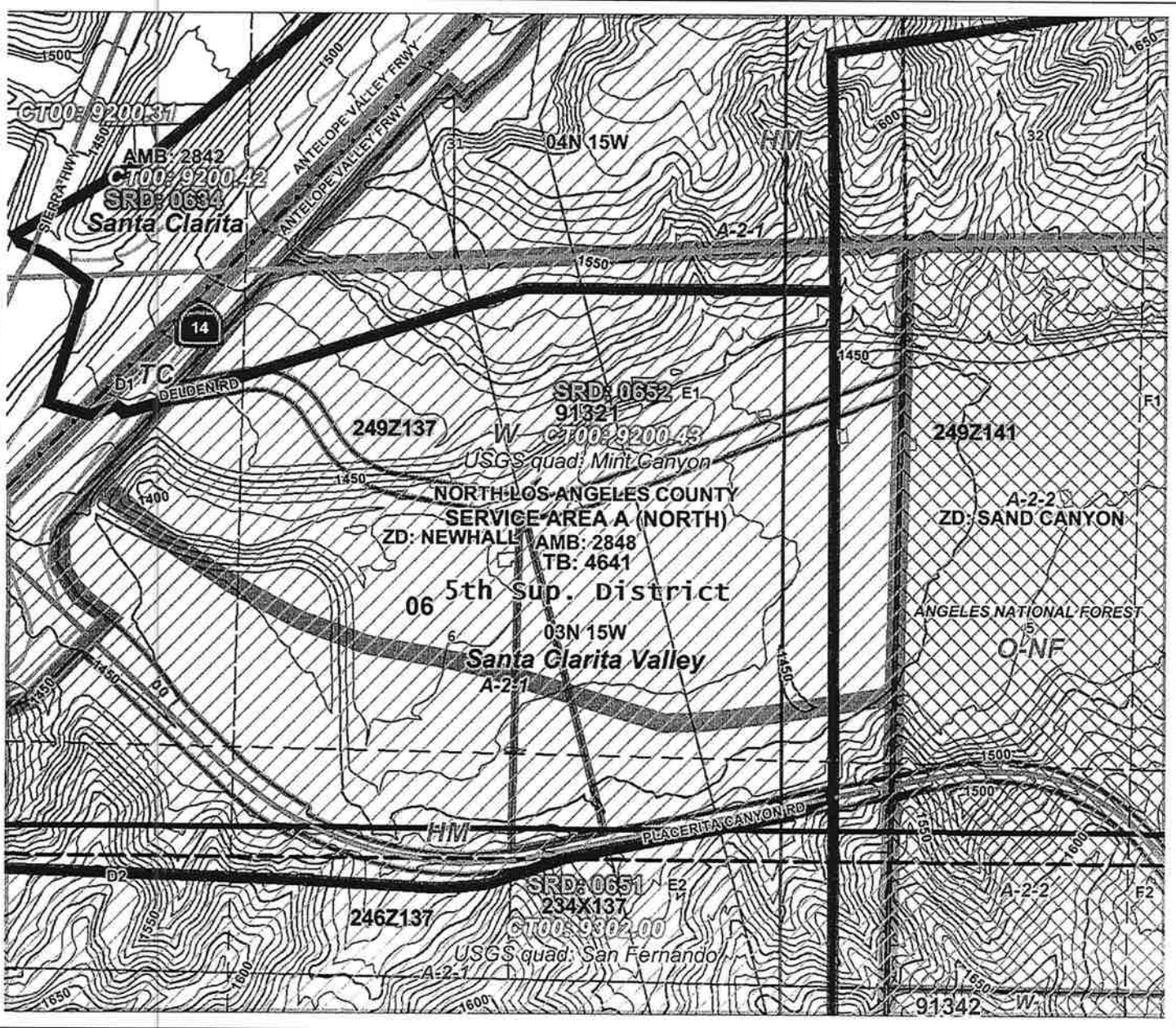
gisNET department of regional planning

# Output from GIS-NET

*Printed On: Oct 3, 2011*




## Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (p)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (p)
- Parkway - (e)
- Parkway - (p)
- Major Highway - (e)
- Major Highway - (p)
- Secondary Highway - (e)
- Secondary Highway - (p)

(e)=Existing (p)=Proposed

Railroad or Rapid Transit
- Railroad
- Rapid Transit
- Underground Rapid Transit

Significant Ridgelines
- Castaic CSD Primary
- Castaic CSD Secondary
- SMMNA Significant

- Census Tract (2000)
- Assessor Map Book (AMB) Boy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Severity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisorial District Boundary

Safety Related Stations (From TB)
- Fire Station
- Highway Patrol
- Police Station
- Ranger Station
- Sheriff Station

- Zoning (Boundary)

Zoning
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-H
- Zone C-M
- Zone CPD
- Zone C-R
- Zone D-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone M-3
- Zone MPD
- Zone MXD
- Zone O-S
- Zone P-R
- Zone R-1
- Zone R-2
- Zone R-3-( )U
- Zone R-4-( )U
- Zone R-A
- Zone RPD
- Zone R-R
- Zone SP
- Zone SR-D
- Zone W

Landuse Policy (Not in Comm / Area Plan)
- 1 - Low Density Residential (1 to 6 du/ac)
- 2 - Low/Medium Density Residential (6 to 12 du/ac)
- 3 - Medium Density Residential (12 to 22 du/ac)
- 4 - High Density Residential (22 or more du/ac)
- C - Major Commercial
- I - Major Industrial
- O - Open Space
- P - Public and Semi-Public Facilities
- RC - Rural Communities
- R - Non-Urban
- TC - Transportation Corridor

Inland Waterbody
- Perennial
- Intermittent
- Dry

*Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.*

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Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET. The map should be interpreted in accordance with the disclaimer statement of GIS-NET.

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| SCALE 1" = 400' | |

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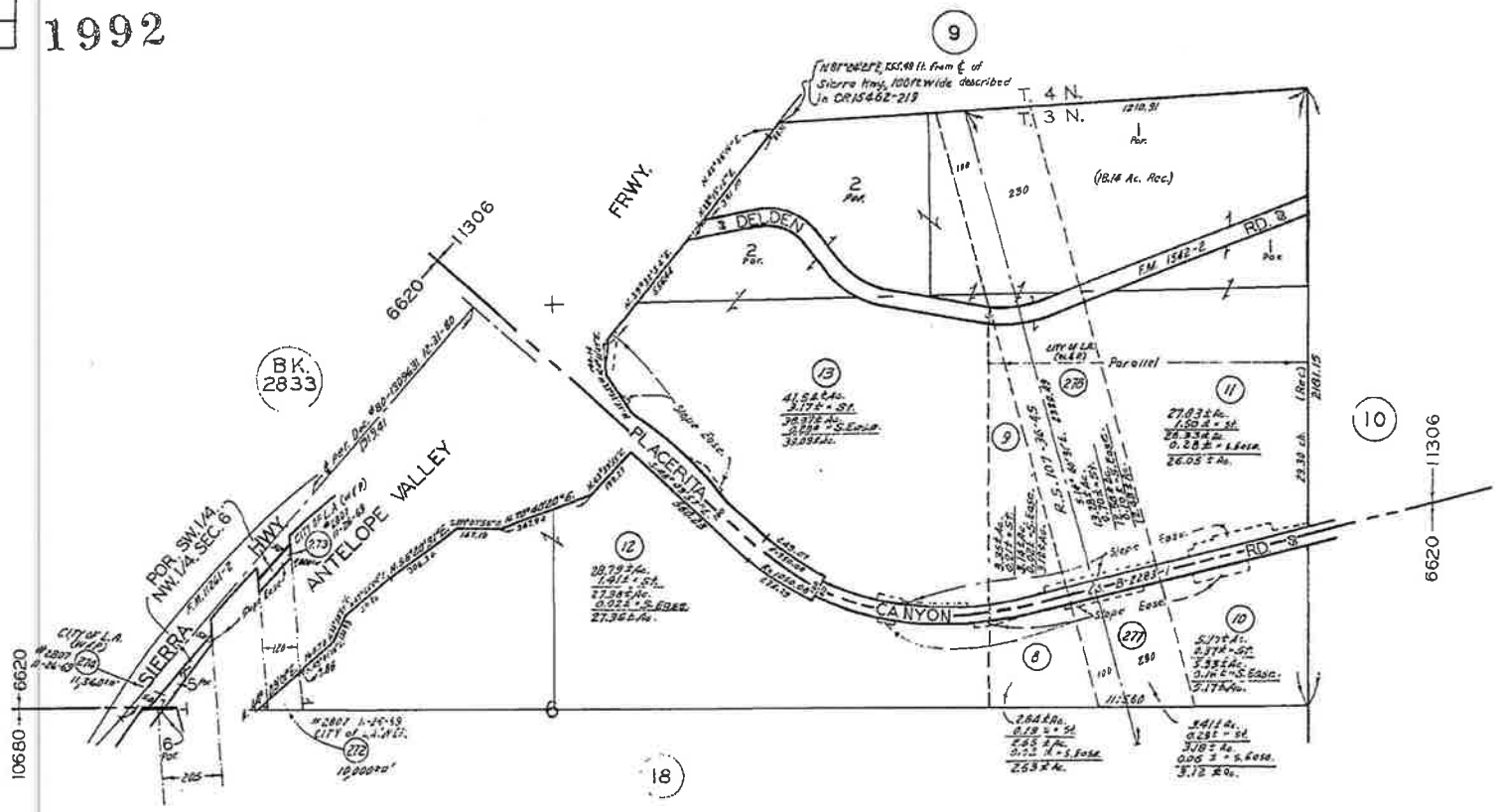


CODE
6620
10680
11306

FOR PREV. ASSM'T SEE:
2842 - 15
2848 - 18

T. 3 N., R. 15 W.

SECTION LINES PER C.S.B-468-3

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

# COUNTY OF LOS ANGELES
# FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

## CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 71216 Map Date: March 13. 2013

C.U.P. _____ Vicinity _____

☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881–2404.

☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.

☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.

☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.

☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Final Fuel Modification Plan" shall be submitted and approved prior to Building Permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.

☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.

☐ The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department recommends approval of this project as presently submitted.**
**See additional sheet for specific conditions of approvals for this project.**

By Inspector: Juan C. Padilla Date April 09, 2013

# COUNTY OF LOS ANGELES
# FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

## WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No: TR 71216 Map Date: March 13. 2013

Revised Report _____

☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

☒ The required fire flow for public fire hydrants at this location is **5000** gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☒ Fire hydrant requirements are as follows:

Install 21 public fire hydrant(s). Upgrade / Verify existing ____ public fire hydrant(s).

Install ____ private on-site fire hydrant(s).

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: ____

☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.

☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.

☐ Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **The required fire hydrants shall be installed and tested or bonded for prior to Final Map clearance.**
**See additional sheet for all water system conditions of approval.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date April 09, 2013

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

# COUNTY OF LOS ANGELES
# FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

## LAND DEVELOPMENT UNIT REQUIREMENTS
## ADDITIONAL PAGE

**Subdivision No:** TR 71216 **Map Date:** March 13. 2013

**TENTATIVE MAP / EXHIBIT MAP - CONDITIONS OF APPROVAL**

1 Record a reciprocal access agreement for all Private Driveways and Fire Lanes to the satisfaction of the Department of Regional Planning, especially for the fire lanes within the LADWP Transmission Corridor.

2 Fire Department vehicular access crossing any portion of the Flood Plain shall be designed to the Department of Public Works standards and Section 503.2.6 of the County of Los Angeles Fire Code (Title 32).

3 Due to the proximity of the LADWP overhead power lines, all proposed buildings and parking area shall ensure compliance with the LosAngeles County Fire Department Regulation 27.

4 Any proposed gates shall be shown on the Exhibit Map along with a design cross section. Gates shall also comply with Los Angeles County Fire Department Regulation 5.

5 Final access approval for the Filming Studios shall be further reviewed for compliance at which time the final design plans are submitted for building permit clearances or C.U.P. review.

6 The required fire flow for each public fire hydrant maybe reduced when final building design has been submitted to the Fire Department for review and approval with the CUP/Exhibit A review or during the building permit review process.

7 Multiple water source points of connections for fire suppression purposes maybe required during the review of the on-site water system by the Fire Department.

By Inspector: Juan C. Padilla Date: April 09, 2013

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

COUNTY OF LOS ANGELES
**Public Health**

**JONATHAN E. FIELDING, M.D., M.P.H.**
Director and Health Officer

**CYNTHIA A. HARDING, M.P.H.**
Acting Chief Deputy Director

**ANGELO J. BELLOMO, REHS**
Director of Environmental Health

**JACQUELINE TAYLOR, REHS**
Director of Environmental Protection Bureau

**PATRICK NEJADIAN, REHS**
Chief EHS, Land Use Program

**MICHELLE TSIEBOS, REHS**
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 813-3016

**BOARD OF SUPERVISORS**

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

Tract Map No. 71216

Vicinity: Newhall

Tentative Map Date: March 13, 2013

The Los Angeles County Department of Public Health – Environmental Health Division has no objection to Vesting **Tentative Tract Map 71216.** The following conditions still apply and remain in effect:

1. Potable water shall be supplied by the Newhall County Water District. Water wells intended and build as "irrigation wells" shall only be used for irrigation purpose. All setback requirements apply.

2. Sewage disposal shall be provided through the public sewer and wastewater treatment facilities of the Santa Clarita Valley Sanitation District as proposed.

3. For structures to be served by new onsite wastewater treatment systems (septic systems), prior to the installation of an onsite wastewater treatment system (OWTS) for the relocated foreman's home, referred as proposed septic systems, a complete feasibility report shall be submitted to the Department for review and approval. The feasibility report shall be prepared in accordance with the requirements outlined in the Department's *"A Professional's Guide to Requirements and Procedures for Onsite Wastewater Treatment Systems (OWTS)"*.

   At the time of installation of proposed septic system, location of all wells and septic systems shall be identified. Existing septic systems that will remain in operation shall be inspected by a "qualified contractor" to ensure systems are in good repair and functional. The report of the inspection shall be submitted to the Department for review and approval. The systems deemed inadequate shall be upgraded to meet current standards established by the Department. The existing systems deemed inoperable or planned to remain inactive, shall be properly abandoned, as required by Building and Safety Division.

   Note: The design and installation of OWTS shall conform to the requirements of Public Health and other applicable regulatory agencies. If, due to the proposed development, grading, geological limitations, required setbacks and flood or surface/ground water related concerns, or for any other related reasons, conformance with all applicable requirements cannot be achieved, the Department will not recommend issuance of any building permits on this property.

Note: At the time of construction if public sewer connection is available within 200 feet of any part of the proposed building or building's exterior drainage, all future sewage drainage and piping from any land development shall be connected to such public sewer.

4. The applicant shall obtain authorization from the Los Angeles Regional Water Quality Control Board prior to the installation of the OWTS.

Prepared by: Michelle Tsiebos M.T Phone: (626) 430-5382 Date: April 5, 2013

# LOS ANGELES COUNTY
# DEPARTMENT OF PARKS AND RECREATION

## PARK OBLIGATION REPORT

| | | | | |
|---|---|---|---|---|
| Tentative Map # | 71216 | DRP Map Date: **03/13/2013** | SCM Date: **04/18/2013** | Report Date: **04/03/2013** |
| Park Planning Area # | **35E** | **PLACERITA CANYON** | | Map Type: **REV. (REV RECD)** |

Total Units **0** = Proposed Units **0** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

1) the dedication of land for public or private park purpose or,
2) the payment of in-lieu fees or,
3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

**Park land obligation in acres or in-lieu fees:**

| | |
|---|---|
| ACRES: | **0.00** |
| IN-LIEU FEES: | **$0** |

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

**This project is exempt from park obligation requirements because:**

**Non-residential subdivision.**

**Trails:**

See also attached Trail Report.

**Comments:**

**This is a commercial subdivision which is exempt from the County's Quimby requirements.**

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: _____
James Barber, Land Acquisition & Development Section

Supv D 5th
April 03, 2013 07:37:04
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# LOS ANGELES COUNTY
# DEPARTMENT OF PARKS AND RECREATION

## PARK OBLIGATION WORKSHEET

| | | | | |
|---|---|---|---|---|
| Tentative Map # **71216** | DRP Map Date: **03/13/2013** | SMC Date: **04/18/2013** | Report Date: **04/03/2013** |
| Park Planning Area # **35E** | **PLACERITA CANYON** | | Map Type: **REV. (REV RECD)** |

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

**(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation**

**(X) acres obligation x RLV/Acre = In-Lieu Base Fee**

Where:

**P =** Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

**Ratio =** The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

**U =** Total approved number of Dwelling Units.

**X =** Local park space obligation expressed in terms of acres.

**RLV/Acre =** Representative Land Value per Acre by Park Planning Area.

Total Units **0** = Proposed Units **0** + Exempt Units **0**

| | People* | Ratio 3.0 Acres / 1000 People | Number of Units | Acre Obligation |
|---|---|---|---|---|
| Detached S.F. Units | 3.60 | 0.0030 | 0 | 0.00 |
| M.F. < 5 Units | 2.78 | 0.0030 | 0 | 0.00 |
| M.F. >= 5 Units | 2.43 | 0.0030 | 0 | 0.00 |
| Mobile Units | 1.89 | 0.0030 | 0 | 0.00 |
| Exempt Units | | | 0 | |
| | | | Total Acre Obligation = | **0.00** |

Park Planning Area = **35E PLACERITA CANYON**

| Ratio | Acre Obligation | RLV / Acre | In-Lieu Base Fee |
|---|---|---|---|
| @(0.0030) | 0.00 | $200,420 | **$0** |

| Lot # | Provided Space | Provided Acres | Credit (%) | Acre Credit | Land |
|---|---|---|---|---|---|
| None | | | | | |
| | | | **Total Provided Acre Credit:** | **0.00** | |

| Acre Obligation | Public Land Crdt. | Priv. Land Crdt. | Net Obligation | RLV / Acre | In-Lieu Fee Due |
|---|---|---|---|---|---|
| 0.00 | 0.00 | 0.00 | 0.00 | $200,420 | **$0** |

COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

*"Creating Community Through People, Parks and Programs"*

Russ Guiney, Director

April 1, 2013
Revised April 9, 2013

TO: Kim Szalay, Principal Planner
Special Projects Section
Department of Regional Planning

FROM: Lorrie Bradley, Park Planner LB
Trails Section
Department of Parks and Recreation

CC: Christina Tran, Senior Planner
Impact Analysis Section
Department of Regional Planning

SUBJECT: **VESTING TENTATIVE TRACT MAP NO. 71216; County Project No. TR-071216-(5); Disney | ABC Studios at the Ranch; TRAIL CONDITIONS**

1. Prior to recordation of the Final Map or issuance of a grading permit, building permit or improvement plans, whichever comes first, the applicant shall:

    a. Dedicate by separate document to the County of Los Angeles, Department of Parks and Recreation a variable width 12- to 20-foot wide non-motorized multi-use (equestrian, bicycling, and hiking) trail easement, for purposes of the Placerita Canyon Connector Trail as shown on DPR "Exhibit A" dated April 1, 2013. Full public access shall be provided for the multi-use (equestrian, biking, & hiking) trail easement.

    b. Dedicate by separate document to the County of Los Angeles, Department of Parks and Recreation an easement for the purpose of a trail staging area as shown on DPR "Exhibit A" dated April 1, 2013. The easement shall be approximately 19,000 sq. ft. in size and shall provide a direct connection to the Placerita Canyon Connector Trail.

2. Prior to recordation of the Final Map, the applicant shall:

    a. Design and construct the Placerita Canyon Connector Trail and associated staging area. The trail and associated staging area shall be designed and constructed in a manner consistent with the County of Los Angeles Trails Manual (Trails Manual). Significant deviation from the guidelines within the Trails Manual must be approved in writing by the Department of Parks and Recreation.

b. Submit to the Department of Parks and Recreation, grading plans, to include detailed grading and construction information for the trail and staging area. The detailed grading information for the trail construction, shall include all pertinent information required, per Department of Parks and Recreation trail standards and all applicable codes, but not limited to the following:

   i. Bush hammer (or equivalent) finish at all concrete surfaces (if any).

   ii. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department of Parks and Recreation.

   iii. The proposed Placerita Canyon Connector Trail crosses two (2) drainages under the jurisdiction of the U.S. Army Corps of Engineers. The grading plans shall show a mechanism to convey water across or under the trail where the trail crosses two (2) U.S. Army Corps of Engineers jurisdictional drainages in order to prevent erosion of the trail tread during storm events.

   iv. An electronic copy (AutoCAD 2005 or newer version) of the grading plans shall be submitted on CD or DVD with the hard copy plans.

3. Prior to initiation of trail construction, the Applicant shall:

   a. Submit a preliminary construction schedule showing milestones for completing the trail. The Applicant's representative shall provide updated trail construction schedules to the Department of Parks and Recreation on a monthly basis. Schedule submittals shall include a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.

   b. Schedule a site inspection with the Department of Parks and Recreation to verify and approve the trail alignment. The centerline of the trail shall be staked prior to the inspection.

4. Prior to Departmental final acceptance of the constructed trail and staging area by the Department of Parks and Recreation, the Applicant shall:

   a. Notify the Department of Parks and Recreation to schedule a final inspection trail walkthrough within five (5) business days of completion of trail construction, including installation of all required amenities. Any portions of the constructed trail not approved shall be corrected and brought into compliance with the trail construction guidelines within thirty (30) calendar days. Upon completion of the punch list, the applicant shall contact the Department of Parks and Recreation to schedule another site inspection.

b. Submit copies of the as-built trail drawings to the Department of Parks and Recreation Trails Section. As-built drawings shall be submitted in both hard copy and electronic (AutoCAD 2005 or newer version) formats.

c. Submit a letter to the Department of Parks and Recreation requesting acceptance of the dedicated constructed trail. The Department of Parks and Recreation will issue a trail acceptance letter only after receiving as-built trail drawings and conducting a field inspection.

For any questions concerning trail alignment or conditions of trail approval, please contact Lorrie Bradley, Park Planner, at (213) 738-2812 or lbradley@parks.lacounty.gov.

# EXHIBIT A: PLACERITA CANYON CONNECTOR TRAIL & STAGING AREA (APRIL 1, 2013)

County of Los Angeles | Department of Parks & Recreation

500 Feet

Date: 04/09/13
Prepared By: Planning_ZL
Aerial: LAR-IAC3
Parcels: Assessor 2010
Roads: Thomas Brothers (All rights reserved)
Trails: DPR

# CUP CONDITIONS

**DRAFT CONDITIONS OF APPROVAL**
**COUNTY OF LOS ANGELES**
**PROJECT NO. TR071216-(5)**
**CONDITIONAL USE PERMIT NO. 200900126**
**OAK TREE PERMIT NO. 200900041**
**PARKING PERMIT NO. 201000002**

## PROJECT DESCRIPTION

The Project proposed within the 890-acre Golden Oak Ranch located within Los Angeles County ("Ranch"), which includes approximately 30 acres of off-site City of Los Angeles Department of Water and Power ("LADWP") transmission corridor right-of-way, plus other off-site improvements (together, "Project Site"), consists of the following: A 44.28-acre onsite development associated with a vesting tentative tract map ("Map Area") plus approximately 14 of the 30 acres within the LADWP transmission line corridor for two adjacent parking lots, comprising a 58-acre area for the primary new development ("Development Area"). A 20-lot subdivision of the Map Area would be developed with a maximum of 555,950 square feet, including 12 soundstages, six production offices, six mills, six writer/producer bungalows, one warehouse, one commissary, and one administration building with a maximum building height of 60 feet, or, alternatively, an 18-lot subdivision of the Map Area would be developed in which in lieu of four soundstages, two mills, and two production offices within the northern portion of the Map Area, an optional media office building is proposed, reducing total development to 510,000 square feet. Other Project elements include: construction of a bridge 220 feet in length spanning Placerita Creek to provide primary access between areas north and south of the creek; construction of a central utility plant located in the southwest corner and an electrical substation located in the north corner of the Map Area; provision of parking exceeding County Code requirements within the Map Area and within the LADWP transmission corridor right-of-way in the 58-acre Development Area, or, alternatively additional parking within two on-site parking lots ("Conditional Parking Areas") located east of the Development Area; removal of 158 oak trees and encroachment into the protected zone of 82 oak trees; relocation of the Ranch foreman's mobile home residence from the Map Area to one of two potential sites on the southeastern corner of the Ranch; demolition of an abandoned structure located in the Map Area; vacation of Delden Road located within the Map Area; construction of a 2,000,000-gallon water tank, 40 feet in height, south of Placerita Canyon Road; provision of a trail approximately 4,600 feet in length and trail staging area of approximately 19,000 square feet south of Placerita Canyon Road, which would connect to existing trails within Angeles National Forest; and grading in excess of 100,000 cubic yards, including offsite transport and optional night hauling. The Project also proposes infrastructure improvements located on-site and off-site within unincorporated Los Angeles County and the City of Santa Clarita as well as the continuation of existing uses, including outdoor filming sets on 195 acres, filming backdrop on 637 acres and portions of the Development Area, and agricultural and oil production uses. The above project elements are together the "Project". Conditions of existing Conditional Use Permit ("CUP") No. 04-089 are superseded and replaced by this CUP. The Project and existing uses are subject to the following conditions of approval.

## GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose and may not be used until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10 (inspection fees), 11 (NOD/F&G fee), and 14 (Mitigation Monitoring Fee). Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4 (indemnification), 5 (litigation deposit), 9 (expiration if not vested), and 11 (NOD/F&G fee) shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

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 or any other applicable limitations period. 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 Regional Planning in the amount of $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. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the effective date of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property. Upon recordation, Permittee shall provide an official copy of the recorded conditions to the Director.

8. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall be effective upon compliance with Condition No. 2 and use of this grant. This grant shall be considered used upon recordation of the final map for Vesting Tentative Tract Map No. 071216. Upon the effective date, this CUP shall supersede previous CUP No. 04-089 and any other previous CUPs pertaining to this property. In the event that Vesting Tentative Tract Map No. 071216 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map and this CUP shall not supersede previous CUP No. 04-089 and any other previous CUPs pertaining to this property.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. Within 30 days the Permittee shall deposit with the County the sum of **$2,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of approval. The fund provides for **10 annual inspections** for the first 10 years. During the 10th year, an additional deposit shall be required for an **additional 10 annual inspections** at the current recovery cost in effect at the time the additional deposit is made. Inspections shall be performed annually thereafter in perpetuity at the

current recovery cost in effect at the time each inspection takes place. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. 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 **$3,070.25** ($2,995.25 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.

12. The Permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.

13. Within thirty (30) days of the date of final approval of the grant by the County, the Permittee shall record a covenant and agreement in the office of the Recorder that attaches the MMRP and in which the Permittee agrees to comply with the mitigation measures imposed by the MMRP for this Project. Prior to recordation of the covenant, the Permittee 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 Permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the Permittee's compliance with the required mitigation measures.

14. The Permittee shall deposit an initial sum of **$6,000.00** with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing 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. There shall be no limit the number of additional deposits that may be required.

15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the Fire Department.

17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

18. All permanent structures shall comply with the requirements of the Department of Public Works, Building and Safety Division.

19. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, or as set forth in these conditions, including in the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

20. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.

21. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

22. The subject property shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, four copies of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

23. In the event that subsequent revisions to the approved Exhibit "A" are submitted, Permittee shall submit four copies, or, the number otherwise specified, of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

**CONDITIONAL USE PERMIT SITE-SPECIFIC CONDITIONS APPLICABLE TO 890-ACRE RANCH**

24. This grant shall authorize a Development Program including: indoor filming studio development including an electrical distribution substation on 44.28 acres associated with VTTM No. 071216 in the proposed C-M-DP zone; parking within 14 acres of Los Angeles Department of Water and Power transmission line right-of-way requiring a parking permit, or, alternatively two on-site Conditional Parking Areas in the A-2-1 and A-2-2 zones; grading in excess of 100,000 cubic yards with optional night hauling of export and import of earth, relocation of a caretaker mobile home, construction of a water tank, exemption from Rural Outdoor Lighting District hours of operation requirements for onsite filming activities, and continued operation and maintenance of existing outdoor sets and filming ranch on 195 acres with the remaining 637 acres used as filming backdrop requiring a CUP in the proposed C-M-DP, A-2-1 and A-2-2 zones; continuation of permitted existing agricultural and oil production uses and construction of a trail and trail staging area in the existing A-2-1 and A-2-2 zones.

**Zone ()-DP Conditions**

25. The permittee shall comply with the requirements of Section 22.40 Part 2 including the allowed exception to certain conditions listed in Section 22.40.070 when named alternatives are specified by the proposed development program.

    a. All of the following conditions shall be deemed to be conditions of every development program in an approved conditional use permit, whether such conditions are set forth in the conditional use permit or not. Except as otherwise specified as part of said development program:

        i. "No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the property." The Project complies including the continued use of temporary sets for motion picture production uses as part of the development program proposed.

        ii. "No existing building or structure which under the program is to be demolished shall be used." The Project complies since one structure is proposed for demolition and is not intended for use.

iii. "No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered." The Project proposes relocation of a caretaker's mobile home and shall not be used until authorization is completed. The Project complies.

iv. "All improvements shall be completed prior to the occupancy of any structures." The Project complies.

v. "Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings." The first phase of proposed development prepares the site through grading. A portion of the primary buildings are proposed for the second phase of development. The Project complies.

b. "Where specifically so indicated in approval of the development program, such schedule may permit development to be completed in phases. In interpreting the provisions of subdivisions 4 and 5 of subsection A above, each such separately designated phase shall be considered a separate development program." The Project complies with seven proposed phases of development.

**Hours of Operation**

26. Hours of operation are 24 hours per day, seven days per week for operations of the 890-acre Ranch (for informational purposes business hours of operation for only the ranch office are generally 6 a.m. to 6 p.m. daily).

**Conditions of County Departments**

27. All development pursuant to this grant shall comply with the requirements of the Department of Public Works letter dated May 2, 2013 to the satisfaction of said department, which is attached hereto and incorporated herein by this reference.

28. All development pursuant to this grant shall comply with the requirements of the Fire Department letters dated March 8, 2010 and April 25, 2013 to the satisfaction of said department.

29. All development pursuant to this grant shall comply with the requirements of the Department of Public Health letter dated May 6, 2010 to the satisfaction of said department.

30. During construction, the Permittee and its contractor shall comply with Sections 12.12.010 – 12.12.100 of the Los Angeles County Code regarding construction noise to the satisfaction of the Department of Public Health.

31. All development pursuant to this grant shall comply with the requirements of the Department of Parks and Recreation letter dated April 9, 2013 to the satisfaction of said department.

**Construction Conditions**

32. In the event permanent construction of the existing "Country Bear Hall" and associated restroom is desired by the permittee, said hall and restroom shall require the obtaining of all necessary permits by Permittee from the Department of Public Works, Building and Safety Division and from the Fire Department regarding building safety requirements for wood assembly halls built in a Very High Fire Hazard Severity Zone (Country Bear Hall is an existing set adjacent to the on-site pond interior to the site with the potential to be converted to permanent use if brought into conformance with applicable County codes). The conversion of Country Bear Hall to permanent use would be required to be within the existing footprint and existing square feet of the existing structure.

33. In the event permanent construction of the existing "Country Bear Hall" and associated restroom is desired by the permittee, said hall and restroom shall meet all applicable FEMA flood protection requirements for conversion or reconstruction of "Country Bear Hall" to a permanent structure.

34. Permittee shall demolish the structure located in the Map Area within the flood plain and labeled and depicted on Exhibit "A" as "unoccupied house and septic system to be removed" **prior to issuance of the first grading permit**.

35. Permittee shall relocate the mobile home from within the Map Area labeled "current foreman's mobile home and septic system to be removed and relocated" to one of two sites as depicted on Exhibit "A" to the satisfaction of the Department of Public Health and the Director of Planning, or, remove the mobile home from the property. One of the above-mentioned actions must be accomplished **prior to issuance of the first grading permit**.

36. Mobile home unit licenses shall be current and structures shall meet all required mobile unit building standards of the Department of Public Works, Building and Safety Division.

37. The exterior appearance of the retaining wall design and/or other design elements for the required new traffic signal located in proximity to the existing main entrance driveway labeled No. 8 of the current uses on Exhibit "A", and all fencing or walls visible from the public right-of-way outside the subject property, shall be to the satisfaction of the Director and the Department of Public Works.

38. The permittee shall suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine the resource and determine

appropriate mitigation measures. Construction shall not commence until compliance with said mitigation is completed.

39. The permittee shall install methane gas protection systems in all existing or proposed structures located within 200 feet of an active, abandoned, or idle oil or gas well to the satisfaction of the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) after obtaining permits from the Department of Public Works, Environmental Programs Division in compliance with Section 110.4 of the Los Angeles County Building Code.

40. The permittee shall divert at least 75 percent of solid waste from landfills during construction including, but not limited to, use of waste reduction and recycling programs, to the satisfaction of the Department of Public Works, Environmental Programs Division.

**Grading-Related Conditions**

41. Grading of the 58-acre Development Area shall comply with requirements for berms, bioretention basins, and drainage swales as depicted on the approved Exhibit "A" Landscape Concept sheet 7.

42. Written authorization shall be obtained from LADWP for use of transmission line right-of-way for parking lot and construction grading **prior to issuance of grading permits**. Should authorization from LADWP not be obtained, the two Conditional Parking Areas shall be constructed according to the required conditions in the Parking Permit as indicated below in the Parking Permit Conditions. Grading permits shall be limited to grading within the Project Site excluding the 30-acre LADWP transmission line right-of-way area.

43. Optional night hauling shall be subject to permission by the county engineer in compliance with Section 12.12.050 of the County Code. Regulations in Section 12.12.030, which would prohibit nighttime off-site transport of solid fill between 8:00 p.m and 6:30 a.m. the following day do not apply to any person who performs the construction, repair, excavation or earthmoving work involved pursuant to the express written permission of the County Engineer. Permittee shall provide proof of permission granted from the County Engineer to the Director prior to commencing night hauling.

44. Grading shall be prohibited during the rainy season between October 15 and April 15 of the following year except as otherwise authorized by the Department of Public Works.

45. All material graded shall be sufficiently watered or treated to prevent excessive amounts of dust during the grading phases of construction. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day, and including weekends when high winds are present, or,

Permittee shall utilize other equal or better treatment of graded material to achieve the same performance. All clearing, grading, earth moving or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust. Fugitive dust from the Project Site shall not exceed SCAQMD visibility standards outside the boundaries of the subject property.

**Landscaping Conditions**

46. The landscape plans required in the Project mitigation measures shall be prepared in substantial compliance with Exhibit "A" Landscape Concept sheet 7 pertaining to the 58-acre Development Area. The landscaping requirement of 10 percent per lot in the 44.28-acre Map Area may be fulfilled by landscaping a minimum of 10 percent of the entire 58-acre Development Area rather than lot by lot. A detailed landscape plan shall be submitted to the Director for review and approval **prior to issuance of the first building permit**.

47. Permittee shall comply with an approved detailed landscape plan and shall remove non-native eucalyptus trees, pepper trees, and, as directed by the County biologist, other invasive non-native tree species "volunteers", as they appear, or remove them at least on an annual basis. "Volunteers" shall be defined as seedlings that appear on the site spontaneously, not those which are intentionally planted and used temporarily as part of an outdoor filming set.

48. Permittee shall maintain all landscaping in a neat, clean and healthy condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover. Existing and ongoing farming operations may use other water-efficient systems suitable to the crops grown.

49. Establishment of vegetation and re-vegetation and soil restoration and enhancement when removed or impacted during maintenance activities by the Los Angeles County Flood Control District ("LACFCD") on Lot 14 of VTTM 071216, shall be the responsibility of the permittee in perpetuity and shall not include planting of oak trees within the areas where prohibited by the LACFCD.

50. Permittee shall plant or cause to be planted a number of trees of a non-invasive species within the front yard of each lot with frontage on Placerita Canyon Road to the satisfaction of Public Works and Regional Planning. The location and the species of said trees shall be incorporated into a landscape plan for review and approval by Public Works and Regional Planning **prior to issuance of grading permits**. Permittee shall post a bond with Public Works **prior to recordation of the first final map** to ensure the planting of the required trees. Access shall not

be hindered to the following areas by said frontage plantings: to the debris basins on lots 19 and 20 of Project Option A, or, lots 17 and 18 of Project Option B, of the Map Area; and, to the portion of the basin off-site within the LADWP right-of-way.

**Filming-Related Conditions**

51. This grant permits on the premises a maximum of 600 persons per day in the existing outdoor filming area plus 1,080 persons per day in the Development Area for Option A for a total of **1,680 persons per day for Option A**, or, 1,240 persons per day in the Development Area for Option B for a total of **1,840 persons per day for Option B**. The permittee/applicant shall explicitly state in its filming permit request to the Filming Permit Coordination Office of the County of Los Angeles, any proposed use exceeding these total numbers of persons per day.

52. This grant authorizes the temporary use of domestic and wild animals in motion picture and television production, provided the wild animals are kept or maintained pursuant to all regulations of the Los Angeles County Department of Animal Care and Control, and are not retained on the premises for a period exceeding 60 days. The Director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56 regarding director's review. Domestic animals such as horses and other equine, cattle, sheep, and goats may be retained on site for extended periods of time according to the requirements of Section 22.24.120.B. of the County Code.

53. Filming and filming-related uses within the protected zone of oak trees located within the existing outdoor set area as depicted on Exhibit "A" shall not be considered oak tree encroachments provided the following do not occur: removal of oak trees 5 inches or greater in diameter; damage to oak trees as defined in Section 22.56.2060.B of the County Code; and pruning of branches greater than two inches.

54. All on-site production-related explosions shall be conducted under the supervision of the Los Angeles County Fire Department. Prior notification shall be provided to the Department of Parks and Recreation and adjacent neighbors regarding noise.

55. All temporary structures, including movie sets, shall not encroach upon two blue line streams, Placerita Creek and Heil Creek and their riparian embankments without the Permittee first obtaining a stream alteration permit pursuant to Sections 1601 through 1603 of the State Fish and Game Code.

56. Vegetation outside of set construction boundary depicted on the Exhibit "A" and within blue line streams and their riparian embankments, shall not be disturbed without obtaining appropriate permits.

**Night Lighting Conditions**

57. Lighting Plans, required by Mitigation Measure I-2 of the MMRP, shall include provisions for reducing or eliminating unnecessary outdoor night lighting throughout the subject property which is not needed for Project operations or security after 10:00 p.m. and before sunrise nightly, to the satisfaction of the Director.

58. The Project shall be exempt from Rural Outdoor Lighting District standards for hours of operation for outdoor filming activities pursuant to Section 22.44.550.B.2 of the Zoning Ordinance, pursuant to Condition No. 26 above.

59. The Project shall comply with general Rural Outdoor Lighting District development standards pursuant to Section 22.44.540 of the Zoning Ordinance with the exception of the 44.28-acre Map Area which is located outside of the Rural Outdoor Lighting District.

**Other Conditional Use Permit Conditions**

60. The permittee shall divert at least 50 percent of solid waste from landfills during operations including, but not limited to, use of waste reduction and recycling programs, to the satisfaction of the Department of Public Works, Environmental Programs Division.

61. Any outside storage of raw materials in any zone of the subject property shall comply with the requirements of Part 7 of Chapter 22.52 of the Los Angeles County Code.

62. Any signage in any zone of the subject property shall comply with the requirements of Part 10 of Chapter 22.52 of the Los Angeles County Code. A sign program shall be submitted for review and approval by the Director **prior to issuance of the first building permit**.

63. Colors and appearance of buildings and structures within view of the public rights-of-way shall be in keeping with the character of the area and shall be submitted for review and approval by the Director **prior to issuance of the first building permit**.

64. The Permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times.

**OAKTREE PERMIT CONDITIONS APPLICABLE TO 890-ACRE RANCH**

65. This grant authorizes removal of 158 (142 non-heritage + 16 heritage) trees and due to the size and complexity of this project up to an additional 10 percent tree removal (15 trees) as authorized by the County Forester and encroachment into

the protected zone of 82 (79 non-heritage + 3 heritage) trees of the Oak genus (Quercus Agrifolia) located within the subject property to be used for new construction of a development program within the Project Site subject to the following additional conditions.

66. No oak tree shall be removed or encroached upon until the permittee has recorded the first final map and obtained all permits and approvals required for the work that necessitates such removal or encroachment.

67. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated April 25, 2013 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division. In addition, should any oak tree die as a result of an approved encroachment, requiring the planting of mitigation trees, an acorn shall also be planted at the same time as and within the watering zone of each mitigation tree.

**PARKING PERMIT CONDITIONS APPLICABLE TO 890-ACRE RANCH**

68. In the event permission to use LADWP transmission line right of way for required and additional parking is not obtained from LADWP, the required and additional parking shall be provided in two Conditional Parking Areas as depicted on Exhibit "A" and shall be designed and constructed according to regulations in Section 22.52 Part 11 of the Zoning Ordinance **prior to issuance of the first occupancy permit.** In the event said permission is obtained and later revoked by LADWP, said Conditional Parking Areas shall be designed and constructed within sixty days of notice of revocation by LADWP or prior to vacation deadline date, whichever is earlier.

69. In addition to standard parking provided within the Map Area, this grant authorizes the following: off-site parking within the LADWP transmission corridor right-of-way located in the 58-acre Development Area, or, in the event off-site parking within LADWP right-of-way is no longer available, use of two Conditional Parking Areas located within the Project Site; reciprocal parking and tandem parking within the Map Area; and use of surplus parking area labeled "Parking Area" without paving and striping as depicted on Exhibit "A" adjacent to the Ranch office. Use of tandem parking shall include provision of a tandem parking management system with an on-site parking attendant available upon request by the Director.

70. The Permittee shall provide parking as required by the County Code calculated at parking ratios indicated by square feet of subject uses in the parking tables for Development Program Option A and Development Program Option B below. If the Permittee changes the operation of any of the uses so as to require less parking than the minimum requirement, the Permittee shall submit an application for a Revised Exhibit "A" within 90 days of such occurrence. If any of the uses substantially change their mode or character of operation or if the Permittee

changes the use(s) or otherwise modifies the subject property so as to require parking beyond the combined minimum requirement and the additional parking permitted in the tabled below, the Permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

Parking Table: Option A

| PROPOSED USE | SQUARE FEET (GSF) | SPACES/SQUARE FOOTAGE | REQUIRED PARKING | PROVIDED PARKING |
|---|---|---|---|---|
| PROJECT BUILDOUT | | | | |
| SOUNDSTAGES (12) | 237,600 sq.ft. | 1/1,000 sq.ft. | 238 | 238 |
| PRODUCTION OFFICES | 168,750 sq.ft. | 1/400 sq.ft. | 422 | 422 |
| MILLS | 69,000 sq.ft. | 1/500 sq.ft. | 138 | 138 |
| WAREHOUSE | 23,000 sq.ft. | 1/1,000 sq.ft. | 23 | 23 |
| WRITERS/PRODUCERS BUNGALOWS | 10,350 sq.ft. | 1/400 sq.ft. | 26 | 26 |
| ADMINISTRATION BUILDING | 30,000 sq.ft. | 1/400 sq.ft. | 75 | 75 |
| COMMISSARY* | 17,250 sq.ft. | 15 total | 15 | 15 |
| DELIVERIES/SERVICE** | | 3 total | 3 | 3 |
| ADDITIONAL PARKING | | 288 total | | 288 |
| TOTAL*** | | | 940 | 1,228 |
| HANDICAPPED SPACES | | 9 total | 9 | 9 |

*THE COMMISSARY WOULD SERVE EMPLOYEES AND VISITORS ALREADY ON-SITE. NO OFF-SITE USERS WOULD BE ALLOWED TO PATRONIZE THE COMMISSARY. AS A RESULT, THE REQUIRED PARKING IS FOR COMMISSARY STAFF.

**ONE SPACE DEDICATED TO DELIVERIES/SERVICE FOR THE COMMISSARY, CENTRAL UTILITY PLANT, AND ELECTRICAL SUBSTATION FOR A TOTAL OF THREE (3) DELIVERY SPACES ARE PROVIDED.

***THE TOTAL REQUIRED AND PROVIDED NUMBERS OF PARKING SPACES INCLUDES 9 SPACES DESIGNATED FOR USE BY HANDICAPPED PERSONS AS PRESCRIBED BY THE LOS ANGELES COUNTY MUNICIPAL CODE.

Parking Table: Option B

| PROPOSED USE | SQUARE FEET (GSF) | SPACES/SQUARE FOOTAGE | REQUIRED PARKING | PROVIDED PARKING |
|---|---|---|---|---|
| PROJECT BUILDOUT[2] | | | | |
| SOUNDSTAGES (8) | 158,400 sq.ft. | 1/1,000 sq.ft. | 158 | 158 |
| PRODUCTION OFFICES | 112,500 sq.ft. | 1/400 sq.ft. | 281 | 281 |
| MILLS | 46,000 sq.ft. | 1/500 sq.ft. | 92 | 92 |
| WAREHOUSE | 23,000 sq.ft. | 1/1,000 sq.ft. | 23 | 23 |
| WRITERS/PRODUCERS BUNGALOWS | 10,350 sq.ft. | 1/400 sq.ft. | 26 | 26 |
| STUDIO OFFICES | 112,500 sq.ft. | 1/400 sq.ft. | 281 | 281 |
| ADMINISTRATION BUILDING | 30,000 sq.ft. | 1/400 sq.ft. | 75 | 75 |
| COMMISSARY* | 17,250 sq.ft. | 15 total | 15 | 15 |
| DELIVERIES/SERVICE** | | 3 total | 3 | 3 |
| ADDITIONAL PARKING | | 208 total | | 208 |
| TOTAL*** | | | 954 | 1,162 |
| HANDICAPPED SPACES | | 9 total | 9 | 9 |

*THE COMMISSARY WOULD SERVE EMPLOYEES AND VISITORS ALREADY ON-SITE. NO OFF-SITE USERS WOULD BE ALLOWED TO PATRONIZE THE COMMISSARY. AS A RESULT, THE REQUIRED PARKING IS FOR COMMISSARY STAFF.

**ONE SPACE DEDICATED TO DELIVERIES/SERVICE FOR THE COMMISSARY, CENTRAL UTILITY PLANT, AND ELECTRICAL SUBSTATION FOR A TOTAL OF THREE (3) DELIVERY SPACES ARE PROVIDED.

***THE TOTAL REQUIRED AND PROVIDED NUMBERS OF PARKING SPACES INCLUDES 9 SPACES DESIGNATED FOR USE BY HANDICAPPED PERSONS AS PRESCRIBED BY THE LOS ANGELES COUNTY MUNICIPAL CODE.

71. The parking area located near the ranch office between existing uses 5 and 7 on the Exhibit "A" site plan shall accommodate at least 79 parking spaces including two required handicapped spaces according to the requirements of Section 22.52 Part 11 of the Los Angeles County Code. The requirement to pave and stripe the subject parking lots is modified to permit compacted dirt and/or gravel in keeping with the character of a ranch with the exception of two handicapped spaces to be paved and striped.

Attachments:
Mitigation Monitoring and Reporting Program
Fire Department letters dated March 8, 2010 and April 25, 2013
Department of Public Works Letter Dated May 2, 2013
Department of Public Health letter dated May 6, 2010
Department of Parks and Recreation letter dated April 9, 2013

KKS
6/06/13

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460


May 2, 2013

IN REPLY PLEASE
REFER TO FILE: LD-2

TO: Sam Dae
Special Projects Section
Department of Regional Planning

Attention Kim Szalay

FROM: Steve Burger
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. R200900126**
**OAK TREE PERMIT NO. 200900041**
**PROJECT NO. TR 071216(5)**
**DISNEY/ABC STUDIOS AT THE RANCH**
**UNINCORPORATED COUNTY AREA OF SANTA CLARITA**

☒ Public Works recommends approval of this CUP.

☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for CUP No. R200900126 in the unincorporated County area of Santa Clarita located near the Antelope Valley Freeway and Placerita Canyon Road. The project is to authorize a development program including an indoor filming studio development on 44 acres associated with Vesting Tentative Tract Map (VTTM) No. 071216 in a proposed C-M-DP zone; grading in excess of 100,000 cubic yards with night hauling; relocation of a caretaker mobile home; construction of an electrical substation, water tank, trail and trailhead; exemption from certain outdoor night lighting requirements; continuation of permitted existing agricultural and oil production uses; continued operation and maintenance of an existing outdoor sets filming ranch on 195 acres with the remaining 637 acres used as filming backdrop in proposed C-M-DP, A-2-1, and A-2-2 (Heavy Agricultural-Two Acres Minimum Lot Area) zones.

**Upon approval of the site plan, we recommend the following conditions, which shall apply to the CUP:**

A. Right of Way and Road Improvements

1. Comply with all subdivision, road-related conditions issued for VTTM No. 71216 to the satisfaction of Public Works.

2. Make an offer of right of way, 43 feet from the centerline, on Placerita Canyon Road along the property frontage from approximately 900 feet west of the easterly tract boundary (of VTTM 071216) to the easterly CUP boundary to the satisfaction of Public Works. In addition, make an offer to dedicate appropriate slope easements along the above limits to the satisfaction of Public Works.

For questions regarding the right of way conditions, please contact Matthew Dubiel of Land Development Division at (626) 458-4921 or mdubiel@dpw.lacounty.gov.

B. Grading

1. Comply with all subdivision, grading-related conditions issued for VTTM No. 71216 to the satisfaction of Public Works.

For questions regarding the grading condition, please contact Tony Hui at (626) 458-4921 or thui@dpw.lacounty.gov.

C. Sewer

1. Comply with all subdivision, sewer-related conditions for VTTM No. 71216 to the satisfaction of Public Works.

For questions regarding the sewer condition, please contact Tony Khalkhali of Land Development Division at (626) 458-4921 or tkhalkh@dpw.lacounty.gov.

D. Water

1. Comply with all subdivision, water-related conditions for VTTM No. 71216 to the satisfaction of Public Works.

For questions regarding the water condition, please contact Tony Khalkhali of Land Development Division at (626) 458-4921 or tkhalkh@dpw.lacounty.gov.

E. Drainage

1. Comply with all subdivision, drainage-related conditions for VTTM No. 71216 to the satisfaction of Public Works.

2. Any future mitigation requirements triggered by activities, including maintenance or repair work, within mitigation areas or habitat areas regulated by the regulatory agencies shall be the sole responsibility of the underlying property owner not the Los Angeles County Flood Control District.

For questions regarding the drainage conditions, please contact Andrew Ross of Land Development Division at (626) 458-4921 or aross@dpw.lacounty.gov.

F. Soils and Geology

1. Comply with all subdivision, geology and soils-related conditions for VTTM No. 71216 to the satisfaction of Public Works.

2. All structures and grading within the CUP boundary limits shall obtain appropriate permits from Public Works' Building and Safety Division and comply with all County codes relating to grading, drainage, and geology for any proposed structures including the proposed water tank on the south side of Placerita Canyon Road.

For questions regarding the soils and geology conditions, please contact Charles Nestle, cnestle@dpw.lacounty.gov, or Jeremy Wan, jwan@dpw.lacounty.gov, of Public Works' Geotechnical and Materials Engineering Division at (626) 458-4925.

**Upon approval of the site plan, we recommend the following conditions, which shall apply to the Oak Tree Permit:**

G. Drainage

1. All Oak trees in the vicinity of the proposed debris basins and identified as being removed per Exhibit Map 5A dated March 13, 2013, shall be removed to the satisfaction of Public Works.

2. All oak tree restoration areas shall exclude Los Angeles County Flood Control District easement areas to the satisfaction of Public Works.

For questions regarding the drainage conditions, please contact Andrew Ross of Land Development Division at (626) 458-4921 or aross@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Matthew Dubiel of Land Development Division at (626) 458-4921 or mdubiel@dpw.lacounty.gov.

MD:tb
P:\ldpub\SUBPCHECK\Plan Checking Files\CUP\CUP 200900126\CUP 200900126, Disney-ABC Studios at the Ranch Final.docx

# COUNTY OF LOS ANGELES
# FIRE DEPARTMENT

**5823 Rickenbacker Road**
**Commerce, California 90040-3027**

**DATE:** March 8, 2010

**TO:** Department of Regional Planning
Permits and Variances

**PROJECT #:** TR 71216 (T200900126)

**LOCATION:** 19802 Placerita Canyon Road, Newhall

☐ The Fire Department Land Development Unit has no additional requirements for this permit.

☐ The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.

☐ Install __ Public and/or __ On-site and/or __ Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

☒ **Comments:** The Fire Department has cleared the CUP for Public Hearing with the following conditions of approval.

☒ **Water:** Public Fire Hydrants and fire flow requirements will be determined during the Tentative Map review for the proposed 18 lot subdivision (Sound Stages). Additional water system requirements will be required for any proposed structures within the subdivision boundary or any future structures in the remaining ranch property in compliance to the Los Angeles County Fire Code and Los Angeles County Fire Department Regulations. Architectural plans shall be submitted to the Fire Department for review and approval.

☒ **Access:** Fire Department access to the subdivision is being addressed during the Tentative Map review. For the remaining ranch property, access shall provide an all weather access surface with minimum width of 20ft and subject to any applicable Los Angeles County Fire Code and Los Angeles County Fire Department Regulations for any future structure. Architectural plans shall be submitted to the Fire Department for review and approval.

☒ **Special Requirements:** This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). An "Approved Fuel Modification Plan" is required for any proposed structure prior to building permit issuance. Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details.

All proposed new construction within the subdivision and any future construction in the remaining ranch property is subject to compliance with any applicable Los Angeles County Fire Code, Los Angeles County Building Code, and any Los Angeles County Fire Department Regulations.

All new permanent facades that fall within the scope of the current edition of Los Angeles County Fire Department Regulation #29 shall be constructed and maintained in accordance with that Regulation. An adequate water supply for each new permanent façade is required prior to construction. The required water supply shall be approved by the Fire Marshal prior to building permit issuance based on the façade's size, construction type, and proximity to adjacent structures

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: *Juan C. Padilla*

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783

# COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN


April 25, 2013

Kim Szalay, Principal Regional Planner
Department of Regional Planning
Special Projects
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Szalay:

**OAK TREE PERMIT NUMBER 2009-00041**
**PROJECT NUMBER TR 071216-(5)**
**19802 PLACERITA CANYON ROAD, NEWHALL (REVISION)**

We have reviewed the "Request for Oak Tree Permit #2009-00041." The project is located at 19802 Placerita Canyon Road in the unincorporated area of Newhall. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Dudek, the consulting arborist, revision dated April 2012.

**We recommend the following as conditions of approval:**

**OAK TREE PERMIT REQUIREMENTS:**

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.

2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of $5000.00 Such fees shall be used to compensate the County Forester to cover expenses incurred while inspecting the

project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection prior to the commencement of construction and subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division, stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact, as determined by the County Forester for the life of the Oak Tree Permit.

5. The permittee shall install temporary chain link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site, as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.

6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval, shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

**PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:**

7. This grant allows the removal of one hundred fifty eight (142 non-heritages + **16 heritage**) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers:

776, 777, 778, 780, ***783***, 784, 785, 786, 787, ***788***,
789, 791, 792, 793, ***794***, ***795***, 796, ***799***, 800, 802,
***803***, 831, 832, 833, 834, 835, 836, 837, ***838***, 839,
840,842, ***843***, ***844***, 845, 846, ***847***, 848, 849, 850,
***851***, 852, 853, 854, 855, 856, 857, 858, 859, 860,
861, 862, 863, 864, 865, 866, 867, 868, 869, 870,
871, 872, 873, 874, 875, 876, 877, 878, 879, 880,
881, 882, 883, 884, 885, 886, 887, 888, 889, 890,
891, 892, 893, ***894***, 895, ***896***, ***897***, ***899***, ***900***,901,
902, 903, 904, 905, 906, 907, 908, 909, 910, 911,

912, 913, 914, 915, 916, 917, 918, 919, 920, 921,
923, 924, 925, 927, 928, 929, 930, 931, 932, 933,
934, 935, 936, 937, 938, 940, 941, 942, 943, 944,
945, 948, 949, 950, 951, 952, 953, 955, 956, 957,
958, 959, 961, 962, 963, 964, 965, 967, 969, 970,
971, 972, 973, 980, 983, 984, 2845 & 4138.

Due to the size and complexity of this project the County Forester is recommending that an additional 10% tree removal is approved to address any unforeseeable removals due to the projects approval.

on the applicant's site plan and Oak Tree Report. This grant allows encroachment within the protected zone of eighty two (78 non-heritage + **3 heritage**) of the Oak genus identified as tree numbers:

**666**, **667**, 668, 669, 776, 782, 801, **807**, 810, 818,
823, 826, 828, 829, 830, 1351, 2737, 2738, 2739, 2741,
2742, 2754, 2755, 2756, 2757, 2758, 2759, 2768, 2770, 2771,
2772, 2773, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784,
2785, 2786, 2804, 2805, 2846, 2847, 2848, 2849, 2850, 2861,
2862, 2863, 2864, 2865, 2867, 2868, 2871, 2872, 2873, 2874,
2876, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960,
2964, 2965, 2966, 2967, 2991, 3003, 3004, 3006, 3019, 3020,
3067, 3068, & 3069.

on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

**MITIGATION TREES:**

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree non-heritage tree removed and at a rate of ten to one (10:1) for each ***Heritage Tree*** removed for a total of four hundred forty two (442) trees. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments for non-heritage trees and at a rate of ten to one (10:1) for heritage trees.

11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two (2) largest stems of such trees shall measure a minimum of one (1) inch in diameter one (1) foot above the base. Planting oak seedlings smaller than this is permissible but the required mitigation start date will be when the seedlings measure the 1" caliber as stated above for the 15 gallon tree.

12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia*, grown from a local seed source.

13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The seven-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive seven (7) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required. All "in growth trees" or any unforeseeable removals will be mitigated at the rates set forth in these conditions.

15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

**NON-PERMITTED ACTIONS AND VIOLATIONS:**

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.

19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.

20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.

21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.

22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division, for all enforcement efforts necessary to bring the subject property into compliance.

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,

J LOPEZ, ACTING ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

JL: jl

Enclosure

COUNTY OF LOS ANGELES
**Public Health**

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
Acting Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

May 6, 2010

Kim K. Szalay, AICP
Principal Regional Planning Assistant
Special Projects Section
County of Los Angeles
Department of Regional Planning
320 West Temple St.
Los Angeles, CA 90012

**SUBJECT: PROJECT NO. TR 071216-(5)**
**CUP NO. 200900126**
**LOCATION: 19802 PLACERITA CANYON RD. at SR 14, NEWHALL**

☒ Environmental Health recommends approval of this CUP.

☐ Environmental Health does NOT recommend approval of this CUP.

This is in response to the Notice of Consultation for the above-referenced project that was forwarded to the Department of Public Health - Environmental Health Division for review and comment. The CUP is for the creation of a development program for indoor filming studio development and grading with off-site transport of more than 100,000 cubic yards of material. The project includes the relocation of the foreman's mobile home residence from the Development area to one of two potential sites within the Ranch area.

**Upon approval of the CUP, we recommend the following conditions:**

1. Prior to issuance of any building permit / installation of any onsite wastewater treatment system (OWTS), the applicant shall demonstrate to the satisfaction of Environmental Health that the proposed areas for the relocation of the foreman's mobile home are capable of supporting the installation of OWTS.

2. Prior to issuance of any building permit / installation of any OWTS, the applicant shall submit a feasibility report in conformance with the requirements outlined in the Department's guidelines, "Onsite Wastewater Treatment System (OWTS) Guidelines."

   Note: If public sewer connection is available within 200 feet of any part of the mobile home or proposed OWTS, all sewage drainage and piping shall be connected to such public sewer.

3. The design and installation of OWTS shall conform to requirements of this Department and other applicable regulatory agencies. The applicant may be required to obtain clearance from the Regional Water Quality Control Board – Los Angeles Region prior to project approval.

4. In the event that the requirements of the Plumbing Code cannot be met at the proposed relocation area(s), due to future grading or for any other reason, Environmental Health will not recommend issuance of a building permit.

For questions regarding OWTS requirements, please contact Patrick Nejadian, Chief, Land Use Program, at (626) 430-5390.

If you should have any other questions or require additional information, please contact me at (626) 430-5262.

Sincerely,

Ken Habaradas, MS, REHS
Bureau of Environmental Protection

COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

*"Creating Community Through People, Parks and Programs"*

Russ Guiney, Director

April 1, 2013
Revised April 9, 2013

TO: Kim Szalay, Principal Planner
Special Projects Section
Department of Regional Planning

FROM: Lorrie Bradley, Park Planner LB
Trails Section
Department of Parks and Recreation

CC: Christina Tran, Senior Planner
Impact Analysis Section
Department of Regional Planning

SUBJECT: **VESTING TENTATIVE TRACT MAP NO. 71216; County Project No. TR-071216-(5); Disney | ABC Studios at the Ranch; TRAIL CONDITIONS**

1. Prior to recordation of the Final Map or issuance of a grading permit, building permit or improvement plans, whichever comes first, the applicant shall:

    a. Dedicate by separate document to the County of Los Angeles, Department of Parks and Recreation a variable width 12- to 20-foot wide non-motorized multi-use (equestrian, bicycling, and hiking) trail easement, for purposes of the Placerita Canyon Connector Trail as shown on DPR "Exhibit A" dated April 1, 2013. Full public access shall be provided for the multi-use (equestrian, biking, & hiking) trail easement.

    b. Dedicate by separate document to the County of Los Angeles, Department of Parks and Recreation an easement for the purpose of a trail staging area as shown on DPR "Exhibit A" dated April 1, 2013. The easement shall be approximately 19,000 sq. ft. in size and shall provide a direct connection to the Placerita Canyon Connector Trail.

2. Prior to recordation of the Final Map, the applicant shall:

    a. Design and construct the Placerita Canyon Connector Trail and associated staging area. The trail and associated staging area shall be designed and constructed in a manner consistent with the County of Los Angeles Trails Manual (Trails Manual). Significant deviation from the guidelines within the Trails Manual must be approved in writing by the Department of Parks and Recreation.

b. Submit to the Department of Parks and Recreation, grading plans, to include detailed grading and construction information for the trail and staging area. The detailed grading information for the trail construction, shall include all pertinent information required, per Department of Parks and Recreation trail standards and all applicable codes, but not limited to the following:

   i. Bush hammer (or equivalent) finish at all concrete surfaces (if any).

   ii. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department of Parks and Recreation.

   iii. The proposed Placerita Canyon Connector Trail crosses two (2) drainages under the jurisdiction of the U.S. Army Corps of Engineers. The grading plans shall show a mechanism to convey water across or under the trail where the trail crosses two (2) U.S. Army Corps of Engineers jurisdictional drainages in order to prevent erosion of the trail tread during storm events.

   iv. An electronic copy (AutoCAD 2005 or newer version) of the grading plans shall be submitted on CD or DVD with the hard copy plans.

3. Prior to initiation of trail construction, the Applicant shall:

   a. Submit a preliminary construction schedule showing milestones for completing the trail. The Applicant's representative shall provide updated trail construction schedules to the Department of Parks and Recreation on a monthly basis. Schedule submittals shall include a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.

   b. Schedule a site inspection with the Department of Parks and Recreation to verify and approve the trail alignment. The centerline of the trail shall be staked prior to the inspection.

4. Prior to Departmental final acceptance of the constructed trail and staging area by the Department of Parks and Recreation, the Applicant shall:

   a. Notify the Department of Parks and Recreation to schedule a final inspection trail walkthrough within five (5) business days of completion of trail construction, including installation of all required amenities. Any portions of the constructed trail not approved shall be corrected and brought into compliance with the trail construction guidelines within thirty (30) calendar days. Upon completion of the punch list, the applicant shall contact the Department of Parks and Recreation to schedule another site inspection.

b. Submit copies of the as-built trail drawings to the Department of Parks and Recreation Trails Section. As-built drawings shall be submitted in both hard copy and electronic (AutoCAD 2005 or newer version) formats.

c. Submit a letter to the Department of Parks and Recreation requesting acceptance of the dedicated constructed trail. The Department of Parks and Recreation will issue a trail acceptance letter only after receiving as-built trail drawings and conducting a field inspection.

For any questions concerning trail alignment or conditions of trail approval, please contact Lorrie Bradley, Park Planner, at (213) 738-2812 or lbradley@parks.lacounty.gov.

# SB 610 WATER SUPPLY ASSESSMENT

Disney | ABC Studios at The Ranch

Original Completed: April 2010

Updated: April 2013

NCWD

NEWHALL COUNTY WATER DISTRICT

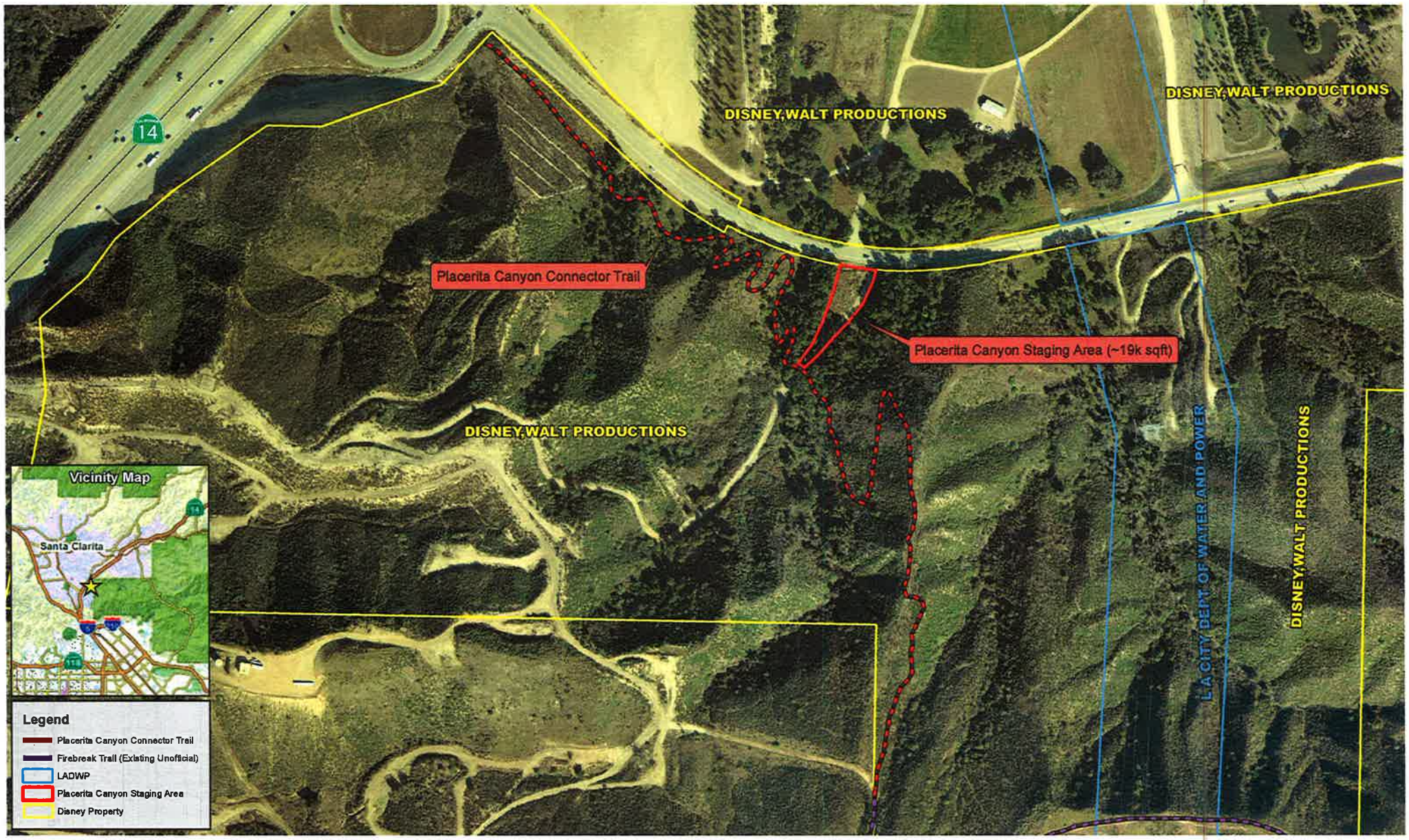
**Prepared By:**

Newhall County Water District
23780 N. Pine Street
Santa Clarita, California 91322-0970
(661) 259-3610

## 6.0 CONCLUSION

Based on the analysis set forth in this WSA and as supported by the documents relied on for its preparation, NCWD's total projected water supplies available during the ensuing twenty years will meet the projected water demands associated with the Proposed Project, Disney/ABC Studios at The Ranch and existing and other planned uses within NCWD's service area. This determination is consistent with current information and NCWD's 2010 UWMP.

*This Water Supply Assessment shall expire and be of no further force and effect after (3) three years from the date of submittal.*




# EXHIBIT A: PLACERITA CANYON CONNECTOR TRAIL & STAGING AREA (APRIL 1, 2013)

County of Los Angeles | Department of Parks & Recreation

500 Feet

Date: 04/09/13
Prepared By: Planning_ZL
Aerial: LAR-IAC3
Parcels: Assessor 2010
Roads: Thomas Brothers (All rights reserved)
Trails: DPR

Golden Oak Ranch

June 5, 2013

Honorable Chair David W. Louie
Honorable Vice Chair Esther L. Valadez
Honorable Harold V. Helsley
Honorable Curt Pederson
Honorable Pat Modugno
County of Los Angeles Regional Planning Commission
320 West Temple Street, 13th Floor
Los Angeles, California 90012

Re: Disney | ABC Studios at The Ranch

Honorable Commissioners:

Golden Oak Ranch Properties, a wholly-owned subsidiary of The Walt Disney Company, is the proud owner of Golden Oak Ranch, located at 19802 Placerita Canyon Road in unincorporated Los Angeles County. Since the 1950s, Golden Oak Ranch has been a successful filming ranch, used by numerous companies, including Disney, in the production of motion pictures, television shows, and commercials. As you know, on June 19, 2013, the County of Los Angeles Regional Planning Commission will hear our request for approval of the Disney | ABC Studios at The Ranch Project, which will add a state-of-the-art motion picture and television studio to the westernmost 58 acres of the 890-acre Ranch next to State Route 14. The Project would create tremendous synergy between the existing outdoor filming activities and proposed indoor film production consolidated on the same site, maximizing efficiencies and reducing vehicle trips.

The requested approvals include approval of an Area Plan Amendment, a Zone Change, Vesting Tentative Tract Map No. 071216, a Conditional Use Permit, an Oak Tree Permit, and a Parking Permit, and certification of the Environmental Impact Report for the Project. Since filing the initial entitlement applications for the Project on October 28, 2009, we have worked cooperatively with County Staff to ensure potential environmental impacts are reviewed and mitigated to the extent feasible. In fact, after analyzing the potential impacts regarding twenty-two environmental impact areas and implementation of mitigation, the Project will cause significant and unavoidable impacts only regarding two issues: Noise (Short-term Project and Cumulative Construction Noise and Cumulative Off-Site Operational Traffic Noise Impacts) and Air Quality (Short-term Project and Cumulative Construction Regional Air Quality Impacts).

We wish to thank County Staff for their tireless assistance and cooperation on this Project, and to concur with the Department of Regional Planning Staff Report. We are willing to accept all conditions of approval being proposed by the Department of Regional Planning, the Department of Public Works, the Department of Public Health, the Fire Department and the Department of Parks and Recreation, as set forth in the Staff Report.

Throughout the environmental review process, we have met with the Ranch's neighbors and community members to brief them on the Project and solicit their input. Since release of the Draft EIR, we have met with many individuals and organizations, including the City of Santa Clarita, Fernandeño Tataviam Band of Mission Indians, Old Town Newhall Association, Placerita Canyon Nature Center, Placerita Canyon Property Owners Association, Placerita Chaparral Homeowners Association, Sand Canyon Homeowners Association, Santa Clarita Valley Chamber of Commerce, and Santa Clarita Valley Economic Development Corporation.

If approved, the Disney | ABC Studios at The Ranch Project will provide a huge boost to the County's economy. The Project will generate $522,000,000 in direct economic activity throughout the County and create 3,152 new jobs during construction. At full build out, the Project will generate $533,000,000 in annual economic activity throughout Los Angeles County, $1,300,000 in new annual revenue to the County, and create 2,854 full and part-time jobs.

We respectfully request that you approve the Disney | ABC Studios at The Ranch Project, and look forward to continuing to work cooperatively with the County for decades to come. If you have any questions, please do not hesitate to contact me at (818) 560-5711.

Best regards,

Adam Gilbert
Project Manager

cc: The Honorable Mike Antonovich, Los Angeles County Supervisor
Mr. Edel Vizcarra, Planning Deputy to Supervisor Antonovich
Mr. Kim Szalay, Department of Regional Planning

# Burden of Proof for Amendment to 1990 Santa Clarita Valley Area Plan
# VTTM No. 71216
# Disney | ABC Studios at The Ranch

Background

Golden Oak Ranch Properties proposes to develop 58 acres of the westernmost portion of the 890-acre Golden Oak Ranch adjacent to State Route (SR) 14 as Disney | ABC Studios at The Ranch, a state-of-the-art motion picture and television studio. Specifically, the proposed project would provide up to twelve soundstages, production offices, six mills, a warehouse, talent bungalows, a commissary with associated amenities, an administration building, a central utility plant, and an electric distribution substation. As an alternative option, studio offices rather than four soundstages, two mills, and associated production offices could be constructed on the northern portion of the 58-acre development area. The proposed project also would include construction of a 2,000,000 gallon water tank, associated water line and access road south of Placerita Canyon Road, construction of a public, multi-use trail and trailhead on the Ranch south of Placerita Canyon Road, the relocation of the Ranch foreman's mobile home and removal and replacement of the associated septic system, and additional off-site infrastructure improvements. The proposed project also would include a vesting tentative tract map covering 44.28 acres of the 58-acre development area.

The Ranch is located within the "Thirty Mile Zone", the area within a 30-mile radius of the intersection of Beverly and La Cienega Boulevards in the City of Los Angeles, which is home to the greatest concentration of studio-related activities in California. The Santa Clarita Valley, part of which lies within the Thirty Mile Zone, has become an established location for filming and is one of the most filmed areas in southern California due to its location, varied topography, and abundance of settings. The Santa Clarita Valley area is home to a substantial number of filming ranches, including Golden Oak Ranch. As such, the film industry is an important contributor to the local and regional economy. The proposed project would recognize the synergy of having outdoor filming and indoor motion picture and television production consolidated at the same location and would help satisfy the increased demand for production studio space in the Los Angeles area.

As part of the proposed project, Golden Oak Ranch Properties requests an amendment to the 1990 Santa Clarita Valley Area Plan for the 44.28-acre vesting tentative tract map area. The proposed amendment would change the designation for this 44.28-acre area from W (Watershed) and HM (Hillside Management) to C (Regional Commercial) to accurately reflect the proposed zone change designation and proposed uses for this portion of the 58-acre development area. Although the Board of Supervisors adopted the 2012 Santa Clarita Valley Area Plan (2012 SCVAP), which contains new land use designations for the proposed project site, on November 27, 2012, the 2012 SCVAP allows projects with applications deemed complete prior to the effective date of the 2012 SCVAP to be reviewed for consistency under the 1990 Santa Clarita Valley Area Plan (1990 SCVAP). As the County deemed complete the proposed project's applications for a vesting tentative tract map and conditional use permit on May 4, 2010, the proposed project is evaluated for consistency with the 1990 Santa Clarita Valley Area Plan.

Nevertheless, as discussed in a separate submission by the applicant, the proposed project is consistent with the recently-approved 2012 SCVAP. The following findings of fact are required by Los Angeles County, all of which are affirmatively proven:

**A. A need for the proposed amendment to the Santa Clarita Valley Area Plan exists because:**

The 1990 SCVAP highlights the need to "[p]romote a balanced, autonomous community with a full range of public and commercial services and a wide variety of housing and employment opportunities to minimize the dependency upon southern Los Angeles County and to reduce long distance commuting and its impacts upon gasoline consumption and air pollution." (1990 SCVAP, Land Use Element Objective 1.4, p. 12.) The 2012 SCVAP indicates that the City of Santa Clarita and the County are and should be directly targeting film production and related activities for expansion in the Santa Clarita Valley. (2012 SCVAP, pp. 34-35.) Specifically, objectives of the 2012 SCVAP Land Use Element encourage the County to "pursue business attraction and expansion programs for clean industries that provide job opportunities for local residents, particularly in the areas of film/entertainment ...." (2012 SCVAP, Land Use Element Objective LU-4.2.1, p. 61.)

The proposed project would satisfy these objectives by providing a needed indoor production studio directly adjacent to an existing outdoor filming ranch. It would provide thousands of new job opportunities and favorably impact the local jobs/housing balance. The proposed project also would be a "clean industry" and would implement "green" design features within the studio-related uses at the Ranch and incorporate sustainability features from the County's Green Building Ordinance, the Low Impact Development Ordinance and Drought Tolerant Landscaping Ordinance. In particular, the majority of the proposed buildings, including the soundstages, would achieve LEED™ Silver Certification or LEED™ Certification.

Changing the 1990 SCVAP land use designation for the 44.28-acre vesting tentative tract map area from W (Watershed) and HM (Hillside Management) to C (Regional Commercial) would allow the development of indoor studios on the westernmost portion of the Ranch, a natural extension of the outdoor filming uses that have occurred at the Ranch since at least the 1950s and that are currently permitted by Conditional Use Permit No. 04-089-(5). The County would benefit from the resulting state-of-the-art studio uses, including soundstages and outdoor filming in a single site, helping retain motion picture and television production in the County and, in particular, the Thirty Mile Zone.

The proposed change in land use designation for the 44.28-acre vesting tentative tract map to C (Regional Commercial) would help implement the policies of the Economic Development Element of the 1990 SCVAP. In particular, the proposed project would "promote a strong and diversified economy and [promote] growth of job opportunities in the Santa Clarita Valley." (1990 SCVAP, Economic Development Element, Policy 1.1, p. 21.) By providing over 500,000 square feet of indoor studio-related land use in conjunction with existing outdoor studio-related uses, the proposed project would provide thousands of new job opportunities in the County and

the Santa Clarita Valley, favorably impact the local jobs/housing balance, and help retain motion picture and television production in Los Angeles County.

The 1990 SCVAP recognizes some non-residential activities requiring remote or secluded non-urban areas are allowed in HM (Hillside Management) areas. (1990 SCVAP, p. 35.) The 44.28-acre vesting tentative tract map area on the Ranch is just east of the SR-14 and separated from other development on the north, east and south by rugged terrain and steep hillsides. A residential subdivision is located next to the Ranch's eastern border; however, the residential subdivision is separated from Ranch activities by rugged terrain and often steep sloping hillsides, and is approximately 1.25 miles from the tract map area. The Ranch's remote and secluded nature, including the portion to be designated C (Regional Commercial), has allowed it to flourish as an outdoor filming ranch since the 1950s, and would allow the proposed project to thrive without adverse affects on area residents and their properties.

**B. The particular amendment proposed is appropriate and proper because:**

The proposed change in land use designation would be consistent with and would help implement the policies of the 1990 SCVAP. The change would allow construction of a motion picture and television studio, a natural extension of the filming activities that have occurred at the Ranch for over fifty years. It would provide the County with state-of-the-art studio uses, including soundstages and outdoor filming on a single site, helping retain motion picture and television production in the County and, in particular, the Thirty Mile Zone. It also would provide numerous job opportunities associated with motion picture and television production in the County.

Within the 1990 SCVAP, the C (Commercial) land use designation is divided into three subdivisions: Community Commercial, Regional Commercial, and Resort Recreation. The proposed project would be appropriate to locate within a Regional Commercial land use designation. Typical use patterns within the Regional Commercial land use designation of the 1990 SCVAP include "a center [which] would serve a market area of many square miles and population of 150,000 to 200,000 persons." (1990 SCVAP, p. 36.) The proposed project would include soundstages, production office space, an administration building, talent bungalows and other service-related uses involved with the provision of commercial services within the Thirty Mile Zone, which functionally serves as a market area for film production services in Los Angeles County. Motion picture, commercial, and television production are compatible with the types of service uses foreseen for the Regional Commercial land use designation in the 1990 SCVAP.

The proposed land use designation in the 1990 SCVAP for the 44.28-acre vesting tentative tract map area would be consistent with projects previously approved by the County with uses similar to those of the proposed project. In 2006, the County approved a project (Project No. R2006-00511-(5)) proposing the development of two four-story commercial office buildings in the C-3-DP zone and designated "Commercial" on the land use policy map of the 1990 SCVAP. The County concluded this use was consistent with the Regional Commercial land use designation and consistent with the policies of the 1990 SCVAP because office development would provide employment opportunities to the surrounding community due to its location and would help

provide for an "appropriate mix of land use types." (1990 SCVAP, Land Use Element Policy Nos. 1.4 and 6.1, pp. 12 and 15.) Similarly, the proposed project would include office-like studio uses, which would provide employment opportunities to the surrounding community and would add to the mix of land uses in the surrounding area.

The proposed designation for the 44.28-acre vesting tentative tract map area would be consistent with the policies in the Community Design Element of the 1990 SCVAP. The proposed project would "mitigate, where possible, undesirable impacts of development on adjacent land uses through utilization of appropriate buffers, codes, and standards." (1990 SCVAP, Community Design Element Policy No. 1.1, p. 20.) The 44.28-acre vesting tentative tract map area on the Ranch is just east of the SR-14 and separated from other development on the north, east and south by rugged terrain and steep hillsides. A residential subdivision is located next to the Ranch's eastern border; however, the residential subdivision is separated from Ranch activities by rugged terrain and often steep sloping hillsides, and is approximately 1.25 miles from the tract map area.

The proposed designation for the 44.28-acre vesting tentative tract map area would be consistent with the policies of the Economic Development Element of the 1990 SCVAP. In particular, the proposed project would "promote a strong and diversified economy and [promote] growth of job opportunities in the Santa Clarita Valley." (1990 SCVAP, Economic Development Element, Policy 1.1, p. 21.) By providing over 500,000 square feet of studio-related land use in conjunction with existing outdoor studio-related uses, the proposed project would provide thousands of new job opportunities in the County and the Santa Clarita Valley, favorably impact the local jobs/housing balance, and help retain motion picture and television production in Los Angeles County.

The proposed designation for the 44.28-acre vesting tentative tract map area would be consistent with the policies of the Land Use Element of the 1990 SCVAP. In particular, the proposed project would "[m]inimize disruption and degradation of the environment as development occurs, working with nature in the design of land uses so that they are compatible with natural environmental systems." (1990 SCVAP, Land Use Element, Policy 5.2, p. 14.) The proposed project would provide state-of-the-art soundstages constructed in a manner that blends with the surrounding environment and minimizes any adverse impact to the natural environment. As part of the proposed development program, the buildings would be designed to reflect the existing agrarian and rustic character of the Ranch. The project design is simple in form, function, and architectural character, with the intent of complementing the surrounding rural setting. Buildings would be screened from Placerita Canyon Road and SR-14 with landscaping, including mature oaks trees and other native trees. The proposed project would retain 637 acres of the remaining 845.72 acres of Golden Oak Ranch as a mostly undeveloped filming backdrop.

The proposed designation for the 44.28-acre vesting tentative tract map area also would be consistent with the recently-enacted 2012 SCVAP. The 2012 SCVAP indicates that the City of Santa Clarita and the County are and should be directly targeting film production and related activities for expansion in the Santa Clarita Valley. (2012 SCVAP, pp. 34-35.) Specifically, objectives of the 2012 SCVAP's Land Use Element encourage the County to "pursue business attraction and expansion programs for clean industries that provide job opportunities for local

residents, particularly in the areas of film/entertainment ..." (2012 SCVAP, Land Use Element Objective LU-4.2.1, p. 61.) The proposed project would satisfy these objectives by providing needed indoor motion picture and television production directly adjacent to an existing outdoor filming ranch. The proposed project would be a "clean industry" and would implement "green" design features to the studio-related uses at the Ranch and incorporate sustainability features from the County's Green Building Ordinance, the Low Impact Development Ordinance and Drought Tolerant Landscaping Ordinance. In particular, the majority of the proposed buildings, including the soundstages, would achieve LEED™ Silver Certification or LEED™ Certification.

**C. Modified conditions warrant a revision to the Santa Clarita Valley Area Plan because:**

The Santa Clarita Valley, part of which lies within the Thirty Mile Zone, has become an established location for filming over the past decade and is one of the most filmed areas in southern California due to its location, varied topography, and abundance of settings. The Santa Clarita Valley area is home to a substantial number of filming ranches, including Golden Oak Ranch. The County recognizes the importance of filming in the Santa Clarita Valley in its recently-enacted 2012 SCVAP. (2012 SCVAP, pp. 34-35 [targets film production and related activities as one of four main industries for expansion in the area].) Despite this recognition and now expressly-stated goal of targeting film production, however, the 1990 SCVAP does not provide a land use designation that readily accommodates film studios and/or ranches. The County would further this objective and recognize the importance of filming in the Santa Clarita Valley by allowing the development of a motion picture and television studio, which would be a natural extension of the outdoor filming uses that have occurred at the Ranch since the 1950s and currently are permitted by Conditional Use Permit No. 04-089-(5).

The proposed project would create an indoor-outdoor motion picture, television and commercial filming location at the Ranch and provide needed support for the local economy and numerous employment opportunities. It would help satisfy the demand for increased indoor studio space in Los Angeles County by providing state-of-the-art studio uses, including soundstages, and outdoor filming on a single site, helping retain desired motion picture and television production in the County and, in particular, the Thirty Mile Zone.

In 2008, the County adopted the Green Building Ordinance, the Low Impact Development Ordinance and the Drought Tolerant Landscaping Ordinance, and then in 2010, refined the Ordinance in response to CalGreen, highlighting the importance of sustainable development given the new knowledge regarding the impacts of greenhouse gases on climate change. The proposed project would implement "green" design features to the studio-related uses at the Ranch and incorporate sustainability features from the County's Green Building Ordinance, the Low Impact Development Ordinance and Drought Tolerant Landscaping Ordinance. In particular, the majority of the proposed buildings, including the soundstages, would achieve LEED™ Silver Certification or LEED™ Certification.

The proposed land use designation would provide a planning structure through which the proposed project could be implemented, guiding long-term development within the 44.28-acre vesting tentative tract map area at the Ranch. The proposed project uses would provide

critically-needed jobs in Santa Clarita, both short-term and long-term. A number of specified design criteria and the development program associated with the zone change for the proposed project would ensure the proposed project was developed in an orderly manner, consistent with the County's policies and procedures.

**D. Approval of the proposed amendment to the Santa Clarita Valley Area Plan will be in the interest of public health, safety and general welfare and in conformity with good planning practice because:**

The proposed amendment to the land use policy map of the 1990 SCVAP would help implement the respective goals, objectives and policies of the Area Plan by allowing the creation of an indoor motion picture and television production studio that builds on the current outdoor filming uses at the Ranch, and a superior design and more sustainable site layout than could be achieved under the existing land use designations. As noted above, the film production capacity of the Ranch would increase, resulting in more employment opportunities and more motion picture and television production space in Los Angeles County within the Thirty Mile Zone.

The 44.28-acre vesting tentative tract map area to be designated Regional Commercial is in the westernmost portion of the Ranch, an area subject to significant previous disturbance and directly adjacent to SR-14 and across from the Placerita Canyon Road northbound off-ramp. The area includes two large, mostly barren fill pads of approximately 24 acres created by Caltrans during construction of SR-14 in the early 1970s. These areas would be transformed by enhanced landscaping and architecture that blend with the surrounding rural environment.

The 44.28-acre vesting tentative tract map area is separated from other development on the north, east and south by rugged terrain and steep hillsides and from development on the west by SR-14. A residential subdivision is located next to the Ranch's eastern border; however, the subdivision is separated from Ranch activities by rugged terrain and often steep sloping hillsides, and is approximately 1.25 miles from the tract map area. The Ranch's remote and secluded nature, including the portion proposed for designation as Regional Commercial, has allowed it to flourish as an outdoor filming ranch, with accessory agricultural and oil production uses, since the 1950s, and would allow the proposed project to thrive without adverse effects on area residents and their properties. The landscaping for the proposed project would provide a buffer between SR-14 and Placerita Canyon Road and the proposed project while maintaining public views east into Placerita Canyon.

A designation of Regional Commercial for the 44.28-acre vesting tentative tract map area, which comprises less than five percent of the 890-acre Golden Oak Ranch, would balance the need for indoor motion picture and television production facilities in the County and economic growth in the Santa Clarita Valley, with protection of the surrounding rural environment of the remaining 845.72 acres of the Ranch, all of which would remain designated Watershed, Hillside Management, Non-Urban and Open Space-National Forest. It would allow clustered development in the westernmost portion of the Ranch, an area which is highly disturbed from its natural state and adjacent to SR-14, while maintaining the rural nature of the working filming ranch. The proposed project would retain 637 acres of the remaining 845.72 acres of the Ranch as a mostly undeveloped filming backdrop.

The proposed project is designed to provide state-of-the-art soundstages constructed in a manner that blends with the surrounding environment and minimizes any adverse impact to the natural environment. As part of the proposed development program, the buildings would be designed to reflect the existing agrarian and rustic character of the Ranch. The project design is simple in form, function, and architectural character, with the intent of complementing the surrounding rural setting. Buildings would be screened from Placerita Canyon Road and SR-14 with landscaping, including mature oak trees and other native trees.

Central to the development concept for the proposed project are sustainability features that would minimize the consumption of natural gas and other carbon-based fuels and their associated green house gas emissions. Design features may include green walls along the soundstages, photovoltaic technology on selected roofs, the use of color and shade structures to reduce the heat island effect, the use of highly efficient electric and HVAC equipment and the use of native, drought-tolerant landscaping. Water conservation and design features may include low flow/ultra low-flow fixtures, energy star appliances, and the use of drip irrigation systems. The proposed project would incorporate a recycling program as part of its operations as well as additional sustainability features from the County's Green Building Ordinance, Low Impact Development Ordinance, and Drought Tolerant Landscaping Ordinance. In particular, the majority of the proposed buildings, including the soundstages, would achieve LEED™ Silver Certification or LEED™ Certification.

The proposed project would include numerous improvements to the surrounding roadways, including the signalization of and improvements to the Placerita Canyon Road northbound off-ramp from SR-14 so northbound vehicles exiting SR-14 can cross Placerita Canyon Road and directly enter the development area. An entry kiosk would be provided on-site to manage access, with sufficient queuing space along the driveway (approximately 125 feet) to prevent backups onto Placerita Canyon Road. Pedestrian and bicycle pathways would be provided throughout the development area to enhance non-motorized circulation. All required parking would be provided within the development area and on the Ranch.

The proposed project would be located so as to not significantly impact views and significant natural terrain features associated with Placerita Canyon. It would be designed in a manner compatible with the natural environment and to blend with the existing natural contours and topography of the surrounding area. The proposed project's landscaping would comply with the County's Drought Tolerant Landscaping Ordinance, would contain plants from the Los Angeles County Drought-Tolerant Plant List and harmonize with the natural flora of the surrounding landscape.

Utility, water, and public safety services would be available to the applicant without imposing any additional costs to the community. Existing utility and water providers and public safety agencies would have the capacity to serve the proposed project without any significant burden on the utilities and without creating deficiencies in service to adjacent residential areas. The proposed project would include the development of an electrical distribution substation within the development area to supply electrical power to the proposed project. It also would include the construction of a 2,000,000-gallon water tank on the Ranch south of Placerita Canyon Road,

which would provide 1,300,000 gallons of water storage capacity to NCWD for use with other customers.

The proposed project would construct new water lines and sewer lines to serve the proposed project and the community west of SR-14. The proposed project would include numerous improvements to the surrounding water and wastewater infrastructure, including new water infrastructure to connect the Newhall County Water District distribution system to the Ranch. The NCWD has provided a will serve letter and water supply assessment report to ensure adequate water supplies exist for the proposed project. In addition, the proposed project would request annexation into the Santa Clarita Valley Sanitation District to connect the proposed on-site wastewater system to the City of Santa Clarita's existing local wastewater collection system via the construction of a new sewer main.

# Burden of Proof for Zone Change
# VTTM No. 71216
# Disney | ABC Studios at The Ranch

Background

Golden Oak Ranch Properties proposes to develop 58 acres of the westernmost portion of the 890-acre Golden Oak Ranch adjacent to State Route (SR) 14 as Disney | ABC Studios at The Ranch, a state-of-the-art motion picture and television studio. Specifically, the proposed project would provide up to twelve soundstages, production offices, six mills, a warehouse, talent bungalows, a commissary with associated amenities, an administration building, a central utility plant, and an electric distribution substation. As an alternative option, studio offices rather than four soundstages, two mills, and associated production offices could be constructed on the northern portion of the 58-acre development area. The proposed project also would include construction of a 2,000,000 gallon water tank, associated water line and access road south of Placerita Canyon Road, construction of a public, multi-use trail and trailhead on the Ranch south of Placerita Canyon Road, the relocation of the Ranch foreman's mobile home and removal and replacement of the associated septic system, and additional off-site infrastructure improvements. The proposed project also would include a vesting tentative tract map covering 44.28 acres of the 58-acre development area.

The Ranch is located within the "Thirty Mile Zone", the area within a 30-mile radius of the intersection of Beverly and La Cienega Boulevards in the City of Los Angeles, which is home to the greatest concentration of studio-related activities in California. The Santa Clarita Valley, part of which lies within the Thirty Mile Zone, has become an established location for filming and is one of the most filmed areas in southern California due to its location, varied topography, and abundance of settings. The Santa Clarita Valley area is home to a substantial number of filming ranches, including Golden Oak Ranch. As such, the film industry is an important contributor to the local and regional economy. The proposed project would recognize the synergy of having outdoor filming and indoor motion picture and television production consolidated at the same location and would help satisfy the increased demand for production studio space in the Los Angeles area.

Pursuant to Los Angeles County Zoning Code section 22.16.070, the proposed uses at Disney | ABC Studios at The Ranch would require a zone change of the 44.28-acre vesting tentative tract map area from A-2-1 (Heavy Agriculture, one (1) dwelling unit per one (1) acre) to C-M-DP (Commercial Manufacturing-Development Program). The following findings of fact are required pursuant to Los Angeles County Zoning Code section 22.16.100, all of which are affirmatively proven:

**A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration.**

The Santa Clarita Valley, part of which lies within the Thirty Mile Zone, has become an established location for filming over the past decade and is one of the most filmed areas in southern California due to its location, varied topography, and abundance of settings. The Santa

Clarita Valley area is home to a substantial number of filming ranches, including Golden Oak Ranch. The County specifically recognizes the increased importance of filming in the Santa Clarita Valley in its One Valley One Vision Plan (OVOV), the recently-enacted amendment to the Santa Clarita Valley Area Plan. (OVOV, pp. 34-35 [targets film production and related activities as one of three main industries for expansion in the area].) Despite this recognition and now expressly-stated goal of targeting film production, however, the current Santa Clarita Valley Area Plan does not provide a zoning designation that readily accommodates film studios and/or ranches.

The proposed project would create an indoor-outdoor motion picture, television and commercial filming location at the Ranch and would provide needed support for the local economy and numerous employment opportunities. It would help satisfy the demand for increased indoor studio space in Los Angeles County by providing state-of-the-art studio uses, including soundstages, and outdoor filming in a single site, which would help retain motion picture and television film production in the County and, in particular, the Thirty Mile Zone.

By changing the zoning of the 44.28-acre vesting tentative tract map area from A-2-1 (Heavy Agriculture) to C-M-DP (Commercial Manufacturing Development Program), the zone change would allow the development of indoor studios on the westernmost portion of the Ranch, a natural extension of the outdoor filming uses that have occurred at the Ranch since at least the 1950s and that are currently permitted by Conditional Use Permit No. 04-089-(5). It also would recognize the synergy between the existing outdoor filming operations at the Ranch and high technology indoor motion picture and television production on the western portion of the Ranch.

The Ranch has been used for over fifty years for motion picture, television and commercial filming as well as agricultural and oil production uses. Since Walt Disney Productions purchased significant holdings within the Ranch in 1959, the Ranch has been used for a variety of film production uses concurrently with agricultural and oil production uses. Over the years, much of the Ranch floor has been continuously modified to provide for filming-related uses, including the construction of large filming sets.

The zone change of the 44.28-acre vesting tentative tract map area, which is less than five percent of the 890-acre Golden Oak Ranch, would balance the need for indoor motion picture and television production facilities in the County and economic growth in the Santa Clarita Valley with protection of the surrounding rural environment of the remaining 845.72 acres of the Ranch. It would allow clustered development in the westernmost portion of the Ranch, areas which are highly disturbed from their natural state and adjacent to SR-14, while maintaining the rural nature of the working filming ranch.

**B. That a need for the proposed zone classification exists within such area or district.**

The OVOV Plan, the recently-enacted update to the Santa Clarita Valley Area Plan, indicates the City of Santa Clarita and the County are and should be directly targeting film production and related activities for expansion in the Santa Clarita Valley. (OVOV Plan, pp. 34-35.) Specifically, objectives of the Land Use Element encourage the County to "pursue business attraction and expansion programs for clean industries that provide job opportunities for local

residents, particularly in the areas of film/entertainment …" (OVOV Plan, Land Use Element Objective LU-4.2.1, p. 62.) The Santa Clarita Valley Area Plan highlights the need to "[p]romote a balanced, autonomous community with a full range of public and commercial services and a wide variety of housing and employment opportunities to minimize the dependency upon southern Los Angeles County and to reduce long distance commuting and its impacts upon gasoline consumption and air pollution." (Santa Clarita Valley Area Plan, Land Use Element Objective 1.4, p. 12.)

The proposed project would satisfy these objectives by providing needed indoor motion picture and television production directly adjacent to an existing outdoor filming ranch. It would provide thousands of new job opportunities and favorably impact the local jobs/housing balance. The proposed project also represents a "clean industry" and would implement "green" design features to the studio-related uses at the Ranch and would incorporate sustainability features from the County's Green Building Ordinance, Low Impact Development Ordinance and Drought Tolerant Landscaping Ordinance. In particular, the majority of the proposed buildings, including the soundstages, would achieve LEED™ Silver Certification or LEED™ Certification.

By changing the zoning of the 44.28-acre vesting tentative tract map area from A-2-1 (Heavy Agriculture) to C-M-DP (Commercial Manufacturing Development Program), the zone change would allow the development of indoor studios on the westernmost portion of the Ranch, a natural extension of the outdoor filming uses that have occurred at the Ranch since at least the 1950s and that are currently permitted by Conditional Use Permit No. 04-089-(5). It also would recognize the synergy between the existing outdoor filming operations at the Ranch and high technology indoor motion picture and television production on the western portion of the Ranch.

The current zoning of the 44.28-acre vesting tentative tract map area is based on the historic use of the property and not the actual use. The Ranch has been used over many decades for agricultural, oil production, horse breeding and cattle ranching activities, as well as motion picture and television film production. Since Walt Disney Productions purchased significant holdings within the Ranch in 1959, the Ranch has been used for a variety of film production uses concurrently with agricultural and oil-production uses. Over the years, much of the Ranch property has been continuously modified to provide for filming-related uses, including the construction of large filming sets.

The 44.28-acre vesting tentative tract map area would be located on the westernmost portion of the Ranch adjacent to SR-14 at the Placerita Canyon Road northbound off-ramp. This area is less than five percent of the entire 890-acre Golden Oak Ranch. The proposed project would incorporate two large, mostly barren fill pads of approximately 24 acres created by Caltrans during construction of SR-14 in the early 1970s. The fill pads support little, if any, vegetation due to their soils, and have never been used for agricultural purposes. These fill areas would be graded and transformed by enhanced landscaping and architecture that would blend with the surrounding rural environment.

The proposed project would provide increased employment opportunities for the film industry in a housing rich area and would further the goals and objectives of the OVOV Plan in targeting film production and related activities as one of three main industries for expansion in the Santa

Clarita Valley. The zone change would allow development of an indoor motion picture and television production studio in the County and would facilitate the creation of an indoor/outdoor motion picture and television studio on the same site. The proposed project would provide a significant economic benefit to the Santa Clarita Valley community and Los Angeles County and would help meet the current market demand for indoor soundstage production facilities in Los Angeles County and, in particular, the Thirty Mile Zone.

The proposed project would include a development program to provide specific development standards for the proposed soundstages and ancillary facilities within the 44.28-acre vesting tentative tract map area. The development program would ensure the re-zoned area of the Ranch was developed in harmony with the remaining areas of the Ranch and the surrounding area. The remaining 845.72 acres of the Ranch would remain zoned A-2-1 and A-2-2. The proposed project would retain 637 acres of Golden Oak Ranch as a mostly undeveloped filming backdrop.

**C. That the particular property under consideration is a proper location for said zone classification within such area or district.**

The proposed project would cluster development on the 44.28-acre vesting tentative tract map area in the westernmost portion of the Ranch, an area subject to significant previous disturbance and directly adjacent to SR-14 and across from the Placerita Canyon Road northbound off-ramp. This area is less than five percent of the entire 890-acre Golden Oak Ranch. The proposed project would incorporate two large, mostly barren fill pads of approximately 24 acres created by Caltrans during construction of SR-14 in the early 1970s. The fill pads support little, if any, vegetation due to their soils, and have never been used for agricultural purposes. These fill areas would be graded and transformed by enhanced landscaping and architecture that blend with the surrounding rural environment.

The proposed project would not alter the existing use of the property. Motion picture and television production has occurred at the Ranch for many decades and requires a large site isolated from the urban environment. The rezoning of the 44.28-acre vesting tentative tract map area would recognize the proposed project would be a natural extension of the outdoor filming uses that have occurred at the Ranch since at least the 1950s and would facilitate the creation of an indoor-outdoor motion picture, television and commercial filming location at the Ranch. The 44.28-acre vesting tentative tract map area would be large enough to accommodate the proposed project, leaving the majority of the Ranch with its current zoning and filming ranch operations.

The proposed project would be compatible with surrounding neighborhoods. The 44.28-acre vesting tentative tract map is separated from other development on the north, east and south by rugged terrain and steep hillsides and from development on the west by SR-14. A residential subdivision is located next to the Ranch's eastern border; however, the subdivision is separated from Ranch activities by rugged terrain and often steep sloping hillsides, and is approximately 1.25 miles from the tract map area. The Ranch's remote and secluded nature, including the portion to be re-zoned to C-M-DP, would allow it to continue to flourish as an outdoor filming ranch, and would allow the proposed project to thrive without adverse effects on area residents and their properties.

The proposed development program would provide a planning structure through which the proposed project would be implemented, guiding long-term development within the 44.28-acre vesting tentative tract map area of the 890-acre Golden Oak Ranch. A number of specified design criteria and the development program associated with the zone change would ensure the proposed project was developed in an orderly manner, consistent with the County's policy and procedures. The proposed project would be designed to provide state-of-the-art soundstages constructed in a manner that would blend with the surrounding environment and would minimize any adverse impact to the natural environment. As part of the proposed development program, the proposed project would incorporate architectural and landscaping features that would reflect the existing agrarian and rustic character of the Ranch. The project design would be simple in form, function and architectural character, with the intent of complementing the surrounding rural setting. To screen views of the proposed project and enhance aesthetics, the proposed project would construct a raised earthen berm planted with a variety of native trees and shrubs along the Ranch's border with SR-14 and Placerita Canyon Road.

**D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.**

The 44.28-acre vesting tentative tract map area to be re-zoned from A-2-1 to C-M-DP would be in the westernmost portion of the Ranch, an area subject to significant previous disturbance and directly adjacent to SR-14 and across from the Placerita Canyon Road northbound off-ramp. The area includes two large, mostly barren fill pads of approximately 24 acres created by Caltrans during construction of SR-14 in the early 1970s. These areas would be transformed by enhanced landscaping and architecture that would blend with the surrounding rural environment.

The 44.28-acre vesting tentative tract map area is separated from other development on the north, east and south by rugged terrain and steep hillsides and on from development on the west by SR-14. A residential subdivision is located next to the Ranch's eastern border; however, the subdivision is separated from Ranch activities by rugged terrain and often steep sloping hillsides, and is approximately 1.25 miles from the tract map area. The Ranch's remote and secluded nature, including the portion to be re-zoned to C-M-DP, would allow it to continue to flourish as an outdoor filming ranch, and would allow the proposed project to thrive without adverse effects on area residents and their properties. The landscaping for the proposed project would provide a buffer between SR-14 and Placerita Canyon Road and the proposed project while maintaining public views east into Placerita Canyon.

The zone change of the 44.28-acre vesting tentative tract map, which is less than five percent of the 890-acre Golden Oak Ranch, would balance the need for indoor motion picture and television production facilities in the County and economic growth in the Santa Clarita Valley with protection of the surrounding rural environment of the remaining 845.72 acres of the Ranch, which would remain zoned A-2-1 and A-2-2. It would allow clustered development in the westernmost portion of the Ranch, areas which are highly disturbed from their natural state and adjacent to SR-14, while maintaining the rural nature of the working filming ranch. The proposed project would retain 637 acres of the remaining 845.72 acres of Golden Oak Ranch as a mostly undeveloped filming backdrop.

The proposed project would be designed to provide state-of-the-art soundstages constructed in a manner that would blend harmoniously with the surrounding environment and would minimize any adverse impact to the natural environment. As part of the proposed development program, the buildings would be designed to reflect the existing agrarian and rustic character of the Ranch. The project design would be simple in form, function and architectural character, with the intent of complementing the surrounding rural setting. Buildings would be screened from Placerita Canyon Road and SR-14 with landscaping, including mature oaks trees and other native trees.

Central to the development concept for the proposed project are sustainability features that would minimize the consumption of natural gas and other carbon-based fuels and their associated greenhouse gas emissions. Design features may include green walls along the soundstages, photovoltaic technology on selected roofs, the use of color and shade structures to reduce the heat island effect, the use of highly efficient electric and HVAC equipment and the use of native, drought-tolerant landscaping. Water conservation and design features may include low flow/ultra low-flow fixtures, energy star appliances, and the use of drip irrigation systems. The proposed project would incorporate a recycling program as part of its operations as well as additional sustainability features from the County's Green Building Ordinance, Low Impact Development Ordinance, and Drought Tolerant Landscaping Ordinance. In particular, the majority of the proposed buildings, including the soundstages, would achieve LEED™ Silver Certification or LEED™ Certification.

The proposed project would include numerous improvements to the surrounding water and wastewater infrastructure and roadways, including the signalization of and improvements to the Placerita Canyon Road northbound off-ramp from SR-14 so northbound vehicles exiting SR-14 could cross Placerita Canyon Road and directly enter the development area. Pedestrian and bicycle pathways would be provided throughout the development area to enhance non-motorized circulation. All required parking would be provided within the development area and on the Ranch.

The proposed project would be located so as to not significantly impact views and significant natural terrain features associated with Placerita Canyon. It would be designed in a manner to be compatible with the natural environment and blend with the existing natural contours and topography of the surrounding area. The proposed project's landscaping would comply with the County's Drought Tolerant Landscaping Ordinance and would harmonize with the natural flora of the surrounding landscape.

Utility, water, and public safety services would be available to the applicant without imposing any additional costs to the community. Existing utility and water providers and public safety agencies would have the capacity to serve the proposed project without any significant burden on the utilities and without creating deficiencies in service to adjacent residential areas. The proposed project would include the development of an electrical distribution substation within the development area to supply electrical power to the proposed project. It also would include the construction of a 2,000,000-gallon water tank on the Ranch south of Placerita Canyon Road, which would provide 1,300,000 gallons of water storage capacity to the Newhall County Water District for use with other customers. The proposed project would construct water and sewer lines to serve the proposed project and the area west of SR-14.

# Burden of Proof for Conditional Use Permit
# VTTM No. 71216
# Disney | ABC Studios at The Ranch

Background

Golden Oak Ranch Properties proposes to develop 58 acres of the westernmost portion of the 890-acre Golden Oak Ranch adjacent to State Route (SR) 14 as Disney | ABC Studios at The Ranch, a state-of-the-art motion picture and television studio. Specifically, the proposed project would provide up to twelve soundstages, production offices, six mills, a warehouse, talent bungalows, a commissary with associated amenities, an administration building, a central utility plant, and an electric distribution substation. As an alternative option, studio offices rather than four soundstages, two mills, and associated production offices could be constructed on the northern portion of the 58-acre development area. The proposed project also would include construction of a 2,000,000 gallon water tank, associated water line and access road south of Placerita Canyon Road, construction of a public, multi-use trail and trailhead on the Ranch south of Placerita Canyon Road, the relocation of the Ranch foreman's mobile home and removal and replacement of the associated septic system, and additional off-site infrastructure improvements. The proposed project also would include a vesting tentative tract map covering 44.28 acres of the 58-acre development area.

The Ranch is located within the "Thirty Mile Zone", the area within a 30-mile radius of the intersection of Beverly and La Cienega Boulevards in the City of Los Angeles, which is home to the greatest concentration of studio-related activities in California. The Santa Clarita Valley, part of which lies within the Thirty Mile Zone, has become an established location for filming and is one of the most filmed areas in southern California due to its location, varied topography, and abundance of settings. The Santa Clarita Valley area is home to a substantial number of filming ranches, including Golden Oak Ranch. As such, the film industry is an important contributor to the local and regional economy. The proposed project would recognize the synergy of having outdoor filming and indoor motion picture and television production consolidated at the same location and would help satisfy the increased demand for production studio space in the Los Angeles area.

Pursuant to Los Angles County Zoning Code section 22.28.260, grading projects with off-site transport of more than 100,000 cubic yards of material require a conditional use permit. The proposed project would include off-site transport of approximately 350,000 cubic yards of material as part of grading required to incorporate two areas of fill created by the California Department of Transportation (Caltrans) during construction of SR-14 in the early 1970s into the development area of Disney | ABC Studios at The Ranch.

Pursuant to Los Angeles County Zoning Code section 22.40.030, the approval of a development program to initiate a zone change requires a conditional use permit. The proposed project would include a zone change with a development program overlay for the 44.28-acre vesting tentative tract map area from A-2-1 (Heavy Agriculture) to C-M-DP (Commercial Manufacturing-Development Program).

Pursuant to Los Angeles County Zoning Code section 22.24.150, the construction of a water tank and appurtenant uses in the A-2-1 zone requires a conditional use permit. At the request of the Newhall County Water District, the water purveyor for the proposed project, the proposed project would include the construction of a 2,000,000 gallon water tank and associated water line to be located on the Ranch south of Placerita Canyon Road. The construction of the water tank also would include improvements to the existing maintenance road to access the water tank from Placerita Canyon Road.

Pursuant to Los Angeles County Zoning Code section 22.24.150, the construction of a mobile home for use by a caretaker and his immediate family requires a conditional use permit. Golden Oak Ranch has maintained a mobile home for the Ranch Foreman for many years, however, the proposed project would require the relocation of the mobile home and the removal and replacement of the associated septic system. The proposed project includes two potential relocation sites outside of the 58-acre development area for the Ranch Foreman's mobile home and associated septic system.

Pursuant to Los Angeles County Zoning Code section 22.28.260, the construction of an electrical distribution station requires a conditional use permit. The proposed project would include construction of an approximately 46,300 square foot electrical distribution station within the northernmost portion of the development area to support the energy needs of the proposed project.

Pursuant to Los Angeles County Zoning Code section 22.24.120, riding and hiking trails are allowed in the A-2 as a permitted use. The proposed project would include the dedication of a variable-width 12- to 20-foot-wide easement for a public, multi-use trail, to be referred to as the Placerita Canyon Connector Trail, and a trailhead, which would include areas for parking, a way-finding kiosk, horse ties and an entry gate, all located on the Ranch south of Placerita Canyon Road. Although approval of this use is allowed in the zone and the proposed use could be approved administratively by the Director of Planning, this use will be reviewed by the Regional Planning Commission as part of the overall proposed project.

Pursuant to Los Angeles County Zoning Code section 22.44.500, outdoor night lighting beyond that allowed by the Rural Outdoor Lighting District Ordinance (Zoning Code section 22.44.500, et. seq.) requires a conditional use permit. Although the Board of Supervisors adopted the Rural Outdoor Lighting District Ordinance ("Lighting Ordinance") on November 13, 2012, the Lighting Ordinance allows projects with applications deemed complete prior to the effective date of the Lighting Ordinance to be exempt from complying with the applicable provisions of the Lighting Ordinance. As the County deemed complete the proposed project's applications for a vesting tentative tract map on May 4, 2010, the 44.28-acre vesting tentative tract map area of the proposed project is not subject to the Lighting Ordinance. The remaining portions of the Ranch were reviewed for consistency with the Lighting Ordinance. Although approval of this use could be approved administratively by the Director of Planning, the conceptual lighting plan will be reviewed by the Regional Planning Commission as part of the overall proposed project.

Pursuant to Los Angeles County Zoning Code section 22.24.150, the applicant proposes the continued operation and maintenance of the existing filming ranch and associated outdoor sets

on 195 acres within the remaining 637 acres used as a filming backdrop. Motion picture sets are allowed in the A-2 zone with issuance of a conditional use permit. The proposed project would continue the use and maintenance of these existing outdoor filming areas of the Ranch, including the construction of sets.

Finally, pursuant to Los Angeles County Zoning Code section 22.24.120, agricultural uses and oil production uses are allowed in the A-2 as permitted uses. The proposed project would continue the existing agricultural uses and oil production uses at the Ranch.

The following findings of fact are required pursuant to Los Angeles County Zoning Code sections 22.24.150, 22.28.260, 22.40.030, and 22.56.040, all of which are affirmatively proven:

**A. That the requested use at the location will not:**

**1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.**

The proposed project would be a natural extension of the outdoor filming uses that have occurred on the Ranch since at least the 1950s as it would create an indoor-outdoor motion picture, television and commercial filming location at the Ranch. The Ranch has been used over many decades for agricultural, oil production, horse breeding and cattle ranching activities, as well as motion picture and television production. Since Walt Disney Productions purchased significant holdings within the Ranch in 1959, the Ranch has been used for a variety of motion picture and television production uses concurrently with agricultural and oil production uses. Over the years, much of the Ranch property has been continuously modified for filming-related uses, including the construction of large filming sets. The motion picture and television production uses at the Ranch are currently permitted by Conditional Use Permit No. 04-089-(5).

The 58-acre development area would be located in the westernmost portion of the Ranch, an area subject to significant previous disturbance and directly adjacent to SR-14 and across from the Placerita Canyon Road northbound off-ramp. The area includes two large, mostly barren fill pads of more than approximately 24 acres created by Caltrans during construction of SR-14 in the early 1970s. These areas would be transformed by enhanced landscaping and architecture that would blend with the surrounding rural environment.

The 58-acre development area is separated from other development on the north, east and south by rugged terrain and steep hillsides and from development on the west by SR-14. A residential subdivision is located next to the Ranch's eastern border; however, the subdivision is separated from activities on the Ranch by rugged terrain and often steep sloping hillsides, and is approximately 1.25 miles from the 58-acre development area. The seclusion of the Ranch, including the 58-acre development area, has allowed the Ranch to flourish as an outdoor filming ranch since the 1950s and would allow the proposed project to thrive without adverse effects on area residents and their properties. With implementation of the project design features, including downward projected lumens, the surrounding areas would not be affected negatively by any light spillover, shading, noise or utility usage by the proposed project.

The proposed project's Design Guidelines include the use of control devices and defined optical systems to minimize glare and light trespass from the proposed project. Additionally, four distinct lighting zones would be created within the development area and conditional parking areas based on proposed land use and their associated lighting needs. These measures would result in minimal light trespass on adjacent areas, including native habitat areas. The landscaping for the proposed project also would provide a buffer between SR-14 and Placerita Canyon Road and the proposed project while maintaining public views east into Placerita Canyon.

Allowing development on 58 acres of the 890-acre Ranch (approximately six percent) would balance the need for indoor motion picture and television production facilities in the County and economic growth in the Santa Clarita Valley with protection of the surrounding rural environment of the remaining 832 acres of the Ranch. It would allow clustered development in the westernmost portion of the Ranch, areas which are highly disturbed from their natural state and adjacent to SR-14, while maintaining the rural nature of the working filming ranch. By clustering development on the westernmost 58 acres of the Ranch, the proposed project would retain 637 acres of the remaining 832 acres of Golden Oak Ranch as a mostly undeveloped filming backdrop.

The proposed project would be designed to provide state-of-the-art soundstages constructed in a manner that would blend with the surrounding environment and minimize any adverse impact to the natural environment. As part of the proposed development program, the buildings would be designed to reflect the existing agrarian and rustic character of the Ranch. The project design would be simple in form, function and architectural character, with the intent of complementing the surrounding rural setting. Buildings would be screened from Placerita Canyon Road and SR-14 with landscaping, including mature oaks trees and other native trees. The proposed relocation of the Ranch foreman's mobile home would not have a negative impact on the surrounding area as the home has existed on the Ranch for decades and would not change in the size or impact.

Central to the development concept for the proposed project are sustainability features that would minimize the consumption of natural gas and other carbon-based fuels and their associated greenhouse gas emissions. Design features may include green walls along the soundstages, photovoltaic technology on selected roofs, the use of color and shade structures to reduce the heat island effect, the use of highly efficient electric and HVAC equipment, and the use of native, drought-tolerant landscaping. Water conservation and design features may include low flow/ultra low-flow fixtures, energy star appliances, and the use of drip irrigation systems. The proposed project would incorporate a recycling program as part of its operations as well as additional sustainability features from the County's Green Building Ordinance, Low Impact Development Ordinance, and Drought Tolerant Landscaping Ordinance. In particular, the majority of the proposed buildings, including the soundstages, would achieve LEED™ Silver Certification or LEED™ Certification.

The proposed project would include numerous improvements to the surrounding roadways, including the Placerita Canyon Road northbound off-ramp from SR-14 so northbound vehicles exiting SR-14 could cross Placerita Canyon Road and directly enter the development area. Pedestrian and bicycle pathways would be provided throughout the development area to enhance

non-motorized circulation. All required parking would be provided within the development area and on the Ranch.

The proposed project would be located so as to not significantly impact views and significant natural terrain features associated with Placerita Canyon. It would be designed in a manner to be compatible with the natural environment and blend with the existing natural contours and topography of the surrounding area. The proposed project's landscaping would comply with the County's Drought Tolerant Landscaping Ordinance and harmonize with the natural flora of the surrounding landscape.

Utility, water, and public safety services would be available to the applicant without imposing any additional costs to the community. Existing utility and water providers and public safety agencies would have the capacity to serve the proposed project without any significant burden on the utilities and without creating deficiencies in service to adjacent residential areas. The proposed project would include the development of an electrical distribution substation within the development area to supply electrical power to the proposed project. It also would include the construction of a 2,000,000-gallon water tank on the Ranch south of Placerita Canyon Road, which would provide 1,300,000 gallons of water storage capacity to the Newhall County Water District for use with other customers. The proposed project would construct new water lines and sewer lines to serve the proposed project and the community west of SR-14.

The proposed haul route for removal of cut material would not affect surrounding neighborhoods. All construction traffic on public roads and highways associated with grading for the proposed project would occur during off-peak hours, thereby minimizing adverse impacts to the surrounding area traffic and circulation system. All grading would occur pursuant to a haul route plan approved by the County's Department of Public Works. The proposed project would incorporate mitigation measures to ensure that all potential air quality and noise impacts caused by the project, both short-term and long-term, would be minimized.

Finally, the dedication of a variable-width easement for the construction of a public, multi-use trail and trailhead would benefit the surrounding community by providing additional recreational activities in the area.

**2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.**

The proposed project would be a natural extension of the outdoor filming uses that have occurred on the Ranch since at least the 1950s as it would create an indoor-outdoor motion picture, television and commercial filming location at the Ranch. The Ranch has been used over many decades for agricultural, oil production, horse breeding and cattle ranching activities, as well as motion picture and television film production. Since Walt Disney Productions purchased significant holdings within the Ranch in 1959, the Ranch has been used for a variety of motion picture and television production uses concurrently with agricultural and oil production uses. Over the years, much of the Ranch property has been continuously modified for filming-related uses, including the construction of large filming sets. The film production uses at the Ranch are currently permitted by Conditional Use Permit No. 04-089-(5).

The 58-acre development area would be located in the westernmost portion of the Ranch, an area subject to significant previous disturbance and directly adjacent to SR-14 and across from the Placerita Canyon Road northbound off-ramp. The area includes two large, mostly barren fill pads of more than approximately 24 acres created by Caltrans during construction of SR-14 in the early 1970s. These areas would be transformed by enhanced landscaping and architecture that blend with the surrounding rural environment.

The 58-acre development area is separated from other development on the north, east and south by rugged terrain and steep hillsides and from development on the west by SR-14. A residential subdivision is located next to the Ranch's eastern border; however, the subdivision is separated from activities on the Ranch by rugged terrain and often steep sloping hillsides, and is approximately 1.25 miles from the 58-acre development area. The seclusion of the Ranch, including the 58-acre development area, has allowed the Ranch to flourish as an outdoor filming ranch since the 1950s and would allow the proposed project to thrive without adverse effects on area residents and their properties. With implementation of project design features, including downward projected lumens, the surrounding areas would not be affected negatively by any light spillover, shading, noise or utility usage by the proposed project.

The proposed project's Design Guidelines include the use of control devices and defined optical systems to minimize glare and light trespass from the proposed project. Additionally, four distinct lighting zones would be created within the development area and conditional parking areas based on proposed land use and their associated lighting needs. These measures would result in minimal light trespass on adjacent areas, including native habitat areas. The landscaping for the proposed project also would provide a buffer between SR-14 and Placerita Canyon Road and the proposed project while maintaining public views east into Placerita Canyon.

Allowing development on 58 acres of the 890-acre Ranch (approximately six percent) would balance the need for indoor motion picture and television production facilities in the County and economic growth in the Santa Clarita Valley with protection of the surrounding rural environment of the remaining 832 acres of the Ranch. It would allow clustered development in the westernmost portion of the Ranch, areas which are highly disturbed from their natural state and adjacent to SR-14, while maintaining the rural nature of the working filming ranch. By clustering development on the westernmost 58 acres of the Ranch, the proposed project would retain 637 acres of the remaining 832 acres of Golden Oak Ranch as a mostly undeveloped filming backdrop.

The proposed project would be designed to provide state-of-the-art soundstages constructed in a manner that would blend with the surrounding environment and minimize any adverse impact to the natural environment. As part of the proposed development program, the buildings would be designed to reflect the existing agrarian and rustic character of the Ranch. The project design would be simple in form, function and architectural character, with the intent of complementing the surrounding rural setting. Buildings would be screened from Placerita Canyon Road and SR-14 with landscaping, including mature oaks trees and other native trees. The proposed relocation

of the Ranch foreman's mobile home would not have a negative impact on the surrounding area as the home has existed on the Ranch for decades and would not change in the size or impact.

Central to the development concept for the proposed project are sustainability features that would minimize the consumption of natural gas and other carbon-based fuels and their associated green house gas emissions. Design features may include green walls along the soundstages, photovoltaic technology on selected roofs, the use of color and shade structures to reduce the heat island effect, the use of highly efficient electric and HVAC equipment and the use of native, drought-tolerant landscaping. Water conservation and design features may include low flow/ultra low-flow fixtures, energy star appliances, and the use of drip irrigation systems. The proposed project would incorporate a recycling program as part of its operations as well as additional sustainability features from the County's Green Building Ordinance, Low Impact Development Ordinance, and Drought Tolerant Landscaping Ordinance. In particular, the majority of the proposed buildings, including the soundstages, would achieve LEED™ Silver Certification or LEED™ Certification.

The proposed project would include numerous improvements to the surrounding roadways, including the Placerita Canyon Road northbound off-ramp from SR-14 so northbound vehicles exiting SR-14 could cross Placerita Canyon Road and directly enter the development area. Pedestrian and bicycle pathways would be provided throughout the development area to enhance non-motorized circulation. All required parking would be provided within the development area and on the Ranch.

The proposed project would be located so as to not significantly impact views and significant natural terrain features associated with Placerita Canyon. It would be designed in a manner compatible with the natural environment and blend with the existing natural contours and topography of the surrounding area. The proposed project's landscaping would comply with the County's Drought Tolerant Landscaping Ordinance and harmonize with the natural flora of the surrounding landscape.

Utility, water, and public safety services would be available to the applicant without imposing any additional costs to the community. Existing utility and water providers and public safety agencies would have the capacity to serve the proposed project without any significant burden on the utilities and without creating deficiencies in service to adjacent residential areas. The proposed project would include the development of an electrical distribution substation within the development area to supply electrical power to the proposed project. It also would include the construction of a 2,000,000-gallon water tank on the Ranch south of Placerita Canyon Road, which would provide 1,300,000 gallons of water storage capacity to the Newhall County Water District for use with other customers. The proposed project would construct new water lines and sewer lines to serve the proposed project and the community west of SR-14.

The proposed haul route for removal of cut material would not affect surrounding neighborhoods. All construction traffic on public roads and highways associated with grading for the proposed project would occur during off-peak hours, thereby ensuring minimal adverse impacts to the surrounding area traffic and circulation system. All grading would occur pursuant to a haul route plan approved by the County's Department of Public Works. The proposed

project would incorporate mitigation measures to ensure that all potential air quality and noise impacts caused by the project, both short-term and long-term, would be minimized.

Finally, the dedication of a variable-width easement for the construction of a public, multi-use trail and trailhead area would benefit the surrounding community by providing additional recreational activities in the area.

**3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

The proposed grading and engineering for the proposed project would ensure public safety in the project's execution. The proposed structures would not be located in areas characterized by unstable geologic conditions. The grading for the proposed project would lower the height of the northern fill pad and would create a smoother slope toward the east for the southern fill pad. The proposed project would employ piles to support structures in the areas of the fill pads. The project site is not located within any Alquist-Priolo Special Studies Zone. According to the General Plan, the Ranch is within a landslide and liquefaction area. However, implementation of the recommendations contained in the proposed project's geotechnical reports and compliance with the Los Angeles County Building Code would reduce slope stability impacts to a less than significant level. The proposed project would employ contour grading techniques to smoothly transition manufactured slopes back into the natural contours of adjacent undisturbed areas. The proposed project would incorporate mitigation measures to minimize all potential air quality and noise impacts caused by the project, both short-term and long-term.

The proposed project would implement water quality and flood control measures, including on-site storm drains, bio-swales and retention basins to contain and convey storm runoff from the developed areas of the proposed project. During construction, the proposed project would implement Best Management Practices (BMPs), including erosion control and sediment control devices, to reduce runoff and erosion. Because the proposed project would transform two large, mostly barren fill pads of approximately 24 acres, created by Caltrans during construction of SR-14 in the early 1970s, with enhanced landscaping that would blend with the surrounding environment, it would reduce the amount of silt runoff reaching Placerita Creek. With the elevation of the site after grading, no buildings would be within the 100-year flood plain established by the Federal Emergency Management Agency or the County's 50-year capital flood zone.

The proposed project would comply with the County's Low Impact Development Ordinance. In particular, the proposed project's parking lots would be developed to allow stormwater runoff to go through vegetated bioswales prior to its release into Placerita Creek. Downstream bioswales also would be introduced adjacent to the conditional parking areas, if developed, and landscaping would be introduced along the perimeter of those parking areas. The proposed project also would use detention/infiltration basins to cleanse stormwater runoff.

The proposed project would maximize fire safety. The proposed project would implement a fuel modification plan to minimize the risks of wildfires. The plan would set forth buffer zones around the proposed structures and would dictate the types of vegetation allowed within the

buffer zones. The plan also would include additional requirements regarding the removal of brush and dead plant materials, removal of non-native plant species, and periodic maintenance of the buffer zones. There also is a helipad within the northern portion of the Ranch that is used by the Los Angeles County Fire Department to protect the surrounding areas. The Ranch has a large water tank, which is used for emergency firefighting purposes by the Los Angeles County Fire Department to fight fires in the surrounding areas. The proposed project would include the construction of a new 2,000,000 gallon water tank on the Ranch south of Placerita Canyon Road to provide 1,300,000 gallons of water storage for other Newhall County Water District customers. Finally, all structures within the proposed project would be located along paved, all weather and accessible roads.

The proposed project would include numerous improvements to the surrounding roadways, including the Placerita Canyon Road northbound off-ramp from SR-14 so northbound vehicles exiting SR-14 could cross Placerita Canyon Road and directly enter the development area. Pedestrian and bicycle pathways would be provided throughout the development area to enhance non-motorized circulation. All required parking would be provided within the development area and on the Ranch.

The proposed project would be located so as to not significantly impact views and significant natural terrain features associated with Placerita Canyon. It would be designed in a manner compatible with the natural environment and blend with the existing natural contours and topography of the surrounding area. The proposed project's landscaping would comply with the County's Drought Tolerant Landscaping Ordinance and would harmonize with the natural flora of the surrounding landscape.

Utility, water, and public safety services would be available to the applicant without imposing any additional costs to the community. Existing utility and water providers and public safety agencies would have the capacity to serve the proposed project without any significant burden on the utilities and without creating deficiencies in service to adjacent residential areas. The proposed project would include the development of an electrical distribution substation within the development area to supply electrical power to the proposed project. It also would include the construction of a 2,000,000-gallon water tank on the Ranch south of Placerita Canyon Road, which would provide 1,300,000 gallons of water storage capacity to the Newhall County Water District for use with other customers. The proposed project would construct new water lines and sewer lines to serve the proposed project and the community west of SR-14.

Finally, the dedication of a variable-width easement for the construction of a public, multi-use trail and trailhead would benefit the surrounding community by providing additional recreational activities in the area.

**B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.**

The proposed project would comply with County development standards. It would comply with the requirements of the Zoning Ordinance related to yards, walls, fences, parking and loading facilities, landscaping and other development features. At least 1,228 parking spaces would be provided within the development area (with up to 260 spaces in the northern pad area including 88 tandem spaces, up to 507 spaces in the southern pad area, and up to 569 spaces within the parking lots located in the LADWP transmission corridor), under the soundstage option. Under the studio office option, at least 1,162 parking spaces would be provided within the development area (with up to 460 spaces in the northern pad area, up to 507 spaces in the southern pad area, and up to 569 spaces within the parking lots located in the LADWP transmission corridor). Accordingly, parking for the proposed project would exceed County Code parking requirements by 288 spaces and 208 spaces, respectively. These parking spaces would include compact parking spaces in compliance with County Code. If needed, the northern conditional parking area (conditional lot 2) could provide 295 parking spaces and the southern conditional parking area (conditional lot 1) could provide 482 parking spaces just east of the development area and the LADWP transmission corridor.

All retaining walls and fences would conform to County requirements and the proposed project's landscaping would comply with the requirements of the County's Drought Tolerant Landscaping Ordinance and would contain plants from the Los Angeles County Drought-Tolerant Plant List. Due to the nature of the way a working studio functions, there would be no curbs or dedicated pedestrian and bicycle pathways because they would take away from the functionality of dynamic studio uses. However, the studio would be designed for extensive use by pedestrians and bicycles to enhance non-motorized circulation within the Ranch. Automobiles would be directed to the perimeters of the soundstages and office buildings on the northern and southern pads, while truck circulation would be permitted amid soundstages to provide for more operational flexibility, including loading and unloading of equipment.

The site would be sufficiently large for the proposed project. The proposed project would be located within the 58-acre development area, which is more than adequate to accommodate the proposed project and any yards, walls, fences, parking and loading facilities, landscaping and other development features. The clustering of development on 58 acres in the westernmost portion of the Ranch would allow the continuation of outdoor filming uses on approximately 195 acres of the Ranch floor and a mostly undeveloped filming backdrop area on 637 acres of the Ranch's sloping hillsides.

**C. That the proposed site is adequately served:**

**1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and**

Golden Oak Ranch is located at 19802 Placerita Canyon Road. Placerita Canyon Road is an improved east-west secondary highway which runs through the Ranch in the community of Newhall. Access to the Ranch is available from SR-14 via the Placerita Canyon Road exit. The development area is directly adjacent to SR-14 and across from the Placerita Canyon Road northbound off-ramp.

The proposed project would include numerous improvements to the surrounding roadways and highways, including the signalization of and improvements to the Placerita Canyon Road northbound off-ramp from SR-14 so northbound vehicles exiting SR-14 could cross Placerita Canyon Road and directly enter the development area. An entry kiosk would be provided on-site to manage access, with sufficient queuing space along the driveway (approximately 125 feet) to prevent backups onto Placerita Canyon Road. Pedestrian and bicycle pathways would be provided throughout the development area to enhance non-motorized circulation. Due to the nature of the way a working studio functions, there would be no curbs or dedicated pedestrian and bicycle pathways because they would take away from the functionality of dynamic studio uses. However, the studio would be designed for extensive use by pedestrians and bicycles to enhance non-motorized circulation within the Ranch. Automobiles would be directed to the perimeters of the soundstages and office buildings on the northern and southern pads, while truck circulation would be permitted amid soundstages to provide for more operational flexibility, including loading and unloading of equipment. All required parking would be provided within the development area and on the Ranch.

All structures in the proposed project would be located along paved, all-weather and accessible roads. The proposed project would provide fire lane access of at least twenty-six feet throughout the development area.

**2. By other public or private service facilities as are required.**

Utility, water, sewer and public safety services would be available to the applicant without imposing any additional costs to the community. Existing utility, water and sewer providers and public safety agencies would have the capacity to serve the proposed project without any significant burden on the utilities and without creating deficiencies in service to adjacent residential areas. The proposed project would include the development of an electrical distribution substation within the development area to supply electrical power to the proposed project. In addition, although the proposed project requires only a 700,000-gallon water tank to support the proposed project, at the request of Newhall County Water District, the proposed project would construct a 2,000,000-gallon water tank on the Ranch south of Placerita Canyon Road, which would provide 1,300,000 gallons of water storage capacity to the Newhall County Water District for use with other customers. The proposed project would construct new water lines and sewer lines to serve the proposed project and the community west of SR-14.

Central to the development concept for the proposed project are sustainability features that would minimize the consumption of natural gas and other carbon-based fuels and their associated greenhouse gas emissions. Design features may include green walls along the soundstages, photovoltaic technology on selected roofs, the use of color and shade structures to reduce the heat island effect, the use of highly efficient electric and HVAC equipment and the use of native, drought-tolerant landscaping. Water conservation and design features may include low flow/ultra low-flow fixtures, energy star appliances, and the use of drip irrigation systems. The proposed project would incorporate a recycling program as part of its operations as well as additional sustainability features from the County's Green Building Ordinance, Low Impact Development Ordinance, and Drought Tolerant Landscaping Ordinance. In particular, the

majority of the proposed buildings, including the soundstages, would achieve LEED™ Silver Certification or LEED™ Certification.

The proposed project would include numerous improvements to the surrounding water and wastewater infrastructure, including new water infrastructure to connect the Newhall County Water District distribution system to the Ranch. The NCWD has provided a will serve letter and water supply assessment report to ensure adequate water supplies exist for the proposed project. In addition, the proposed project would request annexation into the Santa Clarita Valley Sanitation District to connect the proposed on-site wastewater system to the City of Santa Clarita's existing local wastewater collection system via the construction of a new sewer main.

In addition to the above findings required under section 22.56 of the Code, pursuant to section 22.40.060, approval of a conditional use permit for a development program, the hearing officer must make an additional finding:

**D. That such development program provides necessary safeguards to insure completion of the proposed development by the applicant forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.**

The applicant submitted plans and exhibits as part of the application for the proposed project, which indicate the location of all proposed structures, the demolition of one existing structure, and development features, including grading, yards, walls, walks, landscaping, height, bulk and arrangement of buildings and structures, signs, the color and appearance of buildings and structures. The applicant has agreed to develop the proposed project consistently with the development program.

# Burden of Proof for Oak Tree Permit
# VTTM No. 71216
# Disney | ABC Studios at The Ranch

Background

Golden Oak Ranch Properties proposes to develop 58 acres of the westernmost portion of the 890-acre Golden Oak Ranch adjacent to State Route (SR) 14 as Disney | ABC Studios at The Ranch, a state-of-the-art motion picture and television studio. Specifically, the proposed project would provide up to twelve soundstages, production offices, six mills, a warehouse, talent bungalows, a commissary with associated amenities, an administration building, a central utility plant, and an electric distribution substation. As an alternative option, studio offices rather than four soundstages, two mills, and associated production offices could be constructed on the northern portion of the 58-acre development area. The proposed project also would include construction of a 2,000,000 gallon water tank, associated water line and access road south of Placerita Canyon Road, construction of a public, multi-use trail and trailhead on the Ranch south of Placerita Canyon Road, the relocation of the Ranch foreman's mobile home and removal and replacement of the associated septic system, and additional off-site infrastructure improvements. The proposed project also would include a vesting tentative tract map covering 44.28 acres of the 58-acre development area.

The Ranch is located within the "Thirty Mile Zone", the area within a 30-mile radius of the intersection of Beverly and La Cienega Boulevards in the City of Los Angeles, which is home to the greatest concentration of studio-related activities in California. The Santa Clarita Valley, part of which lies within the Thirty Mile Zone, has become an established location for filming and is one of the most filmed areas in southern California due to its location, varied topography, and abundance of settings. The Santa Clarita Valley area is home to a substantial number of filming ranches, including Golden Oak Ranch. As such, the film industry is an important contributor to the local and regional economy. The proposed project would recognize the synergy of having outdoor filming and indoor motion picture and television production consolidated at the same location and would help satisfy the increased demand for production studio space in the Los Angeles area.

Pursuant to Los Angeles County Zoning Code section 22.56.2050, any cutting, destroying, removing, relocating or inflicting damage or encroaching within the protected zone of certain oak trees in the County requires an oak tree permit. The proposed project would remove 158 oak trees, including 16 heritage oak trees, and encroach within the protected zone of 82 oak trees, including three heritage oak trees. The following findings of fact are required pursuant to Los Angeles County Zoning Code section 22.56.2050, all of which are affirmatively proven:

**A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.**

The proposed project would preserve the vast majority of the more than 3,000 oak trees on the Ranch. The proposed project would cluster development on 58 acres on the westernmost portion

of the 890-acre Ranch, an area subject to significant previous disturbance and directly adjacent to SR-14 and across from the Placerita Canyon Road northbound off-ramp. The development area is approximately six percent of the entire Ranch. The proposed project would retain approximately 195 acres of outdoor filming area and 637 acres of mostly undeveloped filming backdrop on the Ranch. Of the more than 3,000 oak trees on the Ranch, most are located outside the development area and would not be impacted by the proposed project. A 330-foot strip of land owned by the Los Angeles Department of Water and Power would provide the eastern border of the development area and would provide a buffer for the remaining oak trees on the Ranch.

The proposed project would incorporate a strong oak tree mitigation program to mitigate for the loss of 158 oak trees and encroachment upon 82 oak trees in the development area, an area south of Placerita Canyon Road on the Ranch where a water tank and water line would be installed to support the proposed project, and one of the conditional parking areas on the Ranch east of the development area. The County's Oak Tree Ordinance and the County's current practices would require replanting of oaks at a minimum 2 to 1 ratio for the loss of jurisdictional oak trees and at a minimum 10 to 1 ratio for the loss of heritage oak trees. Accordingly, the Ordinance and practices would require planting of 444 new oak trees of 15-gallon size with a tree of one-inch diameter at one foot above the base of the trunk.

In order to better replace the community of the oak woodland habitat and the oak tree canopy removed by the proposed project, the proposed project's mitigation program would plant at least 1,600 oak trees of a variety of sizes within potential expansion and restoration areas on the Ranch east of the development area that would collectively comprise approximately 21 acres. The sizes would range from acorns and seedlings to more than a dozen 60-inch box oak trees. These trees would provide an estimated seven acres of canopy coverage following twenty years of growth, or approximately four acres of canopy coverage more than would be provided by compliance with County requirements. A high-standard of restoration design, implementation, and maintenance would be imposed for successful establishment of the planted oak trees. Additionally, at least a seven-year monitoring period would be implemented following the initial restoration planting.

In an effort to proactively address project-related impacts and initiate mitigation efforts, the Ranch's natural resource staff began propagating oak trees from Ranch-harvested acorns in 2009. Field planting of 460 seedlings occurred in November 2010 under the supervision of the County Forester. These planted trees will be counted toward the overall mitigation planting totals.

The applicant also intends to continue its successful system of voluntary oak tree propagation at the Ranch. This process maximizes the growth potential of small oak trees throughout the Ranch.

**B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increase flow of surface waters which cannot be satisfactorily mitigated.**

The proposed project would implement water quality and flood control measures, including on-site storm drains, bio-swales and retention basins to contain and convey storm runoff from the development area. During construction, the proposed project would implement Best Management Practices (BMPs), including erosion control and sediment control devices, to reduce runoff and erosion. Because the proposed project would transform two large, mostly barren fill pads of approximately 24 acres created by Caltrans during construction of SR-14 in the early 1970s with enhanced landscaping that would blend with the surrounding environment, it would reduce the amount of silt runoff reaching Placerita Creek.

The proposed project would comply with the County's Low Impact Development Ordinance. In particular, the proposed project's parking lots would be developed to allow stormwater runoff to go through vegetated bioswales prior to its release into Placerita Creek. The proposed project also would use detention/infiltration basins to cleanse stormwater runoff.

**C. That in addition to the above facts, at least one of the following findings apply:**

**1. The removal or relocation of the oak trees(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:**

**a. Alternate development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive, or**
**b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or**

**2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or**

**3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or other danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.**

**4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.**

The proposed project's grading would incorporate two large, mostly barren fill pads of approximately 24 acres created by Caltrans during construction of SR-14 in the early 1970s. The two fill pads are separated by Placerita Creek, which extends in an east-west direction across the development area. The southern fill pad is approximately 11.6 acres, 45 to 50 feet deep, and at

approximately the same grade as Placerita Canyon Road on its southern portion. The northern fill pad is approximately 12 acres, 60 feet deep, and approximately 10 to 25 feet below the elevated SR-14 to the northwest. The fill pads are mostly barren due to composition of the fill. The grading for the proposed project would lower the height of both the southern and northern fill pads and create a smoother slope toward the east for the southern fill pad. These areas would be transformed by enhanced landscaping and architecture that would blend with the surrounding rural environment.

The proposed project could not incorporate and transform the mostly barren fill pads without impacting the 240 oak trees (158 removals and 82 encroachments). Many of the impacted oak trees are located at the toe of the eastern slope of the southern fill pad. The proposed project would require the grading of the eastern slope of the southern fill pad and the placement of fill next to this slope in order to prepare the building pads for construction of eight soundstages and four mills.

An alternative design for the proposed project avoiding most of the impacted oak trees would not work for the proposed studio use. A studio's layout must allow typical movement of large trucks around the soundstages. The proposed project's design would lay out the soundstages in an efficient manner to allow movement of large trucks and sets around the soundstages. Further, the proposed project was carefully designed to avoid impacts to Placerita Creek and to avoid building in the floodplain on the eastern side of the development area. The impacted oak trees interfere with street layout within the proposed project and no reasonable alternative to such interference exists other than removal of the trees. An alternative layout that did not incorporate grading of the fill pads would leave a sharp (60 foot) drop on the eastern end of the southern fill pad that would not allow internal circulation between soundstages.

The proposed project would preserve the vast majority of oak trees on the Ranch. The proposed project would retain approximately 195 acres of outdoor filming area as well as 637 acres of mostly undeveloped filming backdrop on the Ranch. Of the more than 3,000 oak trees on the Ranch, most are located outside the development area and would not be impacted by the proposed project. A 330-foot strip of land owned by the Los Angeles Department of Water and Power would provide the eastern border of the development area and would provide a buffer for the remaining oak trees on the Ranch.

The proposed project would incorporate a strong oak tree mitigation program to mitigate for the loss of 158 oak trees and encroachment upon 82 oak trees. The County's Oak Tree Ordinance and the County's current practices would require replanting of oaks at a minimum 2 to 1 ratio for the loss of jurisdictional oak trees and at a minimum 10 to 1 ratio for the loss of heritage oak trees. Accordingly, the Ordinance and practices would require planting of 444 new oak trees of 15-gallon size with a tree of one-inch diameter at one foot above the base of the trunk.

In order to better replace the community of the oak woodland habitat and the oak tree canopy removed by the proposed project, the proposed project's mitigation program would plant at least 1,600 oak trees of a variety of sizes within potential expansion and restoration areas on the Ranch east of the development area that would collectively comprise approximately 21 acres. The sizes would range from acorns and seedlings to more than a dozen 60-inch box oak trees.

These trees would provide an estimated seven acres of canopy coverage following twenty years of growth, or approximately four acres of canopy coverage more than would be provided by compliance with County requirements. A high-standard of restoration design, implementation, and maintenance would be imposed for successful establishment of the planted oak trees. Additionally, at least a seven-year monitoring period would be implemented following the initial restoration planting.

In an effort to proactively address project-related impacts and initiate mitigation efforts, the Ranch's natural resource staff began propagating oak trees from Ranch-harvested acorns in 2009. Field planting of 460 seedlings occurred in November 2010 under the supervision of the County Forester. These planted trees will be counted toward the overall mitigation planting totals.

The applicant also intends to continue its successful system of voluntary oak tree propagation at the Ranch. This process maximizes the growth potential of small oak trees throughout the Ranch.

# Burden of Proof for Parking Permit
# Vesting Tentative Tract Map No. 71216
# Disney | ABC Studios at The Ranch

Background

Golden Oak Ranch Properties proposes to develop 58 acres of the westernmost portion of the 890-acre Golden Oak Ranch adjacent to State Route (SR) 14 as Disney | ABC Studios at The Ranch, a state-of-the-art motion picture and television studio. Specifically, the proposed project would provide up to twelve soundstages, production offices, six mills, a warehouse, talent bungalows, a commissary with associated amenities, an administration building, a central utility plant, and an electric distribution substation. As an alternative option, studio offices rather than four soundstages, two mills, and associated production offices could be constructed on the northern portion of the 58-acre development area. The proposed project also would include construction of a 2,000,000 gallon water tank, associated water line and access road south of Placerita Canyon Road, construction of a public, multi-use trail and trailhead on the Ranch south of Placerita Canyon Road, the relocation of the Ranch foreman's mobile home and removal and replacement of the associated septic system, and additional off-site infrastructure improvements. The proposed project also would include a vesting tentative tract map covering 44.28 acres of the 58-acre development area.

The Ranch is located within the "Thirty Mile Zone", the area within a 30-mile radius of the intersection of Beverly and La Cienega Boulevards in the City of Los Angeles, which is home to the greatest concentration of studio-related activities in California. The Santa Clarita Valley, part of which lies within the Thirty Mile Zone, has become an established location for filming and is one of the most filmed areas in southern California due to its location, varied topography, and abundance of settings. The Santa Clarita Valley area is home to a substantial number of filming ranches, including Golden Oak Ranch. As such, the film industry is an important contributor to the local and regional economy. The proposed project would recognize the synergy of having outdoor filming and indoor motion picture and television production consolidated at the same location and would help satisfy the increased demand for production studio space in the Los Angeles area.

The 58-acre development area is separated from the remainder of the Ranch by the eastern side of a 330-foot strip of land that traverses the Ranch in a generally northwest to southeast direction and is owned by the Los Angeles Department of Water and Power (LADWP) and used to support existing electrical transmission lines. Based on reservations in a deed to LADWP, which was recorded on June 2, 1991, among other things, the Applicant has an easement to cross the LADWP property next to the tract map area and to use it for farming and grazing purposes. The Applicant is negotiating an agreement with LADWP to use a portion of LADWP's property under the transmission lines as a parking lot to support the proposed project.

The majority of parking for the proposed project would be provided within surface lots adjacent to the soundstages and office buildings on the northern and southern pads. Parking for production-related vehicles also would be provided adjacent to the soundstages and mills.

Additional parking would be provided in two surface lots located within the LADWP transmission corridor, as well as potentially within one or two surface lots (i.e., the conditional parking areas) located east of the 58-acre development area. These latter conditional lots would be constructed and used only if LADWP were to revoke the parking license agreement for the lots within its transmission corridor. All Code-required parking would be supplied on the Ranch, within the northern and southern portions of the development area and, if needed, the conditional parking areas to the east. The parking within the LADWP transmission corridor would provide surplus parking to meet demand requirements and give the proposed project some flexibility regarding parking around the soundstages and office buildings.

At least 1,228 parking spaces would be provided within the development area (with up to 260 spaces in the northern pad area including 88 tandem spaces, up to 507 spaces in the southern pad area, and up to 569 spaces within the parking lots located in the LADWP transmission corridor), under the soundstage option. Under the studio office option, at least 1,162 parking spaces would be provided within the development area (with up to 460 spaces in the northern pad area, up to 507 spaces in the southern pad area, and up to 569 spaces within the parking lots located in the LADWP transmission corridor). Accordingly, the proposed parking would exceed County Code parking requirements by 288 spaces and 208 spaces, respectively. These parking spaces would include compact parking spaces in compliance with County Code. If needed, the northern conditional parking area (conditional lot 2) could provide 295 parking spaces and the southern conditional parking area (conditional lot 1) could provide 482 parking spaces.

In order to preserve the rural character of the Ranch, the Applicant has requested permission to forego paving and striping the conditional parking areas unless LADWP were to revoke the parking license agreement. Unless needed for Code-required parking, the conditional parking areas east of the transmission lines could remain undeveloped and, if developed, would remain unpaved provided authorization for paved and striped parking under the LADWP transmission lines was retained. If LADWP were to revoke all or part of the authorization for use of the LADWP property as a parking lot, the Applicant would be required to replace the number of parking spaces lost from the LADWP property with the same number of spaces within the tract map area or the conditional parking areas east of the LADWP property. The replacement spaces in the conditional parking areas would be paved, striped and landscaped if and within two months after LADWP prevents parking on the LADWP property. Any space within the conditional parking areas could be used for overflow parking as needed at any time.

The Applicant proposes twenty lots within the tract map area. Because of the layout for the studio, several of the individual lots cannot provide the parking required for the particular uses on those individual lots. Instead, the Applicant proposes a reciprocal easement between all lots within the tract map to allow parking throughout the tract map area, the LADWP property, and the conditional parking areas.

Tandem parking is not provided to meet parking required by County Code. However, tandem parking would be used to supplement required parking when motion picture and television production at the studio was particularly active.

The County Code requires the following parking for the proposed project:

| Proposed Use | Square Feet (GSF) | Spaces/Square Footage | Required Parking |
|---|---|---|---|
| **Option A Buildout** | | | |
| Soundstages (12) | 237,600 sq. ft. | 1/1,000 sq. ft. | 238 |
| Production Offices | 168,750, sq. ft. | 1/400 sq. ft. | 422 |
| Mills | 69,000 sq. ft. | 1/500 sq. ft. | 138 |
| Warehouse | 23,000 sq. ft. | 1/1,000 sq. ft. | 23 |
| Writers/Producers Bungalows | 10,350 sq. ft. | 1/400 sq. ft. | 26 |
| Administration Building | 30,000 sq. ft. | 1/400 sq. ft. | 75 |
| Commissary[1] | 17,250 sq. ft. | 1/1,150 sq. ft. | 15 |
| Deliveries/Service[2] | | | 3 |
| **Total** | | | **940** |

| Proposed Use | Square Feet (GSF) | Spaces/Square Footage | Required Parking |
|---|---|---|---|
| **Option B Buildout[3]** | | | |
| Soundstages (8) | 158,400 sq. ft. | 1/1,000 sq. ft. | 158 |
| Production Offices | 112,500 sq. ft. | 1/400 sq. ft. | 281 |
| Mills | 46,000 sq. ft. | 1/500 sq. ft. | 92 |
| Warehouse | 23,000 sq. ft. | 1/1,000 sq. ft. | 23 |
| Writers/Producers Bungalows | 10,350 sq. ft. | 1/400 sq. ft. | 26 |
| Studio Offices | 112,500 sq. ft. | 1/400 sq. ft. | 281 |
| Administration Building | 30,000 sq. ft. | 1/400 sq. ft. | 75 |
| Commissary/Amenities | 17,250 sq. ft. | 1/1,150 sq. ft. | 15 |
| Deliveries/Service | | | 3 |
| **Total** | | | **954** |

Disabled Spaces Provided: 9 spaces

Compact Spaces Provided:

Option A Buildout: up to 375 spaces
Option B Buildout: up to 380 spaces

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[1] The commissary would serve the employees/visitors on-site. No off-site users would be able to patronize the commissary. As a result and based on discussions with Regional Planning staff and historical demand at other film studios, the required parking is for commissary staff.

[2] One space would be dedicated to deliveries/service for the commissary, central utility plant, and electrical substation for a total of three delivery spaces.

[3] The proposed project would include an option to develop studio offices in lieu of four soundstages and two mills within the northern portion of the development area.

In order to ensure there is ample parking for the proposed project, the Applicant has committed to provide 1,228 parking spaces with the twelve soundstages option, which is 288 spaces more than required by County Code, or 1,162 parking spaces with the eight soundstages and studio office option, which is 208 spaces more than required by County Code.

Pursuant to Los Angles County Zoning Code section 22.56.990, projects proposing a parking arrangement different than the parking requirements of County Code section 22.52 require a parking permit. Because of the need for flexibility regarding parking around the soundstages and office buildings, the Applicant requests a parking permit to authorize the use of shared off-lot parking, an exemption from paving and striping requirements for conditional parking lots on the Ranch east of the development area unless parking within the LADWP transmission corridor was later revoked by LADWP, and the use of some tandem parking.

The following findings of fact are required pursuant to Los Angeles County Code section 22.56.1020, all of which are affirmatively proven:

**A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52 because:**

**1. The age and/or physical condition of the residents is such that the use of an automobile is unlikely, or**

**2. The nature of the use is such that there is a reduced occupancy, or**

**3. The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single occupant automobile. Such a program shall include positive incentive such as van pools, transit fare subsidies, commuter travel allowances, car pools or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people movers, rapid transit stations, bikeways, or other similar facilities, shall be a factor in this consideration, or**

**4. Sufficient land area is reserved or an alternative arrangement is approved to insure that the parking requirements may be complied with should the use, occupancy, or transportation program change. Such reservation or alternative may be waived for certain a senior citizen and handicapped person housing development where the director finds that it is unnecessary because of the anticipated permanent nature of such use. If required, the reserved land shall be so located and developed in such a manner that it can be feasibility converted to parking if needed;**

The proposed project would provide more parking than required by County Code. While the Applicant intends to use LADWP's property for parking to support the proposed project, the Applicant has proposed two conditional parking areas east of LADWP's property on the Ranch to use if LADWP were to revoke the parking license agreement. All code-required parking

could be located within the tract map area and in the conditional parking areas east of the LADWP property.

All proposed parking would be located within the Ranch, a private working film ranch, which does not permit public access. Accordingly, the proposed parking would have no effect on the circulation or parking in the surrounding area.

Additionally, the studio would be designed for extensive use by pedestrians and bicycles to enhance non-motorized circulation within the Ranch.

**B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces because:**

**1. Uses sharing parking facilities operate at different times of the day or days of the week, or**

**2. Parking facilities using tandem spaces will employ valets or will utilize other means to insure a workable plan, or**

**3. Apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces;**

The Applicant is negotiating an agreement with LADWP to use a portion of LADWP's property under the transmission lines as a parking lot to support the proposed project. This parking lot would contain at least 500 parking spaces.

The majority of the parking for the proposed project would be provided within surface lots adjacent to the soundstages and office buildings on the northern and southern pads. Parking for production-related vehicles also would be provided adjacent to the soundstages and mills. Additional parking would be provided in two surface lots located within the LADWP transmission corridor, as well as potentially within one or two surface lots (i.e., the conditional parking areas) located east of the 58-acre development area. These latter conditional lots would be constructed and used only if LADWP were to revoke the parking license agreement for the lots within its transmission corridor. All Code-required parking would be supplied on the Ranch, within the northern and southern portions of the development area and, if needed, the conditional parking areas to the east. The parking within the LADWP transmission corridor would provide surplus parking to meet demand requirements and give the proposed project some flexibility regarding parking around the soundstages and office buildings.

At least 1,228 parking spaces would be provided within the development area (with up to 260 spaces in the northern pad area including 88 tandem spaces, up to 507 spaces in the southern pad area, and up to 569 spaces within the parking lots located in the LADWP transmission corridor), under the soundstage option. Under the studio office option, at least 1,162 parking spaces would be provided within the development area (with up to 460 spaces in the northern pad area, up to 507 spaces in the southern pad area, and up to 569 spaces within the parking lots located in the

LADWP transmission corridor). Accordingly, the proposed parking would exceed County Code parking requirements by 288 spaces and 208 spaces, respectively. These parking spaces would include compact parking spaces in compliance with County Code. If needed, the northern conditional parking area (conditional lot 2) could provide 295 parking spaces and the southern conditional parking area (conditional lot 1) could provide 482 parking spaces.

The Applicant proposes twenty lots within the tract map area. Because of the layout for the studio, several of the individual lots cannot provide the parking required for the particular uses on those lots. Instead, the Applicant proposes a reciprocal easement between all lots within the tract map to allow parking throughout the tract map area. Because the proposed project would provide more parking than required by County Code, there is ample parking to share among all uses within the tract map area.

Tandem parking is not provided to meet Code-required parking. However, tandem parking would be used to supplement required parking when motion picture and television production at the studio was particularly active. The Applicant would use parking attendants to supervise any tandem parking when in use to ensure easy ingress and egress of studio employees, independent contractors and visitors from those tandem spaces.

All proposed parking would be located within the Ranch, a private working film ranch, which does not permit public access. Accordingly, the proposed parking would have no effect on the circulation or parking in the surrounding area.

**C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking spaces will provide the required parking for uses because:**

**1. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use, or**

**2. Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces, or**

**3. Such transitional lots are designed to minimize adverse effects on surrounding properties, or**

**4. Uncovered parking for low and moderate income residential developments will be appropriately screened and compatible with the surrounding neighborhood;**

The Applicant is negotiating an agreement with LADWP to use a portion of LADWP's property under the transmission lines as a parking lot to support the proposed project. This parking lot would contain at least 500 parking spaces.

The majority of the parking for the proposed project would be provided within surface lots adjacent to the soundstages and office buildings on the northern and southern pads. Parking for production-related vehicles also would be provided adjacent to the soundstages and mills. Additional parking would be provided in two surface lots located within the LADWP transmission corridor, as well as potentially within one or two surface lots (i.e., the conditional parking areas) located east of the 58-acre development area. These latter conditional lots would be constructed and used only if LADWP were to revoke the parking license agreement for the lots within its transmission corridor. All Code-required parking would be supplied on the Ranch, within the northern and southern portions of the development area and, if needed, the conditional parking areas to the east. The parking within the LADWP transmission corridor would provide surplus parking to meet demand requirements and give the proposed project some flexibility regarding parking around the soundstages and office buildings.

At least 1,228 parking spaces would be provided within the development area (with up to 260 spaces in the northern pad area including 88 tandem spaces, up to 507 spaces in the southern pad area, and up to 569 spaces within the parking lots located in the LADWP transmission corridor), under the soundstage option. Under the studio office option, at least 1,162 parking spaces would be provided within the development area (with up to 460 spaces in the northern pad area, up to 507 spaces in the southern pad area, and up to 569 spaces within the parking lots located in the LADWP transmission corridor). Accordingly, the proposed parking would exceed County Code parking requirements by 288 spaces and 208 spaces, respectively. These parking spaces would include compact parking spaces in compliance with County Code. If needed, the northern conditional parking area (conditional lot 2) could provide 295 parking spaces and the southern conditional parking area (conditional lot 1) could provide 482 parking spaces.

The Applicant proposes twenty lots within the tract map area. Because of the layout for the studio, several of the individual lots cannot provide the parking required for the particular uses on those lots. Instead, the Applicant proposes a reciprocal easement between all lots within the tract map to allow parking throughout the tract map area. Because the proposed project would provide more parking than required by County Code, there is ample parking to share among all uses within the tract map area.

All proposed parking would be located within the Ranch, a private working film ranch, which does not permit public access. Accordingly, the proposed parking would have no effect on the circulation or parking in the surrounding area.

**D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property;**

The proposed project would not result in any off-site parking. All proposed parking would be located within the Ranch, a private working film ranch, which does not permit public access. Accordingly, the proposed parking arrangement would have no effect on the circulation or parking in the surrounding area.

**E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in the Zoning Ordinance.**

The site would be sufficiently large for the proposed project. The proposed project would be located within the 58-acre development area, which is more than adequate to accommodate the proposed project and any yards, walls, fences, parking and loading facilities, landscaping and other development features. The clustering of development on 58 acres in the westernmost portion of the Ranch would allow the continuation of outdoor filming uses on approximately 195 acres of the Ranch floor and a mostly undeveloped filming backdrop area on 637 acres of the Ranch's sloping hillsides.

All retaining walls and fences would conform to County requirements and the proposed project's landscaping would comply with the requirements of the County's Drought Tolerant Landscaping Ordinance and would contain plants from the Los Angeles County Drought-Tolerant Plant List. Due to the nature of the way a working studio functions, there would be no curbs or dedicated pedestrian and bicycle pathways because they would take away from the functionality of dynamic studio uses. However, the studio would be designed for extensive use by pedestrians and bicycles to enhance non-motorized circulation within the Ranch. Automobiles would be directed to the perimeters of the soundstages and office buildings on the northern and southern pads, while truck circulation would be permitted amid soundstages to provide for more operational flexibility, including loading and unloading of equipment.

The proposed project would comply with County development standards. In order to ensure there is ample parking for the proposed project, the Applicant has committed to provide 1,228 parking spaces with the twelve soundstages option, which is 288 spaces more than required by County Code, or 1,162 parking spaces with the eight soundstages and studio office option, which is 208 spaces more than required by County Code.

# DISNEY | ABC STUDIOS AT THE RANCH
# PROJECT NO. TR 071216-(5)
# CONSISTENCY WITH THE
# 2012 SANTA CLARITA VALLEY AREA PLAN

For Disney | ABC Studios at The Ranch (Project), the Applicant requests a plan amendment of the 1990 Santa Clarita Valley Area Plan (1990 SCVAP) to change the land use designation of the area covered by the Project's proposed Vesting Tentative Tract Map No. 71216 from Watershed (W) and Hillside Management (HM) to Commercial (C). The Department of Regional Planning deemed complete the Project's application for VTTM No. 71216 on May 4, 2010. Since then, the County of Los Angeles Board of Supervisors adopted an update to the 1990 SCVAP, the One Valley One Vision (OVOV) Plan, known within Los Angeles County as the 2012 Santa Clarita Valley Area Plan (2012 SCVAP), on November 27, 2012. As approved, the 2012 SCVAP allows projects with applications deemed complete prior to the effective date of the 2012 SCVAP to be reviewed for consistency under the 1990 SCVAP. As such, the Project is being reviewed for consistency with the 1990 SCVAP.

Nevertheless, the Project is consistent with the 2012 SCVAP. This analysis summarizes the consistency of the Project with the policies, goals and objectives of the 2012 SCVAP by impact issues discussed in the Project's Environmental Impact Report (EIR).

## A. Geotechnical Hazards

The 2012 SCVAP Safety Element describes the various natural and man-made hazards that exist in the area and provides guidelines for protecting public health and safety. Specific policies and standards are set forth to minimize risks from identified hazards and address emergency response services. The following 2012 SCVAP policies relate to geology issues applicable to the Project:

- Policy S-1.2.1: Implement requirements of the Alquist-Priolo Earthquake Fault Zoning Act.

- Policy S-1.2.2: Restrict the land use type and intensity of development in areas subject to fault rupture, landslides, or liquefaction, in order to limit exposure of people to seismic hazards.

- Policy S-1.2.3: Require soils and geotechnical reports for new construction in areas with potential hazards from faulting, landslides, liquefaction, or subsidence, and incorporate recommendations from these studies into the site design as appropriate.

- Policy S-1.2.4: Enforce seismic design and building techniques in the County Building Code.

Project Consistency

Extensive site investigations, including a Preliminary Geotechnical Investigation have been prepared for the Project, approved by the Department of Public Works, and appended to the Draft EIR. The Project would be consistent with applicable 2012 SCVAP provisions with implementation of the following Project design features: concentrating development outside areas exhibiting high environmental sensitivity and implementing appropriate corrective measures, including slope stabilization by Placerita Creek and replacement of existing fill soils with engineered fill or the use of pile foundations within the fill pads in the Project's development area created by Caltrans in the 1970s during construction of State Route 14.

With the exception of relatively steep slopes within the area of the proposed water tank and the area of the proposed trail, the natural slopes within much of the area proposed for new development are relatively flat, and no evidence of pre-existing slope instability was encountered during geotechnical studies for the Project. The 60-foot slope located on the eastern side of the southern fill pad would be graded to provide a more level finished grade, and appropriate geotechnical features would be implemented, including the use of engineered fill and pile foundations in potential liquefaction areas. Limited grading would occur within the area of the water tank in order to smooth and pave the existing unpaved access road and construct a pad for the water tank. Similarly, limited grading would occur within the area of the trail to create smooth grades for trail users. As discussed above, the Project would minimize risks associated with natural hazards through the incorporation of a variety of safety features.

The Seismic Hazards Zone Map (SHZM) indicates the Project site does not lie within an area designated as prone to future earthquake-induced landslides or in an area of previous landslide occurrence.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to geotechnical hazards.

**B. Flood Hazards and Hydrology**

The 2012 SCVAP Conservation and Open Space Element incorporates public services and utilities and addresses open space and conservation issues pertaining to hydrology and water quality. Goal CO-4.3 of the Conservation and Open Space Element is to limit disruption of natural hydrology by reducing impervious cover, increasing on-site infiltration, and managing stormwater runoff at the source. Policies identified to achieve this goal include the following:

- Policy CO-4.3.1: On undeveloped sites proposed for development, promote onsite stormwater infiltration through design techniques such as pervious paving, draining runoff into bioswales or properly designed landscaped areas, preservation of natural soils and vegetation, and limiting impervious surfaces.

- Policy CO-4.3.3: Provide flexibility for design standards for street width, sidewalk width, parking, and other impervious surfaces when it can be shown that such reductions will not have negative impacts and will provide the benefits of stormwater retention, groundwater infiltration, reduction of heat islands, enhancement of habitat and biodiversity, saving of significant trees or planting of new trees, or other environmental benefit.

- Policy CO-4.3.4: Encourage and promote the use of new materials and technology for improved stormwater management, such as pervious paving, green roofs, rain gardens, and vegetated swales.

- Policy CO-4.3.5: Where detention and retention basins or ponds are required, seek methods to integrate these areas into the landscaping design of the site as amenity areas, such as a network of small ephemeral swales treated with attractive planting.

- Policy CO-4.3.6: Discourage the use of mounded turf and lawn areas which drain onto adjacent sidewalks and parking lots, replacing these areas with landscape designs that retain runoff and allow infiltration.

The 2012 SCVAP Safety Element also describes natural and man-made hazards that may affect existing and future residents and provides guidelines for protecting public health and safety. Goal S-2 of the Safety Element is to protect public safety and property from unreasonable risks due to flooding. Relevant policies identified to achieve this goal include the following:

- Policy S-2.1.1: On the Land Use Map, designate appropriate areas within the floodplain as open space for multi-use purposes, including flood control, habitat preservation, and recreational open space. Development in the floodplain will require mitigation as deemed necessary by the reviewing authority.
- Policy S-2.1.2: Promote Low Impact Development standards on development sites, including but not limited to minimizing impervious surface area and promoting infiltration, in order to reduce the flow and velocity of stormwater runoff throughout the watershed.

- Policy S-2.1.3: Promote the use of vegetated drainage courses and soft-bottom channels for flood control facilities to the extent feasible, in order to achieve water quality and habitat objectives in addition to flood control.

- Policy S-2.3.1: Implement drainage master plans designed to handle storm flows from the 100-year storm.

- Policy S-2.4.1: Require that new development comply with FEMA floodplain management requirements.

- Policy S-2.4.2: On the Land Use Map, restrict the type and intensity of land use in flood-prone areas, or require flood-proof construction, as deemed appropriate.

- Policy S-2.5.2: Provide for the maintenance of drainage structures and flood control facilities to avoid system malfunctions and overflows.

Project Consistency

In accordance with FEMA requirements, prior to the commencement of construction, the Applicant would obtain a Conditional Letter of Map Revision (CLOMR) from FEMA for the proposed encroachment of Project development into FEMA Zone A. The Project also would support numerous 2012 SCVAP goals and policies related to hydrology and flood hazards by the following: maintaining existing drainage patterns; designing flood control facilities that promote safety and minimize the alteration of natural stream channels; providing for on-site stormwater infiltration; integrating detention basins into the Project's landscaping plan, including the use of vegetated swales; ensuring structures are not placed within the 100-year floodplain and no development occurs within a floodway; minimizing increased runoff, soil erosion, and streambed sedimentation; complying with applicable TDML standards; minimizing water pollution, soil erosion and sedimentation; preserving the natural drainage channel within Placerita Creek, including its soft bottom; and implementing low impact development (LID) techniques and reducing flooding hazards.

Additionally, the Project would be consistent with the County's LID policies by preserving or mimicking the development area's natural hydrology by generally maintaining existing drainage patterns, implementing a drainage system designed to maintain existing runoff volumes, and implementing of LID best management practices (BMPs). The proposed BMPs would be designed to conserve watershed resources and help reduce the impacts of development.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to flood hazards and hydrology.

## C. Noise

The 2012 SCVAP Noise Element is a comprehensive program for including noise management in the planning process, providing a tool for planners to use in achieving and maintaining land uses compatible with existing and future environmental noise levels. The following policies and objectives related to noise are relevant to the Project:

- Policy N-1.1.2: Continue to implement the adopted Noise Ordinance and other applicable code provisions, consistent with state and federal standards, which establish noise impact thresholds for noise abatement and attenuation, in order to reduce potential health hazards associated with high noise levels.

- Policy N-1.1.3: Include consideration of potential noise impacts in land use planning and development review decisions.

- Policy N-2.1.2: Encourage the use of noise absorbing barriers, where appropriate.

- Objective N-4.1: Prevent, mitigate, and minimize noise spillover from commercial and industrial uses into adjacent residential neighborhoods and other noise sensitive uses.

- Policy N-4.1.2: Require appropriate noise buffering between commercial or industrial uses and residential neighborhoods and other sensitive uses.

- Policy N-4.1.3: Adopt and enforce standards for the control of noise from commercial and entertainment establishments when adjacent to residential neighborhoods and other sensitive uses.

Project Consistency

The Project would comply with all federal, state, County, and City of Santa Clarita requirements relating to noise, including the noise compatibility guidelines for general land use planning adopted by the State of California, the Noise Control Ordinance of the County of Los Angeles, the City of Santa Clarita ordinance to control point source noise, Federal Transit Administration Vibration Standards, Caltrans Vibration Standards, and the Los Angeles County Vibration Standards. The Project would support numerous 2012 SCVAP goals and policies related to noise by the following: equipping construction equipment with noise mufflers; scheduling construction-related truck trips outside of the peak traffic hours; installing or constructing mechanical/electrical equipment and mechanical buildings that would be designed to meet the noise limit requirements of the Los Angeles County Code; and creating a vegetative barrier along the perimeter of the Project site adjacent to SR-14 and Placerita Canyon Road.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to noise.

## D. Water Quality

The 2012 SCVAP Conservation and Open Space Element incorporates public services and utilities and addresses open space and conservation issues pertaining to hydrology and water quality, among others. Goal CO-4.3 of the Conservation and Open Space Element is to limit disruption of natural hydrology by reducing impervious cover, increasing on-site infiltration, and managing stormwater runoff at the source. Policies identified to achieve this goal include the following:

- Policy CO-4.4.1: Cooperate with the Los Angeles County Sanitation District and Regional Water Quality Control Board as appropriate to achieve Total Maximum Daily Load (TMDL) standards for chlorides in the Santa Clara River.

- Policy CO-4.4.2: Support the cooperative efforts of property owners and appropriate agencies to eliminate perchlorate contamination on the Whittaker-Bermite property, and eliminate the use of any industrial chemicals or wastes in a manner that threatens groundwater quality.

- Policy CO-4.4.3: Discourage the use of chemical fertilizers, herbicides and pesticides in landscaping to reduce water pollution by substances hazardous to human health and natural ecosystems.

- Policy CO-4.4.4: Promote the extension of sanitary sewers for all urban uses and densities, to protect groundwater quality, where feasible.

In addition, the 2012 SCVAP Safety Element describes natural and man-made hazards that may affect existing and future residents, and provides guidelines for protecting public health and safety. The Safety Element also sets forth goals and policies and implementation actions. The following policy relates to water quality:

- Policy S-2.1.3: Promote the use of vegetated drainage courses and soft-bottom channels for flood control facilities to the extent feasible, in order to achieve water quality and habitat objectives in addition to flood control.

Project Consistency

The Project would comply with all state and County requirements relating to water quality, including NPDES and LID requirements. The Project would support numerous 2012 SCVAP policies related to water quality by the following: complying with NPDES permit requirements and implementing a SWPPP during construction and a SUSMP during operations; complying with applicable TDML standards; minimizing water pollution, soil erosion and sedimentation; preserving the natural drainage channel within Placerita Creek, including its soft bottom; introducing vegetated swales; and implementing LID techniques.

Additionally, the Project would be consistent with the County's LID policies by preserving or mimicking the development area's natural hydrology by generally maintaining existing drainage patterns, implementing a drainage system designed to maintain existing runoff volumes, and implementing LID BMPs. The proposed BMPs would be designed to conserve watershed resources and help reduce the impacts of development.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to water quality.

## E. Air Quality

The following policies in the 2012 SCVAP Circulation Element and Conservation and Open Space Element relate to air quality issues applicable to the Project:

- Policy C-1.2.11: Reduce vehicle miles traveled (VMT) through the use of smart growth concepts.

- Policy C-3.1.1: In evaluating new development projects, require trip reduction measures as feasible to relieve congestion and reduce air pollution from vehicle emissions.

- Policy C-3.1.3: Promote the use of flexible work schedules and telecommuting to reduce home to work trips.

- Policy C-3.1.4: Promote the use of employee incentives to encourage alternative travel modes to work.

- Policy C-3.1.5: Promote the use of van pools, car pools, and shuttles to encourage trip reduction.

- Policy C-3.1.6: Promote the provision of showers and lockers within businesses and employment centers, in order to encourage opportunities for employees to bicycle to work.

- Policy CO-7.1.2: Support the use of alternative fuel vehicles.

- Policy CO-7.1.3: Support alternative travel modes and new technologies, including infrastructure to support alternative fuel vehicles, as they become commercially available.

- Policy CO-7.2.1: Ensure adequate spacing of sensitive land uses from the following sources of air pollution: high traffic freeways and roads; distribution centers; truck stops; chrome plating facilities; dry cleaners using perchloroethylene; and large gas stations, as recommended by CARB.

Project Consistency

The Project would support the policies established in the 2012 SCVAP. As discussed above, development of the Project would implement Project design features that would reduce vehicular trips, reduce vehicle miles traveled, and encourage use of alternative modes of transportation. The Project would substantially reduce the number of truck trips from outside productions which currently require travel between film shoots on the Ranch and off-site production facilities, thus advancing regional air quality goals. The Project would minimize regional air quality impacts from new development by conserving energy through the use of highly efficient electric and HVAC equipment

(housed in the proposed central plant), conserving water through the use of irrigation/sprinkler controls and low consumption fixtures, and implementing building design and construction that achieves the equivalent of the LEED™ Silver Certification for most of the buildings within the development area.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to air quality.

**F. Air Quality – Climate Change**

The following policies in the 2012 SCVAP Circulation Element and 2012 SCVAP Conservation and Open Space Element relate to greenhouse gas (GHG) issues applicable to the Project:

- Policy C-1.2.11: Reduce vehicle miles traveled (VMT) through the use of smart growth concepts.

- Policy C-3.1.1: In evaluating new development projects, require trip reduction measures as feasible to relieve congestion and reduce air pollution from vehicle emissions.

- Policy C-3.1.3: Promote the use of flexible work schedules and telecommuting to reduce home to work trips.

- Policy C-3.1.4: Promote the use of employee incentives to encourage alternative travel modes to work.

- Policy C-3.1.5: Promote the use of van pools, car pools, and shuttles to encourage trip reduction.

- Policy C-3.1.6: Promote the provision of showers and lockers within businesses and employment centers, in order to encourage opportunities for employees to bicycle to work.

- Policy CO-7.1.2: Support the use of alternative fuel vehicles.

- Policy CO-7.1.3: Support alternative travel modes and new technologies, including infrastructure to support alternative fuel vehicles, as they become commercially available.

- Policy CO-8.2.8: Promote the purchase of energy-efficient and recycled products, and vendors and contractors who use energy-efficient vehicles and products, consistent with adopted purchasing policies.

- Policy CO-8.3.1: Evaluate development proposals for consistency with the ordinances developed through the County's Green Building Program.

- Policy CO-8.3.2: Promote construction of energy-efficient buildings through the certification requirements of the ordinances developed through the County's Green Building Program.

- Policy CO-8.3.6: Encourage new development to use passive solar heating and cooling techniques in building design and construction, which may include but are not be limited to building orientation, clerestory windows, skylights, placement and type of windows, overhangs to shade doors and windows, and use of light colored roofs and paving materials.

- Policy CO-8.3.7: Encourage the use of trees and landscaping to reduce heating and cooling energy loads, through shading of buildings and parking lots.

- Policy CO-8.3.8: Encourage energy-conserving heating and cooling systems and appliances, and energy-efficiency in windows and insulation, in all new construction.

- Policy CO-8.3.9: Limit excessive lighting levels, and encourage a reduction of lighting when businesses are closed to a level required for security.

- Policy CO-8.4.4: Promote commercial and industrial recycling, including recycling of construction and demolition debris.

Project Consistency

The County of Los Angeles Green Building Program incorporates green building standards into all appropriate industrial, commercial, and residential development projects in an effort to improve the County's energy efficiency, reduce its contribution of GHGs within California, and achieve compliance with AB 32. As discussed above, the Project is designed with a number of features consistent with the Los Angeles County Green Building Program goals which would decrease vehicle miles traveled, conserve water, increase energy efficiency, use appropriate building materials, reduce waste, and improve public health.

The Project would satisfy all applicable policies pertaining to GHG emissions. As discussed above, development of the Project would implement Project design features that would reduce vehicular trips, reduce vehicle miles traveled, and encourage use of alternative modes of transportation. The Project would substantially reduce the number of truck trips from outside productions which currently require travel between film shoots on the Ranch and off-site production facilities, thus advancing regional air quality goals. In addition, the Project would minimize GHG emissions from new development by conserving energy through the use of highly efficient electric and HVAC equipment (housed in the proposed central plant), conserving water through the use of irrigation/sprinkler controls and low consumption fixtures, and implementing building

design and construction that achieves the equivalent of the LEED™ Silver Certification for many of the buildings within the development area.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to climate change.

## G. Biological Resources

The 2012 SCVAP Conservation and Open Space Element addresses the protection of biological resources through the following policies:

- Policy CO-3.1.3: On previously undeveloped sites ("greenfields") identify biological resources and incorporate habitat preservation measures into the site plan, where appropriate.

- Policy CO-3.1.4: For new development on sites with degraded habitat, include habitat restoration measures as part of the project development plan, where appropriate.

- Policy CO-3.1.5: Promote the use of site-appropriate native or adapted plant materials, and prohibit use of invasive or noxious plant species in landscape designs.

- Policy CO-3.1.6: On development sites, preserve and enhance natural site elements including existing water bodies, soil conditions, ecosystems, trees, vegetation and habitat, to the extent feasible.

- Policy CO-3.1.7: Limit the use of turf-grass on development and promote use of native or adapted plantings to promote biodiversity and natural habitat.

- Policy CO-3.1.8: On development sites, encourage tree planting to provide habitat and shade to reduce the heat island effect caused by pavement and buildings.

- Policy CO-3.1.9: During construction, ensure preservation of habitat and trees designated to be protected through use of fencing and other means as appropriate, so as to prevent damage by grading, soil compaction, pollution, erosion or other adverse construction impacts.

- Policy CO-3.1.10: To the extent feasible, encourage a high ratio of open space to development footprint to promote biodiversity.

- Policy CO-3.2.1: Protect wetlands from development impacts, with the goal of achieving no net loss (or functional reduction) of jurisdictional wetlands within the planning area.

- Policy CO-3.2.2: Ensure that development is located and designed to protect oak, sycamore, and other significant indigenous woodlands.

- Policy CO-3.2.3: Ensure protection of any endangered or threatened species or habitat, in conformance with State and federal laws.

- Policy CO-3.2.4: Protect biological resources in the designated Significant Ecological Areas (SEAs) through the siting and design of development which is highly compatible with the SEA resources. Specific development standards shall be identified to control the types of land use, density, building location and size, roadways and other infrastructure, landscape, drainage, and other elements to assure the protection of the critical and important plant and animal habitats of each SEA. In general, the principle shall be to minimize the intrusion and impacts of development in these areas with sufficient controls to adequately protect the resources.

- Policy CO-3.3.1: Protect the banks and adjacent riparian habitat along the Santa Clara River and its tributaries, to provide wildlife corridors.

- Policy CO-3.5.2: Where appropriate, promote planting of trees that are native or climactically appropriate to the surrounding environment, emphasizing oaks, sycamores, maple, walnut, and other native species in order to enhance habitat, and discouraging the use of introduced species such as eucalyptus, pepper trees, and palms except as ornamental landscape features.

- Policy CO-3.5.3: Pursuant to the requirements of the Zoning Ordinance, protect heritage oak trees that, due to their size and condition, are deemed to have exceptional value to the community.

- Policy CO-3.6.1: Minimize light trespass, sky-glow, glare, and other adverse impacts on the nocturnal ecosystem by limiting exterior lighting to the level needed for safety and comfort; eliminate unnecessary lighting for landscaping and architectural purposes, and encourage reduction of lighting levels during non-business nighttime hours.

- Policy CO-3.6.5: Ensure revegetation of graded areas and slopes adjacent to natural open space areas with native plants (consistent with fire prevention requirements).

The existing Significant Ecological Area (SEA) overlay maps, which are a part of the County's adopted General Plan and the 1990 SCVAP, do not overlap with the development area, the water tank area, or the off-site infrastructure improvement area. The County, however, recently updated the SEA overlay maps for the Santa Clarita Valley as part of the 2012 SCVAP, which is the update to 1990 SCVAP. In the updated SEA overlay maps, portions of the development area – in particular, the hillside above the northern fill pad, Placerita Creek, and the water tank area – have been designated

within the Santa Clara River SEA (SEA 20). This proposed designation excludes most of the Ranch floor and the two large, mostly barren fill pads within the development area.

Project Consistency

The Project would comply with all federal, state, regional, County, and City requirements relating to biological resources, including those set forth in the Federal and California Endangered Species Acts, the Migratory Bird Treaty Act, Clean Water Act, California Fish and Game Code, the County Oak Tree Ordinance, and the City of Santa Clarita Tree Protection Ordinance. The Project would support numerous 2012 SCVAP goals and policies related to biological resources by the following: preserving natural site elements; enhancing existing riparian areas and restoring degraded streams; minimizing the transport of sediment into Placerita Creek and its tributaries; revegetating graded areas and slopes; preserving heritage trees; planting hundreds of new oak trees; using fencing during construction to prevent adverse impacts to protected trees during construction; and limiting exterior lighting.

Even with the inclusion of the hillside above the northern pad in the development area, Placerita Creek, and the water tank area within the Santa Clara River SEA (SEA 20) as part of the November 2012 approval by the County Board of Supervisors of the 2012 SCVAP, the Project would be consistent with this designation. Protective measures, such as fencing, would be implemented to prevent encroachment into the portions of the SEA outside the development area. Furthermore, the Project would enhance the SEA area around the development area by stabilizing the slopes of the fill pads on either side of Placerita Creek created by Caltrans in the 1970s, limiting future erosion of the slopes to Placerita Creek, and planting native vegetation on the stabilized slopes to create a large riparian corridor along Placerita Creek. The road to the water tank area already exists, but will be repaved to provide all-weather access and the water tank will be placed in an area surrounded by oil extractions wells.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to biological resources.

## H. Cultural Resources

The 2012 SCVAP Conservation and Open Space Element addresses the protection of historical and culturally significant resources that contribute to community identity and a sense of history. The following policies are relevant to the Project:

- Policy CO-5.3.1: For any proposed Area Plan Amendment, Specific Plan, or Specific Plan Amendment, notify and consult with any California Native American tribes on the contact list maintained by the California Native American Heritage Commission that have traditional lands within the County's jurisdiction, regarding any potential impacts to Native American resources from the proposed action, pursuant to State guidelines.

- Policy CO-5.3.2: For any proposed development project that may have a potential impact on Native American cultural resources, provide notification to California Native American tribes on the contact list maintained by the Native American Heritage Commission that have traditional lands within the County's jurisdiction, and consider the input received prior to a discretionary decision.

- Policy CO-5.3.3: Review and consider a cultural resources study for any new grading or development in areas identified as having a high potential for Native American resources, and incorporate recommendations into the project approval as appropriate to mitigate impacts to cultural resources.

Project Consistency

The Project would comply with all federal, state, County, and City requirements relating to cultural resources, including those set forth in the National Historic Preservation Act of 1966, as amended, CEQA, the California Register of Historical Resources, Public Resources Code Section 5024, and Chapter 3.30 of the Los Angeles County Code. The Project would support numerous 2012 SCVAP goals and policies related to cultural resources by the following: monitoring of all ground-disturbing activities by a paleontological monitor; conducting Native American consultation and notification; incorporating recommendations into the Project approval as appropriate to mitigate impacts to cultural resources; and notifying an archaeologist if archaeological resources are found.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to cultural resources.

## I. Agricultural Resources

Although the 2012 SCVAP Conservation and Open Space Element does not include extensive discussion regarding agricultural lands, it contains the following relevant policy:

- Policy CO-10.1.9: Preserve forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, groundwater recharge areas, and other open space that provides nature carbon sequestration benefits.

In addition, the 2012 SCVAP Land Use Element addresses agricultural uses to some extent. This Element defines the various types of designated farmland that occur within the Santa Clarita Valley, based on the Department of Conservation (DOC) definitions, and indicates that the Santa Clarita Valley planning area contains approximately 1,994 acres of land designated on the State's Farmland Map, as well as over 61,000 acres of Grazing Land. The designated farmlands occur in scattered locations, generally along the creeks and rivers that traverse the Valley. The Grazing Lands are intended to remain largely undeveloped, often occurring adjacent to U.S.

Forest Service land, and are typically designated as Rural Land, which allows low-density development on large lots. The following policy relates to this issue:

- Policy LU-1.1.7: Preserve and protect important agricultural resources, including farmland and grazing land, through designating these areas as Rural Land on the Land Use Map where appropriate.

Project Consistency

The Department of Conservation has designated portions of the Ranch as Grazing Land, which does not fall under the State's threshold of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Nevertheless, the Project would continue the agricultural uses along with filming uses on the portions of the 890-acre Ranch outside the development area.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to agricultural resources.

## J. Visual Resources

The 2012 SCVAP Conservation and Open Space Element establishes a policy framework for the designation and long-term preservation of open space within the Santa Clarita Valley and addresses associated uses and benefits of scenic views and community character. Scenic resources identified within the Conservation and Open Space Element include Placerita Canyon, noted for its oak woodlands, Placerita Creek and its associated riparian habitat, and long-range views. Goals include the following: the protection of the scenic character of local topographic features, oak woodlands and other unique habitats; maintenance of the scenic character of designated routes, gateways, and vista points along roadways; and limitation of adverse impacts by humans on the scenic environment. Relevant policies include the following:

- Policy CO-6.1.1: Protect scenic canyons, as described in Part I of the Conservation and Open Space Element, from overdevelopment and environmental degradation.

- Policy CO-6.4.2: Through the development review process, ensure that new development preserves scenic habitat areas to the extent feasible.

- Policy CO-6.5.1: In approving new development projects, consider scenic views at major entry points to the Santa Clarita Valley, including gateways located at Newhall Pass and along Lake Hughes Road, Route 126, Bouquet Canyon Road, Sierra Highway, State Route 14, and other locations as deemed appropriate by the reviewing authority.

- Policy CO-6.6.1: Enhance views of the night sky by reducing light pollution through use of light screens, downward directed lights, minimized reflective

paving surfaces, and reduced lighting levels, as deemed appropriate by the reviewing authority.

- Policy CO-6.6.4: Where appropriate, require new development to be sensitive to scenic viewpoints or viewsheds through building design, site layout and building heights.

- Policy CO-6.4.5: Encourage undergrounding of all new utility lines, and promote undergrounding of existing lines where feasible and practicable.

In addition, the 2012 SCVAP Land Use Element addresses urban form, community design, and beautification issues, including the preservation and enhancement of significant ridgelines, hillsides, and the Santa Clara River (and its tributaries). The following applicable policies relate to the 2012 SCVAP's objectives to protect significant resources from development, maintain distinctive community character, promote high quality development, and maintain the natural beauty of the Santa Clarita Valley's hillsides, significant ridgelines, canyons, oak woodlands, rivers, and streams:

- Policy LU-1.1.4: Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.

- Policy LU-1.1.6: Preserve the rural lifestyle in canyons and low-density, outlying areas of the Santa Clarita Valley, through designating these areas as Rural Land on the Land Use Map where appropriate.

- Policy LU-1.2.6: In Placerita Canyon, ensure compatibility of development with existing rural, equestrian lots and the adjacent National Forest land; maintain community character in accordance with the City's Placerita Canyon Special Standards District (PCSSD); provide an orderly transition between existing rural and low-density residential uses and proposed new development; and require the provision of needed infrastructure. Support efforts by the City and the Placerita Canyon Property Owners Association to work together to amend the PCSSD to provide additional certainty and expectations for the developed areas within the PCSSD and to create flexibility and continuity, subject to the provisions outlined above, for undeveloped properties within the PCSSD. These changes will include transitional density provisions and rules and regulations that will clearly outline development codes within Placerita Canyon.

- Policy LU-1.3.1: Encourage subdivision design techniques that reflect underlying physical topography or other unique physical features of the natural terrain.

- Policy LU-1.3.2: Substantially retain the integrity and natural grade elevations of significant natural ridgelines and prominent landforms that form the Valley's skyline backdrop.

- Policy LU-1.3.3: Discourage development on ridgelines and lands containing 50% slopes so that these areas are maintained as natural open space.

- Policy LU-1.3.6: Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas.

- Policy LU-6.1.3: Ensure that new development in hillside areas is designed to protect the scenic backdrop of foothills and canyons enjoyed by Santa Clarita Valley communities, through requiring compatible hillside management techniques that may include but are not limited to density-controlled development (clustering) subject to the limitations in Policy LU-1.3.5; contouring and landform grading; revegetation with native plants; limited site disturbance; avoidance of tall retaining and build-up walls; use of stepped pads; and other techniques as deemed appropriate.

- Policy LU-6.3.2: Develop compatible landscape plans for major arterials traversing the Santa Clarita Valley, including landscaped medians and parkways, and implement these plans in both County and City of Santa Clarita areas, where feasible and appropriate based on right of way and other conditions.

- Policy LU-6.3.3: Enhance major entrance points to the community, including on and off ramps from Interstate 5 and State Route 14; entrances along State Route 126; and at the northern and southern entrance points on Sierra Highway, where feasible and appropriate.

- Policy LU-6.3.4: Require undergrounding of utility lines for new development where feasible, and plan for undergrounding of existing utility lines in conjunction with street improvement projects where economically feasible.

- Policy LU-6.5.1: Require use of high quality, durable, and natural-appearing building materials, pursuant to the ordinances developed through the County's Green Building Program.

- Policy LU-6.5.2: Encourage the use of designs and architectural styles that incorporate classic and timeless architectural features.

- Policy LU-6.5.3: Require architectural enhancement and articulation on all sides of buildings (360 degree architecture), with special consideration at building entrances and corners, and along facades adjacent to major arterial streets.

- Policy LU-6.5.4: Evaluate new development in consideration of its context, to ensure that buildings create a coherent living environment, a cohesive urban fabric, and contribute to a sense of place consistent with the surrounding neighborhoods.

- Policy LU-7.6.1: Limit outdoor lighting levels to the minimum needed for safety and security, and encourage lower lighting levels when businesses are closed.

- Policy LU-7.6.4: Encourage site designs that protect oak trees, hillsides, and biological resources through creative solutions.

Project Consistency

The Project would support numerous 2012 SCVAP goals and policies related to visual qualities by the following: implementing high quality design standards to ensure new development is integrated with the surrounding natural environment, is compatible with the Ranch's rural character, and protects scenic and habitat resources; introducing appropriate aesthetic features to promote a positive and cohesive visual identity for the Project; retaining the integrity and natural grade elevations of ridgelines and prominent landforms to protect their natural and scenic character; implementing an extensive oak tree planting program which would plant hundreds of new oak trees throughout the Ranch; protecting and enhancing views of Placerita Creek, the Ranch, and the scenic backdrop of the surrounding foothills; using high quality, durable, and natural-appearing building materials; designing buildings with architectural enhancements and articulation that promote a pedestrian-friendly environment; undergrounding utility lines on-site; and limiting outdoor lighting levels to the minimum needed for safety and security in order to minimize light trespass and light pollution.

Additionally, the Project would specifically support Policy LU-1.2.6 regarding the compatibility of development with existing rural properties and adjacent National Forest land in Placerita Canyon. Motion picture and television filming, set construction and agricultural activities have occurred at the Ranch since at least the 1950s. The Project is designed to provide state-of-the-art soundstages constructed in a manner that blends with the surrounding environment and minimizes any adverse impact to the natural environment. Project buildings would be designed to reflect the existing agrarian and rustic character of the Ranch, with the intent of complementing the surrounding rural setting. Buildings would be screened from Placerita Canyon Road and SR-14 with landscaping, including mature oak trees and other native trees. The Project would allow clustered development in the westernmost portion of the Ranch, an area which is highly disturbed from its natural state and adjacent to SR-14, while maintaining the rural nature of the working filming ranch. The Project would preserve the surrounding hillsides of the Ranch as 637 acres of the 890-acre Ranch would continue to be used primarily as undeveloped filming backdrop.

The portions of the Ranch located within the National Forest are private in-holdings, owned by the Applicant; however, the Project would be located outside

National Forest boundaries on two large, mostly barren fill pads of approximately 24 acres created by Caltrans during construction of SR-14 in the early 1970s. These areas would be transformed by enhanced landscaping and architecture that blend with the surrounding rural environment.

Finally, the Project would provide needed infrastructure by providing the utility infrastructure required to support the Project and the surrounding area, including the installation of sewer and water lines and the construction of a water tank to be operated by the Newhall County Water District.

Although not specifically applicable, with respect to the County's hillside requirements, the Project would be consistent with the Hillside Design Guidelines, the purpose of which is to promote quality design and development compatible with existing natural surroundings. Specifically, the Project would do the following: preserve distinct natural features and the general existing topographical forms within the development area; preserve prominent ridgelines; place buildings to ensure views and avoid monotony; preserve significant trees and habitat, natural watercourses, and distinctive natural features; place the proposed water tank and substation below ridgelines; vary the scale, form, materials, and treatment of new buildings; use rounded roofs; screen rooftop equipment; landscape with native plants; and introduce low intensity, unobtrusive lighting.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to visual qualities.

## K. Traffic, Access and Parking

The 2012 SCVAP Circulation Element sets forth goals and policies and implementation actions aimed at the continued development of efficient, cost-effective and comprehensive transportation systems. The overall goals and objectives of the Circulation Element call for an inter-connected, multimodal circulation network that improves mobility, provides viable alternatives to automobile use, and protects the environment and quality of life; the coordination of land use and circulation planning; and conformance with consistent standards and regional transportation plans. Pertinent policies identified to achieve these objectives include the following:

- Policy C-1.1.4: Promote public health through provision of safe, pleasant, and accessible walkways, bikeways, and multi-purpose trail systems for residents.

- Policy C-1.1.5: Plan for efficient links between circulation systems at appropriate locations, including but not limited to bus-rail connections and pedestrian-bus connections.

- Policy C-1.1.6: Provide adequate facilities for multi-modal travel, including but not limited to bicycle parking and storage, expansion of park-and-ride lots, and adequate station and transfer facilities in appropriate locations.

- Policy C-1.1.7: Consider the safety and convenience of the traveling public, including pedestrians and cyclists, in design and development of all transportation systems.

- Policy C-1.1.8: Acquire and/or reserve adequate rights-of-way in transportation corridors to accommodate multiple travel modes, including bus turnouts, bus rapid transit (BRT), bikeways, walkways, and linkages to trail systems.

- Policy C-1.2.4: Consider location, availability, and accessibility of transit in evaluating new development plans.

- Policy C-1.2.8: Provide safe pedestrian connections across barriers, which may include but are not limited to major traffic corridors, drainage and flood control facilities, utility easements, grade separations, and walls.

- Policy C-1.2.11: Reduce vehicle miles traveled (VMT) through the use of smart growth concepts.

- Policy C-1.3.1: Continue coordinating with the Metropolitan Transportation Authority (MTA or Metro) to implement the County's Congestion Management Program (CMP) for designated CMP roadways.

- Policy C-1.3.2: Through trip reduction strategies and emphasis on multi-modal transportation options, contribute to achieving the air quality goals of the South Coast Air Quality Management District Air Quality Management Plan.

- Policy C-1.3.4: Coordinate circulation planning with the Regional Transportation Plan prepared by the Southern California Association of Governments (SCAG), to ensure consistency of planned improvements with regional needs.

- Policy C-1.3.5: Continue coordination with Caltrans on circulation and land use decisions that may affect Interstate 5, State Route 14, and State Route 126, and support programs to increase capacity and improve operations on these highways.

- Policy C-2.1.1: Protect mobility on arterial highways by limiting excessive cross traffic, access points, and turning movements; traffic signals on arterial highways should be spaced at least ½-mile apart, and the minimum allowable separation should be at least ¼-mile.

- Policy C-2.1.2: Enhance connectivity of the roadway network to the extent feasible given the constraints of topography, existing development patterns, and environmental resources, by constructing grade separations and bridges; connecting discontinuous streets; extending secondary access into areas where

needed; prohibiting gates on public streets; and other improvements as deemed appropriate based on traffic analysis.

- Policy C-2.1.3: Protect and enhance the capacity of the roadway system by upgrading intersections to meet level of service standards, widening and/or restriping for additional lanes, synchronizing traffic signals, and other means.

- Policy C-2.2.3: Coordinate circulation plans of new development projects with each other and the surrounding street network, within both City and County areas.

- Policy C-2.2.4: Strive to maintain a Level of Service (LOS) D or better on most roadway segments and intersections to the extent practical; in some locations, a LOS E may be acceptable, or a LOS F may be necessary, for limited durations during peak traffic periods.

- Policy C-2.2.9: Medians constructed in arterial streets should be provided with paved crossover points for emergency vehicles, where deemed necessary by the Fire Department.

- Policy C-2.2.10: The street system design, including block length, width, horizontal and vertical alignments, curves, and other design characteristics, should function safely and effectively without the subsequent need for excessive traffic control devices to slow or deflect traffic.

- Policy C-2.2.12: Private streets, other than driveways and alleyways typically associated with multi-family development, should be constructed to standards for public rights-of-way, except as otherwise approved by the reviewing agency.

- Policy C-2.2.13: Protect the community character of rural areas by requiring use of rural street standards, which may include reduced pavement width, reduced street lighting to protect night skies, rolled curbs or no curbs, and no sidewalks.

- Policy C-2.2.14: Streets should be designed in context with the terrain and the natural and built features of the area, but excessively circuitous streets should be avoided to minimize unnecessary vehicle, bicycle and pedestrian mileage.

- Policy C-2.3.1: Enhance community appearance through landscaping, street lighting, street furniture, bus shelters and benches, and other aspects of streetscape design within the right-of-way, where appropriate.

- Policy C-2.4.2: Establish adequate setbacks from major and secondary highways for sensitive receptors and sensitive uses, so as to minimize impacts on these individuals and uses from noise and air pollution caused by truck traffic.

- Policy C-2.5.2: Ensure that new development is provided with adequate emergency and/or secondary access for purposes of evacuation and emergency response; require two points of ingress and egress for every subdivision or phase thereof, except as otherwise approved for small subdivisions where physical constraints preclude a second access point.

- Policy C-2.5.3: Require provision of visible street name signs and addresses on all development to aid in emergency response.

- Policy C-2.6.1: Require that new development construct or provide its fair share of the cost of transportation improvements, and that required improvements or in-lieu contributions are in place to support the development prior to occupancy.

- Policy C-2.6.4: Coordinate road construction with improvements to other utility systems in the right-of-way.

- Policy C-3.1.1: In evaluating new development projects, require trip reduction measures as feasible to relieve congestion and reduce air pollution from vehicle emissions.

- Policy C-3.1.4: Promote the use of employee incentives to encourage alternative travel modes to work.

- Policy C-3.1.5: Promote the use of van pools, car pools, and shuttles to encourage trip reduction.

- Policy C-3.3.1: Evaluate parking standards and reduce requirements where appropriate, based on data showing that requirements are in excess of demand.

- Policy C-7.1.3: Where feasible and practical, consider grade separated facilities to provide pedestrian connections across arterial streets, flood control channels, utility easements, and other barriers.

- Policy C-7.1.7: Promote use of pedestrian-oriented scale and design features in areas intended for pedestrian use.

- Policy C-7.1.10: Continue to expand and improve the Valley's multi-use trail system to provide additional routes for pedestrian travel.

In addition, the 2012 SCVAP designates Placerita Canyon Road as a secondary highway, which would require widening of the roadway from two lanes to four lanes as a future roadway improvement per the Highway Plan.

Project Consistency

The Project would support the transportation goals and policies of the 2012 SCVAP since the Project's traffic study is based on traffic projections that reflect the anticipated land use changes both on-site and within the general vicinity. The Project also would improve freeway access through the proposed intersection and ramp improvements. Specifically, the Project would support relevant 2012 SCVAP policies, including the following: reducing VMT through the use of smart growth concepts; providing safe and accessible walkways, bikeways, and trails; encouraging multi-modal travel through provision of adequate facilities, including on-site bicycle paths and storage; providing safe pedestrian connections across barriers such as Placerita Creek; coordinating with Metro regarding the CMP analysis and impacts; ensuring consistency with regulatory documents and guidance set forth by other regional agencies including Caltrans, SCAG, and the South Coast Air Quality Management District; planning for appropriate access in order to facilitate mobility and safety; implementing appropriate street design characteristics and meeting all necessary standards; establishing adequate setbacks from adjacent roadways and enhancing the site's appearance through perimeter landscaping; providing adequate emergency access; and encouraging alternative modes of travel.

The Project would support the 2012 SCVAP policy to coordinate the circulation plans of new development projects with each other and the surrounding street network within City and County areas. The Project, with implementation of mitigation, would result in a less than significant impact at all nearby study intersections. With the mitigation measures in place, the intersections of Sierra Highway/SR-14 Southbound Ramps and Sierra Highway/Placerita Canyon Road would operate at a lower V/C ratio following implementation of the Project's mitigation measures than they would without the Project. Further, the Project would provide a direct entrance, if approved by Caltrans, to the Development Area from the SR-14 northbound offramp to allow immediate access to the Project site. This intersection would be signalized and the off-ramp widened to provide three lanes (one left-turn lane, one optional through and left-turn lane, and one right turn lane). The intersection at Placerita Canyon Road and the Ranch main entrance would result in an LOS A. The Project would be compatible with the rural character of the surrounding vicinity and would not introduce urban features onto adjacent roadways. All required parking would be provided on the Ranch or within the adjacent LADWP transmission corridor. Finally, the Project would construct and/or provide its fair share of the cost of necessary transportation improvements, which would be in place to support the development prior to occupancy.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to traffic, access and parking.

## L. Public Services – Law Enforcement

Goal S-5 of the 2012 SCVAP Safety Element relates to the protection of public safety through the provision of law enforcement services and crime prevention strategies. Goal S-6 aims to reduce risks to public safety and property damage from

accidental occurrences. Applicable policies identified in the Safety Element to achieve these goals include:

- Policy S-5.2.1: Promote and participate in the Business Watch program to assist business owners in developing and implementing crime prevention strategies.

- Policy S-6.2.1: In reviewing development plans, ensure that lighting levels are adequate to provide safe and secure nighttime use of each site, while limiting excessive or unnecessary light and glare.

- Policy S-6.2.2: In reviewing development plans, consider Crime Prevention Through Environmental Design (CPTED) principles to increase public safety through establishing defensible space, clearly delineated public and private areas, and effective surveillance of common areas.

- Policy S-6.2.3: In reviewing development plans, ensure that pedestrian pathways, stairs, steps and ramps are designed to provide clear and unimpeded passage in order to avoid trip hazards and conflicts with vehicles.

- Policy S-6.2.5: Use traffic calming devices and reduced street widths to slow traffic speeds and reduce accidents, where deemed appropriate.

According to the 2012 SCVAP Safety Element, the Santa Clarita Valley Station was designed to house a staff of approximately 90 personnel, but in 2008 the station housed approximately 242 personnel. Thus, the current size of the station is considered insufficient to meet current and future staffing needs. As such, the Sheriff's Department is planning to expand the Santa Clarita Valley Station and staffing levels to meet the needs of the area's growing population. The Safety Element also states the primary planning issue for the Sheriff's Department at this time is the expansion of space, both at the main station and at additional substations, in order to meet existing and projected needs for law enforcement programs and services in the Santa Clarita Valley. As previously indicated, per the Safety Element, the Sheriff's Department strives to maintain a ratio of one deputy sheriff per 1,000 people, and this service level is being met within the Santa Clarita Valley. In addition, the incorporation of crime prevention techniques into development site designs is identified as a way that land use planning can assist law enforcement and promote public safety.

Project Consistency

The Project incorporates many design features to limit the impact of the Project on law enforcement services. These measures are consistent with Crime Prevention Through Environmental Design (CPTED) principles intended to increase public safety, including adequate lighting design, fencing and private security services. In addition, the Project's design would incorporate state-of-the-art security features to provide for the safety of on-site employees and visitors including the provision of full-time on-site private security guards with a guard kiosk positioned at the main vehicular entrance,

closed circuit television cameras to monitor the development area and the Ranch, fencing around portions of the development area bordering SR-14 and Placerita Canyon Road, and alarm systems for all Project buildings with motion sensors and video surveillance. Buildings would be locked with access only when authorized. Finally, all access to the Project site would be controlled through the Ranch main entrance and entry granted by appointment only, thereby limiting unwanted entry to the Ranch.

In addition, the off-site infrastructure improvement areas would not result in new or expanded land uses that would require additional fire or police protection services. Construction of off-site utility improvements may require encroachment into the public right-of-way of surrounding streets. Temporary lane closures, utility line construction, as well as the generation of traffic due to the movement of construction equipment and hauling of soil and materials could slow or impede emergency access. However, the Project would implement construction traffic management plans during construction to ensure emergency access within the off-site infrastructure improvement areas and to all residences and businesses in the surrounding vicinity is maintained.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to law enforcement.

**M. Public Services – Fire**

Fire-related goals within the 2012 SCVAP Safety Element pertain to the protection of public safety and property from fires and the provision of fire protection services in both urban and wildland interface areas. Policies identified in the 2012 SCVAP to achieve these goals include:

- Policy S-3.1.3: Require adequate fire flow as a condition of approval for all new development, which may include installation of additional reservoir capacity and/or distribution facilities.

- Policy S-3.2.2: Enforce standards for maintaining defensible space around structures through clearing of dry brush and vegetation.

- Policy S-3.2.3: Establish landscape guidelines for fire-prone areas with recommended plant materials, and provide this information to builders and members of the public.

- Policy S-3.2.4: Require sprinkler systems, fire resistant building materials, and other construction measures deemed necessary to prevent loss of life and property from wildland fires.

- Policy S-3.2.5: Ensure adequate secondary and emergency access for fire apparatus, which includes minimum requirements for road width, surface material, grade, and staging areas.

- Policy S-3.3.2: Require the installation and maintenance of street name signs on all new development.

- Policy S-3.3.3: Require the posting of address numbers on all homes and businesses that are clearly visible from adjacent streets.

The 2012 SCVAP Safety Element indicates a recent study concluded there were insufficient fire stations in the Santa Clarita Valley to maintain desired service levels, and the coverage areas were too large for the existing stations to meet target response times. Based on projected needs, the County Fire Department plans construction of approximately 15 new stations in the Santa Clarita Valley by 2016. A Joint Task Force is also examining the ongoing needs of the Santa Clarita Valley for fire station development. In addition, the County has adopted fire impact fees within the planning area to fund new construction of fire stations and purchase fire equipment. These fees are collected from developers who are required to mitigate potential health and safety impacts from fire danger by funding construction of a new fire station or purchase of equipment.

Project Consistency

The Project would incorporate County Fire Department requirements and adhere to all applicable Fire Code and Building Code standards. The Project also would support numerous 2012 SCVAP goals and policies related to fire protection by implementing fire prevention and protection measures, expanding vegetation management efforts in a wildland fire hazard area, ensuring adequate emergency access, and considering habitat and watershed management in conjunction with the fuel modification plan. Specifically, the Project would support relevant 2012 SCVAP goals and policies including the following: ensuring fire retardant plantings and/or fuel removal have eliminated brush fire hazards; installing additional reservoir capacity and distribution facilities in order to provide adequate fire flow; maintaining defensible space around structures through clearing of dry brush and vegetation; installing sprinkler systems and using fire resistant building materials where appropriate to prevent loss of life and property from wildland fires; providing adequate secondary and emergency access for fire apparatus, providing for a knox box system; and installing appropriate street and site identification signage. Additionally, the Project would comply with the County Fire Department's adopted programs directed at wildland fire prevention, including the State Fire Code standards for new development in hazardous fire areas.

The Applicant would prepare and submit an emergency response plan for approval by the County of Los Angeles Fire Department, which will include mapping of site access and emergency exits, evacuation routes for vehicles and pedestrians, and locations of the nearest hospitals and fire stations. Further, all Project construction managers and supervisory personnel would be trained in emergency response and fire safety operations.

The Project would comply with County Fire Department Regulation No. 29 related to the use, construction, alteration, and maintenance of permanent façades and practical interior sets. All sets and facades would be designed and constructed to meet the requirements of Regulation No. 29 and fire access roads maintained to conform to location and width requirements. Review of the Project plans by the Fire Prevention Division would ensure compliance with Regulation No. 29.

Finally, with respect to County Fire Department Regulation No. 27, the Project would comply with all applicable requirements. New permanent structures would be constructed within 100 feet from the driplines of the LADWP transmission corridor. The lighting fixtures in the parking areas proposed within the transmission corridor also would be designed in accordance with applicable requirements. Review of the Project plans by the Fire Prevention Division would ensure compliance with Regulation No. 27.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to fire protection.

## N. Utilities and Service Systems – Water Supply

Unlike 1990 SCVAP, the 2012 SCVAP no longer includes a Public Services and Facilities Element. However, the 2012 SCVAP Conservation and Open Space Element addresses water supply and other water-related issues. Relevant policies include:

- Policy CO-1.1.1: In making land use decisions, consider the complex, dynamic, and interrelated ways that natural and human systems interact, such as the interactions between energy demand, water demand, air and water quality, and waste management.

- Policy CO-4.1.1: In coordination with applicable water suppliers, adopt and implement a water conservation strategy for public and private development.

- Policy CO-4.1.3: Promote low water use landscaping in new residential subdivisions and other private development projects, including a reduction in the amount of turfgrass.

- Policy CO-4.1.4: Provide informational materials to applicants and contractors on the Castaic Lake Water Agency's Landscape Education Program, and/or other information on xeriscape, native California plants, and water-conserving irrigation techniques as materials become available.

- Policy CO-4.1.5: Promote low-flow and/or waterless plumbing fixtures and appliances in all new non-residential development and residential development of five or more dwelling units.

- Policy CO-4.1.7: Apply water conservation policies to all pending development projects, including approved tentative subdivision maps, to the extent permitted

by law; where precluded from adding requirements by vested entitlements, encourage water conservation in construction and landscape design.

- Policy CO-4.2.2: Require new development to provide the infrastructure needed for delivery of recycled water to the property for use in irrigation, even if the recycled water main delivery lines have not yet reached the site, where deemed appropriate by the reviewing authority.

- Policy CO-4.2.3: Promote the installation of rainwater capture and gray water systems in new buildings for irrigation, where feasible and practicable.

Project Consistency

The Newhall County Water District (NCWD) prepared a Water Supply Assessment (WSA) in April 2010 to evaluate the NCWD's ability to meet the Project's net new increase in water demand of 90,594 gallons per day (gpd). The WSA was based on information available in the 2005 Urban Water Management Plan (UWMP), and recent updates from the State Water Project (e.g., the 2009 Draft Reliability Report). The 2005 UWMP for the Castaic Lake Water Agency (CLWA) service area, which includes the NCWD, concluded a reliable and high quality water supply would be available to Santa Clarita Valley water customers, based on conservative water demand calculations and the implementation of water conservation measures.[1] The projected CLWA 2030 water demand is estimated at 125,400 acre-feet per year (afy) during average/normal years and at 137,900 afy during dry years. These estimates are in line with population growth projections prepared for the County's Draft General Plan and the 2012 SCVAP. The CLWA determined there are sufficient water supplies available for pending and future development within the CLWA service area for the foreseeable future through 2030, as set forth in the 2005 UWMP. More specifically, the 2005 UWMP anticipated increases in the number of commercial accounts and their associated demand in acre-feet through 2030. The Project would be classified as a commercial project and would fall within the demand anticipated for commercial projects within NCWD's service area through 2030.

The Project would be consistent with applicable provisions of Title 20 regulations by using high-efficiency plumbing fixtures. Further, the Project's water demand would be consistent with NCWD's 2005 Urban Water Management Plan and the Project would comply with the County's Drought Tolerant Landscaping Ordinance. Specifically, the Project would support numerous 2012 SCVAP goals and policies related to water by: incorporating water conservation measures into the Project design, including appropriate water infrastructure improvements and mitigating any associated impacts, ensuring a guaranteed supply of water and associated storage capacity, protecting groundwater recharge, and introducing drought-tolerant landscaping.

[1] The 2010 UWMP makes the same conclusion through 2050.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to water supply.

## O. Utilities and Service Systems – Wastewater

Unlike the 1990 SCVAP, the 2012 SCVAP no longer includes a Public Services and Facilities Element. However, the 2012 SCVAP Conservation and Open Space Element addresses water supply and other water-related issues. The following policy is relevant to the Project:

- Policy CO-4.4.4: Promote the extension of sanitary sewers for all urban uses and densities, to protect groundwater quality, where feasible.

Project Consistency

The Project would construct a new sewer line to serve not only the Project but also the area west of State Route 14. The Project would seek annexation into Santa Clarita Valley Sanitation District's wastewater service area and would pay all applicable fees in accordance with the Master Annexation Fee Ordinance. In addition, pursuant to the Santa Clarita Valley Sanitation District's Master Connection Fee Ordinance and Master Service Charge Ordinance, the Project would pay a fee for wastewater connections and services provided by the Santa Clarita Valley Sanitation District. Additionally, the Project would meet County Code requirements and support numerous 2012 SCVAP goals and policies related to wastewater by providing appropriate wastewater infrastructure improvements and ensuring sufficient capacity, incorporating water conservation measures into the Project design, reducing the use of private sewage disposal systems in a hillside area, and through annexation to an existing sanitation district.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to wastewater.

## P. Utilities and Service Systems – Solid Waste

Unlike the 1990 SCVAP, the 2012 SCVAP no longer includes a Public Services and Facilities Element. However, the 2012 SCVAP Conservation and Open Space Element addresses solid waste and recycling issues. The following policies are relevant to the Project:

- Policy CO-8.4.3: Allow and encourage composting of greenwaste, where appropriate.

- Policy CO-8.4.4: Promote commercial and industrial recycling, including recycling of construction and demolition debris.

- Policy CO-8.4.5: Develop and implement standards for refuse and recycling receptacles and enclosures to accommodate recycling in all development.

Project Consistency

With regard to the 2012 SCVAP, the Project would support policies and implement recycling practices to reduce solid waste produced at the Project. The features to be incorporated into the Project's design also would directly support the goals, objectives, and policies set forth in the plans, including those pertaining to solid waste, such as the implementation of waste diversion programs (i.e., recycling) during construction and operation of the Project, and consistency with the ordinances developed through the County's Green Building Program.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to solid waste.

**Q. Utilities and Service Systems – Energy**

The 2012 SCVAP Conservation and Open Space Element sets forth goals and policies as well as implementation actions designed to conserve energy. The Element also includes extensive discussion of climate change issues and programs to address climate change and greenhouse gases. Goal CO-8 and associated Objectives CO-8.1 through 8.4 of the Element address energy efficiency, reduced energy and resource consumption, GHG emission reductions, green building and sustainable development practices in private development projects, and recycling. Pertinent policies identified to achieve these objectives include:

- Policy CO-8.3.1: Evaluate development proposals for consistency with the ordinances developed through the County's Green Building Program.

- Policy CO-8.3.2: Promote construction of energy efficient buildings through the certification requirements of the ordinances developed through the County's Green Building Program.

- Policy CO-8.3.3: Promote energy efficiency and water conservation upgrades to existing non-residential buildings at the time of major remodel or additions.

- Policy CO-8.3.5: Encourage on-site solar generation of electricity in new retail and office commercial buildings and associated parking lots, carports, and garages, in concert with significant energy conservation efforts.

- Policy CO-8.3.6: Encourage new development to use passive solar heating and cooling techniques in building design and construction, which may include but are not be limited to building orientation, clerestory windows, skylights, placement and type of windows, overhangs to shade doors and windows, and use of light colored roofs and paving materials.

- Policy CO-8.3.7: Encourage the use of trees and landscaping to reduce heating and cooling energy loads, through shading of buildings and parking lots.

- Policy CO-8.3.8: Encourage energy-conserving heating and cooling systems and appliances, and energy-efficiency in windows and insulation, in all new construction.

- Policy CO-8.3.9: Limit excessive lighting levels, and encourage a reduction of lighting when businesses are closed to a level required for security.

- Policy CO-8.3.10: Provide incentives and technical assistance for installation of energy-efficient improvements in existing and new buildings.

- Policy CO-8.3.11: Consider allowing carbon off-sets for large development projects, if appropriate, which may include funding off-site projects or purchase of credits for other forms of mitigation, provided that any such mitigation shall be measurable and enforceable.

- Policy CO-8.4.3: Allow and encourage composting of greenwaste, where appropriate.

- Policy CO-8.4.4: Promote commercial and industrial recycling, including recycling of construction and demolition debris.

- Policy CO-8.4.5: Develop and implement standards for refuse and recycling receptacles and enclosures to accommodate recycling in all development.

Project Consistency

As previously described, most new buildings for the Project would be designed and constructed to achieve the equivalent of LEED™ certification, at minimum, and all will comply with the County's Green Building Ordinance. In conjunction with the Project's LEED™ or LEED™ equivalent certification, a number of design features would be implemented to address energy conservation, including the following: energy efficient heating and cooling systems housed within a central utility plant; Energy Star appliances; low-energy lighting; light colored "cool" roofs and shade structures; and incorporation of energy saving features into building design (e.g., use of passive controls, shading, solar energy, ventilation, appropriate building materials, etc.). The Project also would incorporate relevant sustainability features set forth in the County's Green Building Ordinance, Low Impact Development Ordinance, and Drought Tolerant Landscaping Ordinance. As required by State law, the Project would comply with the building energy efficiency standards of Title 24 of the California Code of Regulations. Further, in compliance with CPUC GO 131-D, SCE would obtain a Permit to Construct the proposed substation, if required, or apply for an exemption from the CPUC, as appropriate.

With regard to the 2012 SCVAP, the Project would support energy conservation and encourage the development and use of renewable energy sources, including solar energy and SCE's newly available wind sources. The conservation features to be incorporated into the Project's design also would directly support 2012 SCVAP goals, objectives, and policies, including those pertaining to conservation, appropriate building standards, adequate insulation, and water saving devices. Specifically, the Project would support 2012 SCVAP policies through project features, including the provision of substantial tree canopy cover on the Ranch, use of light-colored paving materials and "cool" roofs, consideration of solar technologies, implementation of waste diversion programs (i.e., recycling) during both construction and operation, and consistency with the ordinances developed through the County's Green Building Program.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to energy.

## R. Environmental Safety

The 2012 SCVAP Safety Element describes the various natural and man-made hazards that exist in the area and provides guidelines for protecting public health and safety. Specific policies and standards are set forth to minimize risks from identified hazards and address emergency response services. The following policy in the 2012 SCVAP relates to environmental safety issues and is applicable to the Project:

- Policy S-4.2.3: Require businesses to verify procedures for storage, use, and disposal of hazardous materials.

Project Consistency

The Project would comply with all relevant federal, state, regional, County, and City requirements relating to environmental safety. The Project would also support the 2012 SCVAP policy related to environmental safety by: acquiring, handling, using, storing, and disposing of all hazardous materials in accordance with applicable requirements; establishing a demolition contract that provides for the abatement or management of asbestos and lead-based paint in accordance with applicable laws and regulations; coordinating with the County to ensure implementation of requirements for development in proximity to active and abandoned oil wells; and preparing an emergency response and/or evacuation plan.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to environmental safety.

## S. Land Use

The 1990 SCVAP was updated by the County in collaboration with the City of Santa Clarita in a process called One Valley One Vision. The Board of Supervisors approved the 2012 SCVAP on November 27, 2012. The OVOV joint planning effort

recognized the mutual need to coordinate land uses and development with the provision of adequate infrastructure, conservation of natural resources, and common objectives for the Santa Clarita Valley. The Valley is defined as the area generally bounded on the west by the Ventura County line, on the north by the Los Padres and Angeles National Forest areas, on the east by the Angeles National Forest, and on the south by the major ridgeline separating the Santa Clarita from the San Fernando Valley. The OVOV Plan will serve as a long-term guide for development over the next 20 years and to ensure consistency between the General Plans of the County, which is currently being updated, and the City of Santa Clarita, of which it will become a part, in order to achieve common goals. As drafted, the 2012 SCVAP allows project applications deemed complete by the Department of Regional Planning prior to the effective date of the Plan to be reviewed for consistency with the 1990 SCVAP. The County deemed complete the entitlement applications for the Project on May 4, 2010. Accordingly, the Project was reviewed for consistency with the 1990 SCVAP in the Draft EIR. Nevertheless, a brief analysis of the Project's consistency with relevant 2012 SCVAP goals, policies, and provisions with respect to land use is provided below.

The 2012 SCVAP is based on a series of guiding principles that implement the vision defined for the Santa Clarita Valley: to sustain and enhance environmental resources, economic vitality, and the social well being of its residents. The principles address such issues as growth management, environmental resources, land use, residential neighborhoods, mobility, infrastructure, schools and public services, and recreation. The following Elements are included in the 2012 SCVAP and are applicable to the Project: the Land Use Element; the Circulation Element; the Conservation and Open Space Element; the Safety Element; and the Noise Element. These Elements and applicable content therein are summarized below.

(i) Land Use Element

The 2012 SCVAP Land Use Element guides the type, location, intensity, and density of future land uses through the proposed Land Use Policy Map and associated land use designations. The Element also contains goals, policies, and implementation measures to ensure that new development and land uses reflect community goals, enhance quality of life, are supported by adequate services and infrastructure, ensure public safety, and conserve valuable resources. The Land Use Element describes the various communities that make up the Santa Clarita Valley and identifies issues unique to each of them. Specifically, planning issues that pertain to Placerita Canyon, in which the Project site is located, include extending sewer lines to serve existing uses in order to protect groundwater quality, providing flood control and drainage improvements, and providing additional vehicular access (possibly through extension of Dockweiler Drive).

The Land Use Policy Map incorporates new land use designations that maintain consistency between the County and City General Plans and apply Valley-wide. According to the new Land Use Policy Map, most of the Ranch is designated as Rural Land 20 (RL20), while the area located west of the LADWP transmission corridor, which makes up the majority of the proposed development area (and specifically corresponds

to the proposed VTTM area), is designated as Industrial Office (IO). In addition, the portion of the Ranch located within Angeles National Forest is designated Open Space/National Forest (OS-NF). These land use categories are defined as follows:

> Rural Land 20: The Rural Land 20 designation identifies lands in the planning area that are distinguished by significant environmental features and extreme development constraints. Lands in this designation are largely undeveloped and consist of rolling hillside areas, steep slopes, and remote mountain lands with limited access. Allowable uses in this designation include single-family homes at a maximum density of one dwelling unit per 20 acres, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area.
>
> Industrial Office: The Industrial Office designation provides for mixed employment districts in areas accessible to transportation and visible from freeways and major arterials and is intended to promote the development of master-planned environments with a high quality of design and construction. Allowable uses in this designation include offices; medical services; research and development; light assembly and fabrication; warehousing and distribution; and supportive commercial uses. Allowable uses are shall have a maximum Floor Area Ratio (FAR) of 2.0. Specific allowable uses and development standards shall be determined by the underlying zoning designation.
>
> Open Space/National Forest: The National Forest designation identifies lands in the planning areas within the Angeles and Los Padres National Forests. For privately owned lands with the National Forest (inholdings), allowable uses in this designation include single-family homes at a maximum density of one dwelling unit per 5 acres, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses and development standards are determined by the underlying zoning designation.

As indicated in the respective designations, specific uses and development standards permitted within each of these categories are determined by the underlying zoning designation.

The Land Use Policy Map also identifies a Significant Ecological Area overlay, which covers much of the Ranch with the exception of the Ranch floor, most of the existing filming area covered by the current CUP, and most of the proposed development area. A portion of the SEA overlay covers Placerita Creek within the development area. The SEA overlay is discussed further in the Biological Resources section of this analysis.

The goals, objectives, and policies set forth in the 2012 SCVAP Land Use Element address such issues as urban form, mixed land uses, healthy neighborhoods, economic vitality, mobility, community appearance, environmentally responsible development, environmental justice, and public facilities. Many of these issues focus on

defining the distinct communities of the Santa Clarita Valley, identifying their specific needs, and enhancing/protecting their character. Policies relevant to the Project include:

- Policy LU-1.1.1: Where appropriate, protect mountains and foothills surrounding the Valley floor from urban development by designating these areas as Open Space or Rural Land on the Land Use Map.

- Policy LU-1.2.6: In Placerita Canyon, ensure compatibility of development with existing rural, equestrian lots and the adjacent National Forest land; maintain community character in accordance with the City's Placerita Canyon Special Standards District (PCSSD); provide an orderly transition between existing rural and low-density residential uses and proposed new development; and require the provision of needed infrastructure. Support efforts by the City and the Placerita Canyon Property Owners Association to work together to amend the PCSSD to provide additional certainty and expectations for the developed areas within the PCSSD and to create flexibility and continuity, subject to the provisions outlined above, for undeveloped properties within the PCSSD. These changes will include transitional density provisions and rules and regulations that will clearly outline development codes within Placerita Canyon.

- Policy LU-1.3.1: Encourage subdivision design techniques that reflect underlying physical topography or other unique physical features of the natural terrain.

- Policy LU-2.1.3: Provide a range of land use types and densities to reflect the special characteristics, lifestyles, and opportunities that differentiate various communities and villages in the Santa Clarita Valley, including urban, suburban, and rural living environments.

- Policy LU-4.1.3: Direct business creation and expansion for larger companies within and adjacent to existing and planned business centers and major transportation corridors.

- Policy LU-4.1.4: Promote economic opportunity for all segments of the community, including small businesses and new businesses.

- Policy LU-4.2.1: Pursue business attraction and expansion programs for clean industries that provide job opportunities for local residents, particularly in the areas of film/entertainment, biotechnology, aerospace, and technology.

- Policy LU-4.2.3: Encourage businesses to locate in all appropriate areas of the community to encourage job creation in closer proximity to workforce housing.

- Policy LU-4.5.3: Promote the inclusion of state-of-the-art technology within business complexes for telecommunications, heating and cooling, water and energy conservation, and other similar design features.

- Policy LU-5.1.1: Require safe, secure, clearly-delineated, adequately-illuminated walkways and bicycle facilities in all commercial and business centers.

- Policy LU-7.1.3: Encourage development of energy-efficient buildings, and discourage construction of new buildings for which energy efficiency cannot be demonstrated.

Also of relevance to the Project, economic growth is addressed in the Land Use Element and focuses on growth industries that can help achieve a jobs/housing balance. The entertainment industry is one of four main industry "clusters" targeted for expansion in the Santa Clarita Valley, with the intention of building on existing production facilities, expanding opportunities for location filming, and reducing the number of film industry professionals who commute out of the area.

(ii) Circulation, Conservation and Open Space, Safety, and Noise Elements

The 2012 SCVAP Circulation Element complements and supports the Land Use Element in that adequate circulation is necessary to achieve desired land use patterns. This Element promotes efficient, cost-effective, and comprehensive transportation systems and addresses such issues as alternative forms of transportation and associated support facilities, increased efficiency and capacity of existing transportation systems, and coordination of land use planning with transportation planning by promoting concentrated, mixed-use development near transit facilities. The goals, objectives, and policies in the Circulation Element are organized by the following topics: the street and highway system, a multi-modal circulation network, vehicle trip reductions, rail service, bus transit, bikeways, and pedestrian circulation. Relevant policies within the Circulation Element are addressed in the Traffic, Access, and Parking section of this analysis.

The 2012 SCVAP Conservation and Open Space Element establishes a policy framework for the designation and long-term preservation of open space within the Valley and addresses associated uses and benefits including park and recreational facilities, wildlife habitat preservation, scenic views, water recharge and watershed protection, air quality, cultural and historical resources, property values, and community character. The defined goals, objectives, and policies apply to the following issues: responsible management of environmental systems; geological, biological, water, cultural, historic, and scenic resources; air quality and greenhouse gas (GHG) reduction; park, recreation, and trail facilities; and open space. Relevant policies within the Conservation and Open Space Element are addressed in various applicable sections of this analysis.

The 2012 SCVAP Safety Element describes the various natural and man-made hazards that exist in the area and provides guidelines for protecting public health and safety. Specific policies and standards are set forth to minimize risks from identified hazards and address emergency response services. The goals, objectives, and policies

set forth in the 2012 SCVAP Safety Element apply to the following issues: geologic, flood, and fire hazards; hazardous materials; law enforcement; accidents; and emergency planning. Relevant policies are discussed in the Geotechnical Hazards and Environmental Safety sections of this analysis.

The 2012 SCVAP Noise Element acknowledges that the noise environment affects the quality of life in the Santa Clarita Valley. Noise management and the noise compatibility of land uses are important factors in protecting the community welfare, and future development is directed to reduce noise impacts through appropriate planning and project design. The goals, objectives, and policies established in the Noise Element are designed to create a healthy and safe noise environment and protect residences and other noise-sensitive uses from various types of noise. Relevant policies are discussed in the Noise section of this analysis.

Project Consistency

(i) Land Use Element

According to the Land Use Policy Map within the 2012 SCVAP Land Use Element, most of the Ranch is designated as Rural Land 20, while the area located west of the LADWP transmission corridor, which makes up the majority of the development area and specifically corresponds to the proposed tract map area, is designated as IO (Industrial Office). The portion of the Ranch located within Angeles National Forest is designated Open Space/National Forest. The IO designation allows for master-planned, high quality, mixed employment districts in areas accessible to transportation and visible from freeways and major arterials, much like the Project. Permitted uses include offices, research and development, light assembly and fabrication, warehousing and distribution, and supportive commercial uses, consistent with the proposed studio and production uses. The Project's maximum FAR of approximately 0.29:1 would fall well within the maximum FAR of 2.0 allowed in areas designated IO.

The remaining areas of the Ranch, including the outdoor filming and agricultural areas, conditional parking areas, water tank area, and trail east the development area, are designated as RL20 (Rural Land). The RL20 designation allows for single-family homes, agriculture, equestrian uses, private recreation, and public and institutional facilities. The 2012 SCVAP Land Use Element refers to the underlying zoning designation for specific allowable uses and development standards within this land use designation. All proposed uses within this portion of the Ranch, including the conditional parking areas, the Ranch foreman mobile home, the water tank, public trails, outdoor motion picture sets and filming, and agricultural and oil production uses are allowed in the A-2-2 zoning designation with approval of a conditional use permit

As indicated above, the 2012 SCVAP Land Use Element includes one land use policy specific to development within Placerita Canyon. For the various reasons previously cited, including preservation of the rural character of the area and provision

of all necessary infrastructure, the Project would support this policy. Relative to economic growth, the entertainment industry is one of four main industry "clusters" targeted for expansion in the Santa Clarita Valley, with the intention of building on existing production facilities, expanding opportunities for location filming, and reducing the number of film industry professionals who commute out of the area. The Project would directly support the expansion of the film and television industry in the Valley, capitalizing on the synergy of having the existing outdoor filming and proposed indoor film production consolidated on the same site and providing new job opportunities for local residents. As such, the Project would be consistent with the 2012 SCVAP Land Use Element. The Project is not located within the City of Santa Clarita, and therefore, not subject to the City's Placerita Canyon Special Standards District (PCSSD); however, the Project does maintain community character through Project design intending to blend and complement the existing rural and agrarian nature of Placerita Canyon.

Additionally, the Project would specifically support Policy LU-1.2.6 regarding the compatibility of development with existing rural properties and adjacent National Forest land in Placerita Canyon. Motion picture and television filming, set construction and agricultural activities have occurred at the Ranch since at least the 1950s. The Project is designed to provide state-of-the-art soundstages constructed in a manner that blends with the surrounding environment and minimizes any adverse impact to the natural environment. Project buildings would be designed to reflect the existing agrarian and rustic character of the Ranch, with the intent of complementing the surrounding rural setting. Buildings would be screened from Placerita Canyon Road and SR-14 with landscaping, including mature oak trees and other native trees. The Project would allow clustered development in the westernmost portion of the Ranch, an area which is highly disturbed from its natural state and adjacent to SR-14, while maintaining the rural nature of the working filming ranch. The Project would preserve the surrounding hillsides of the Ranch as 637 acres of the 890-acre Ranch would continue to be used primarily as undeveloped filming backdrop.

The portions of the Ranch located within the National Forest are private in-holdings, owned by the Applicant; however, the Project would be located outside National Forest boundaries on two large, mostly barren fill pads of approximately 24 acres created by Caltrans during construction of SR-14 in the early 1970s. These areas would be transformed by enhanced landscaping and architecture that blend with the surrounding rural environment.

Finally, the Project would provide needed infrastructure by providing the utility infrastructure required to support the Project and the surrounding area, including the installation of sewer and water lines and the construction of a water tank to be operated by the Newhall County Water District.

(ii) Conservation and Open Space Element

The 2012 SCVAP Conservation and Open Space Element contains new and expanded policies pertaining to such issues as responsible management of

environmental systems; geological, biological, water, cultural, historic, and scenic resources; air quality and greenhouse gas (GHG) reduction; park, recreation, and trail facilities; and open space. These issues are generally covered within the Conservation and Open Space Element of the adopted Area Plan, and the Project would support the new policies for the same reasons cited above. As such, the Project would be consistent with the 2012 SCVAP Conservation and Open Space Element.

Based on the above analysis, while governed by the 1990 SCVAP, the Project also is consistent with the 2012 SCVAP.

# HEARING EXAMINER HEARING

## DISNEY/ABC STUDIOS AT THE RANCH

MEETING PLACE: WILLIAM S. HART MUSEUM AND PARK

HART HALL

24151 NEWHALL AVENUE

NEWHALL, CA 91321

TRANSCRIPT OF PROCEEDINGS

NEWHALL, CALIFORNIA

MONDAY, JUNE 4, 2012

**REPORTED BY:**
**DANA D. FORBES, CSR NO. 8095**

**DANA D. FORBES**
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Transcript of Proceedings, taken at 24151 Newhall Avenue, Newhall, California, commencing at 6:45 p.m. on Monday, June 4, 2012, heard before Paul McCarthy, Hearing Examiner, reported by DANA D. FORBES, CSR No. 8095.

APPEARANCES:

| | |
|---|---|
| Hearing Examiner | Paul McCarthy |
| STAFF | Sam Dea<br>Rosie O'Ruiz |
| DEPARTMENT OF REGIONAL PLANNING, SPECIAL PROJECTS SECTION | Kim Szalay |
| WALT DISNEY COMPANY | Adam Gilbert |


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I N D E X

PART I - PLEDGE OF ALLEGIANCE

1. Hearing Examiner

PART II - PUBLIC HEARING

Special Projects:

2. Project No. TR07-1216-(5)
Applicant: Golden Oak Ranch Properties
19802 Placerita Canyon Road, Newhall
Newhall and Sand Canyon Zoned Districts

a. General Plan Amendment No. 200900010
To amend the Santa Clarita Valley Area Plan local plan designation on the 44-acre site associated with Vesting Tentative Tract Map (VTTM) No. 071216 from Hillside Management (HM) and Floodplain/Floodway (W) to Commercial (C)

b. Zone Change No. 200900012
To change the zoning on the 44-acre site associated with VTTM No. 071216 from A-2-1 (Heavy Agricultural-One Acre Minimum Lot Area) to C-M-DP (Commercial Manufacturing-Development Program).

c. Vesting Tentative Tract Map No. 071216
To create 20, or, alternatively, 18 lots located on 44 acres of the 890-acre subject property for development of indoor sound stages and associated zone.

d. Conditional Use Permit No. 200900126
To authorize a Development Program including: indoor filming studio development on 44 acres associated with VTTM No. 071216 in the proposed C-M-DP zone; grading in excess of 100,000 cubic yards with night hauling, relocation of a caretaker mobile home, construction of an electrical distribution substation, construction of a water tank, construction of a trail and trailhead, exemption from certain outdoor night lighting requirements, continuation of permitted existing agricultural and oil production uses, continued operation and maintenance of existing outdoor sets filming ranch on 195 acres with the remaining 637 acres used as filming backdrop in

the proposed C-M-DP, A-2-1 and A-2-2 (Heavy Agricultural-Two Acres Minimum Lot Area) zones.

e. Oak Tree Permit No. 200900041
To authorize removal of 158 oak trees (including 16 heritage trees) in the A-2-1 zone and encroachment into the protected zone of 82 oak trees (including 3 heritage trees) in the A-2-1 and A-2-2 zones.

f. Parking Permit No. 201000002
To authorize tandem parking, reciprocal parking within the 44 acres associated with VTTM No. 071216, off-site parking, and surplus parking area without paving and striping in the A-2-1 and A-2-2 zones.

g. Environmental Assessment No. 200900112
The Initial Study determined that an EIR was required. A Draft Environmental Impact Report has been prepared pursuant to CEQA reporting requirements.

PART III - PUBLIC COMMENT:

3. Public comment pursuant to Section 54954.3 of the Government Code

NEWHALL, CALIFORNIA, MONDAY, JUNE 4, 2012

6:45 P.M. - 7:27 P.M.

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MR. McCARTHY: Okay. If we can have your attention, we're going to start the meeting. I know we have some more people coming in. I see more cars in the parking lot. We'll try to get some of the introductory material out of the way here before we start with the testimony.

My name is Paul McCarthy, and I'm the Hearing Examiner for the Los Angeles County Department of Regional Planning. And, of course, I think as most of you know, the purpose of tonight's public hearing is to review the Disney ABC Studios at the Ranch project.

And we have an Environmental Impact Report which has been prepared, and you will be allowed -- we have two purposes for the meeting tonight. And one purpose, of course, is to allow the members of the community to give oral testimony on the Draft EIR.

Now, the full terminology is Draft Environmental Impact Report. In order for us to get home before sunrise, if you want to just say EIR, that's fine. We'll know you mean the Draft Environmental Impact Report.

And we will be giving you a staff presentation and a presentation from the applicants. I believe they have a Power Point to give folks, who may not be totally familiar with what is actually being proposed, a background on that; so a staff presentation from county staff and from the applicant staff.

And at that point we will get into the presentations from yourselves. We'll get into more detail on that in just a second.

First of all, let's start the meeting with the Pledge of Allegiance if we can stand and face the flag.

(Pledge of Allegiance.)

MR. McCARTHY: Now, all of you who do wish to testify -- and I hope you know, if you wish to testify, you have to sign one of the sign in sheets that's with Sam. You have to fill that in, and then we'll call your name. If you haven't filled that in, we won't know that you want to testify. So please fill that in if you wish to speak.

What we would normally do is call a number of names and then you can line up here by the mike so that, as one person completes his or her remarks, the following person is there. We don't have to lose a lot of time waiting for other people to come from the back of the room. So if we call three or four names, please all

come up and stand in line in the order in which you were called or your name was called.

We will have a time limit. There will be three minutes per speaker. And unless I interrupt you for some reason, that would not be counted against your time.

Normally, if I interrupt, it's strictly for the purposes of asking for point of clarification. If you've made a comment and I don't understand the remark, I may ask you to clarify it. But we're here to listen to you and do as little interrupting as possible.

Now, when you do speak, what you want to remember is -- and this is very important -- we want you to give your name before you do anything else. Give your name, and then spell it out alphabetically because this is being tape recorded and there is going to be a transcript made. So the transcript wants to depict exactly who it is who said what.

And if we have people with similar sounding names, we could get the testimony of party A confused with the testimony of party B in the official record; so be sure to spell your name clearly before you start to speak.

Again, this testimony will be produced as a transcript just as you would in a court document, and that becomes a part of the Final EIR. So remember a

moment ago we mentioned the Draft EIR. That's what we have here tonight, the Draft EIR.

The Final EIR will incorporate all of the comments that you make here today and written comments that may be sent in, and there will be responses to those comments. So if you make a comment tonight and you ask a question, there will be a response to that comment within the Final EIR.

Now, the final day for written testimony, supposing someone here says something that jogs something in your mind and you say, "Gee, I wish I'd commented on that," don't worry. You're still free, even if you testify here tonight, you're still free to go home, prepare a letter and send it on in. And as long as it's postmarked by June 18, June 18, it will be in the Final EIR and it will receive a comment.

Then there will be a public hearing downtown in downtown Los Angeles conducted by the full Planning Commission. They will be given the Final EIR sometime in advance of the public hearing. The public hearing will be advertised and be given new notice.

And with regard to the public hearings downtown, remember they are broadcast live on our website, the department's website, and you can look at them live. You can go back later that evening or on the weekend and

see a replay of it on your computer.

So we're going to now start with the swearing in of the testifiers. Will everyone who is thinking of testifying, you've filled out the card and you want to testify or even if you're thinking you might want to, please stand up to raise your right hand and be sworn in.

MR. DEA: Do each of you swear or affirm under the penalty of perjury that the testimony you may give in the matters now pending before the Hearing Examiner shall be the truth, the whole truth, and nothing but the truth?

(In unison, all say yes.)

MR. DEA: Thank you. Please be seated.

MR. McCARTHY: Now we'll start with our staff presentation by Mr. Kim Szalay from the Department of Regional Planning, Special Projects Section.

MR. SZALAY: Good evening. The Department of Regional Planning has -- let me start over here. Is this -- there we go. Okay. All right.

I'll be presenting tonight about an overview of the Disney ABC Studios at the Ranch project as it's analyzed in the Draft EIR. And I do need to list the numbers off for the oral audio recording. The project number is TR071216 located in the Fifth Supervisorial District.

Entitlements requested are Plan Amendment No. 200900010, Zone Change No. 200900012, Vesting Tentative Tract Map No. 071216, and Conditional Use Permit No. 200900126, Oak Tree Permit No. 200900041, Parking Permit No. 201000002, and Environmental Review No. 200900112.

The project is surrounded by the City of Santa Clarita. To the north and the west is Whitney Canyon Park. To the south is Angeles National Forest, and Placerita Canyon State and County Park to the east.

The existing on-site land use designations are Hillside Management, Floodplain and Floodway and Open Space National Forest. The plan amendment for commercial land use designation is requested at the Western most 44 acres adjacent to State Route 14 where the big C is.

The entire site is zoned heavy agricultural, and a zone change for Commercial Manufacturing Development Program -- that's CMDP -- is requested for the same western most 44 acres adjacent to State Route 14.

The existing Golden Oak Ranch is comprised of four main areas of use. As you can see in the blue area there, that's the 195-acre filming ranch area, and that's surrounded by the filming backdrop area. Outlined in small red near the freeway are existing dirt pads that are left over from Caltrans freeway

construction currently used for overflow parking. In yellow are the Los Angeles Department of Water & Power transmission line corridors.

The Golden Oak Ranch Properties is requesting a conditional use permit for the construction, operation, and maintenance of the ABC Studios at the Ranch project which proposes to develop property within an approximately 58-acre development area, and that's the area that you see -- I'll show a more detailed picture in a minute. But over by the freeway there you'll see the development area. And they'll continue existing filming ranch uses within the larger 890-acre property that you can see outlined there.

And the overall site plan includes new uses proposed on site as follows: The development area for indoor sound stages is the main area with related support facilities that include parking and other support facilities.

The water tank area will be south. There's a trail area. There's a caretaker mobile home relocation area for the foreman's mobile home, conditional parking areas for overflow parking and existing filming ranch.

An oak tree permit for the removal of 158 trees and encroachment into the protected zone of 82 trees to facilitate flood control basins and the clustering of

new development at the westernmost edge of the site and a parking permit for tandem parking and use of off-site parking and use of conditional parking lots for overflow parking are also requested. So that summarizes the core parts of the project.

The top part of the development area there is where the vesting -- and actually there are two parts there that you can see on each side of the creek. That's where the tract map is proposed, and it includes a soundstages option, which is the option you see right now, proposing 12 sound stages plus the supporting production offices, mill, warehouse, utilities, and commissary facilities for a total of 551,000 square feet of new development.

And then alternatively you'll see that a top half is a single building now, and that's a studio office option which includes eight soundstages and other supporting facilities plus a major studio office building instead of four soundstages and other supporting facilities.

The on site trail is a little bit hard to see there, but it's just above that dashed trail. And that's existing trail is the dashed trail. The new trail would connect to that.

Construction of the off-site sewer connections are

in the community west of the ranch and west of the freeway, which could create some minor short-term impacts to the local neighborhood streets during that construction period.

And then the two million gallon water tank is proposed on-site to serve the project and future community water supply. Two optional routes are proposed for connecting the tank to the city water supply infrastructure. There's A up above and then B below, and they are just two different routes for routing that water project.

And then these are views that show the existing site looking toward the ranch from opposite directions, one from the south, one from the north as indicated and then this is a view from the northbound freeway off-ramp at Placerita Canyon Road showing the existing site and a rendering of the proposed development. You get a sense of how that would look.

The view is from above the ranch on the northbound freeway itself in this shot; so it's a little different angle showing the existing site and rendering and proposed development.

The Department of Regional Planning has determined that the Environmental Impact Report was necessary for the project, and the next three slides are going to show

19 areas that were analyzed by the Draft EIR. I'll just click through these quickly. You can see what they are.

Of all the areas analyzed, only noise had an operational impact due to cumulative increased traffic volumes, and air quality and traffic had significant unavoidable impacts only during construction.

The traffic construction impact is only if project construction is concurrent with one other related project. Otherwise, there was no traffic impact in that regard during construction. A statement of overriding considerations would be requested by the applicant for all of these remaining impacts.

All other areas were determined to have less than significant impacts from the project when approximately 111 required mitigation measures and project design features would be implemented and monitored by the county's mitigation, monitoring, and reporting program.

The environmental initial study considered that these areas do not require further analysis, these four areas: mineral, education, population, and parks.

And the community does need to be aware that there is an ongoing history of the site. A conditional permit was authorized in 1979 for filming ranch uses, and the conditional use permit was reauthorized in 2007. And the applicant applied for the current entitlements in

2009, and this year public hearings have begun.

I'd like to conclude by summing up the planning processes that remain for the final action to take place on the project. In addition, the letters received to date along with today's oral testimony, further public and other agency comments on the Draft EIR will be received through June 18, 2012, when the Draft EIR public comment period closes.

A Final EIR and responses to public agency comments will be prepared for the Planning Commission's consideration. Additional written comments on the entitlement request will be received up to the time of the Regional Planning Commission hearing to be set at a future date. That's separate testimony on the project, not on the Draft EIR.

Additional oral testimony on the permits may be given at the Commission's hearing, and the Hearing Examiner would make a recommendation to the Commission for consideration and the Commission would make a recommendation to the Board of Supervisors pertaining to final action on the EIR and project entitlements by the Board. And that completes my presentation, and the applicant will have a short presentation as well.

MR. McCARTHY: The applicant's representative can come forward and give us your name and address and,

again, spell your name.

ADAM GILBERT: Good evening. My name is Adam Gilbert, spelled A-d-a-m G-i-l-b-e-r-t, and I'm with Walt Disney Company, which is at 500 South Buena Vista Street in Burbank, California.

Thank you very much for coming out tonight. We appreciate your time. And thanks for coming out in the interest of the project. Hearing Examiner McCarthy, regional planning staff, and members of the public, my name is Adam Gilbert, and I'm a director of the Walt Disney Company and project manager for the Disney ABC Studios at the Ranch project.

I appreciate the opportunity to add further detail to the project as provided by Mr. Szalay. Hopefully we won't be too repetitive. My apologies if I am.

The Walt Disney Productions first leased portions of the Golden Oak Ranch in 1955 for Adventures of Spin and Marty segments of the Mickey Mouse Club. Because of its varied settings and filming opportunities, Disney bought a portion of the ranch in 1959. Over the years Disney added to the property, eventually bringing the total acreage to 890 acres.

Today the Golden Oak Ranch sees over 300 days of filming activity a year. The ranch also grows vegetables served in our Disney studio commissaries and

has hay that is shipped to the stables at Disneyland.

The entertainment industry is a major $40 billion economic engine to the State of California and plays a critical role in the economic vitality of Los Angeles County.

Santa Clarita has been an important filming destination in the county for generations. Because of the efforts of many, the Santa Clarita Valley has become one of the most important destinations in the 30-mile zone better known as the TMZ.

With most studios now working at capacity, Disney and ABC saw an opportunity to invest in this unique property in a thoughtful way that will strengthen the local filming community.

Today the ranch offers rustic settings, outdoor sets, sweeping vistas, and the ability to build large scale sets within the TMZ.

Disney ABC Studios at the Ranch brings together on one property the advantages of outdoor filming ranch and the control and efficiencies of state-of-the-art soundstages while protecting the natural backdrop in the surrounding hills.

The project's 58-acre development area is bordered by State Route 14 to the west, Placerita Canyon Road to the south, and the City of Santa Clarita to the north,

and the remainder of the 890-acre to the north and east. The ranch consists of a 639-acre natural backdrop area highlighted here in green. Hopefully everyone here can see that area in green. That allows film crews to get unhindered world shots.

For decades the Walt Disney Company's protected the surrounding hillsides from development. The project will continue to protect 637 acres of these hillsides. The 225-acre outdoor movie ranch highlighted in blue is where most of the filming at the ranch takes place while a wide variety of locations at the ranch take advantage of the natural settings including the ranch's oak woodlands, manmade water features, agricultural features, and outdoor sets. Here are some of the images of outdoor sets. You can't quite read Outdoor Movie Ranch on the top. The project will retain 195 acres of the outdoor movie ranch.

For more that 50 years the Walt Disney Company has been committed to maintaining the balance between community, filming operations, and the environment at the Golden Oak Ranch. We used the same balanced approach to select the site for the Disney ABC Studios at the Ranch project.

During the selection process we balanced a variety of important environmental and business factors

including traffic, flood plains, creeks, agricultural resources, views, oak trees, and maintain the attributes of the ranch that make it an important outdoor production location such as unobstructed long views. That is not our best long view we have.

In the end we selected what we believe is our best site. This is a video of a 360 degree view of the site. That represents seven percent of the overall ranch and focuses the development on the westernmost portion of the ranch next to State Route 14.

A substantial portion of the project will be built on two large mostly barren fill pads that you see dumped on each side of Placerita Creek by Caltrans in the early 1970's during the construction of State Route 14.

Overall the site enables us to maintain the integrity of the ranch and limit impacts on the important environmental features of the ranch including the oaks, creeks, and canyon vistas.

Disney ABC Studios at the Ranch will have six pairs of soundstages -- this is the same image that Mr. Szalay showed earlier -- highlighted and identified in blue, production offices with each soundstage identified in light blue, talent bungalows shown in purple, production shops and storage shown in green, and administrative offices and commissary shown in the dark red and a

central plant and power facility shown in orange.

Again, here's a current view of the project site from State Route 14 -- and, again, we apologize for the repetition here -- from northbound off-ramp to Placerita Canyon Road, and this is the rendering of the same area after construction of the project.

The project will transform a largely barren site using world class design including extensive landscaping that will respect and enhance Placerita Creek -- that's the current -- and maintain the grand views of Placerita Canyon.

The project will create an efficient indoor studio that will allow indoor filming and close proximity to the valley outdoor filming portions of the ranch.

As Mr. Szalay discussed, the Draft Environmental Impact Report is now available for public review. We appreciate the hard work by the County of Los Angeles, the top experts in the field of traffic, geotechnical engineering, water quality, biological resources who have helped study the issues and prepare the Draft EIR.

The Draft EIR studied 14 sections, as Mr. Szalay identified, in different study areas and identified only the following significant impacts after mitigation. One, the project and cumulative construction noise impacts cumulative and cumulative operational traffic

noise; two, project and cumulative construction air impacts; and, third, a cumulative impact during construction to the extent the project haul trips coincide with the haul trips from the proposed Kellstrom project.

A number of measures will be implemented to ensure that these short-term impacts are minimized such as noise shielding and muffling devices on construction equipment.

We appreciate that the Golden Oak Ranch is a unique property with important features that we want to ensure remain for many generations. The project will implement restoration and expansion, projects for Placerita Creek, and the ranch's oak woodlands that demonstrate our continued commitment and dedication to address the project impacts and maintain the overall integrity of the natural beauty of the ranch.

As previously mentioned, when Caltrans built State Route 14 in the 1970's, it dumped an estimated 23 acres of fill on both sides of Placerita Creek. You can see on the image here. In some cases it exceeds 60 feet deep.

Today the slopes are slowly eroding into the creek impacting water quality downstream and limiting habitat at the bottom and slopes of the creek. The project will

not only stabilize the slopes but create riparian woodland habitat at the bottom of the creek with a mix of native trees and shrubs and native upland habitat on the slopes of the creek.

In the end, we will have improved and restored the creek to conditions it hasn't seen in over 40 years and expand the native riparian and upland habitat that as a result will improve surface water quality.

Disney has a long history of caring for oak trees at the Golden Oak Ranch including a two-decade long voluntary oak tree planting program. There are more than 3,000 oak trees on the ranch and over 90 acres of oak woodlands.

The project will remove 158 oaks including 16 heritage and will encroach upon an additional 82 Oaks including three heritage. It will also remove 4.4 acres of the 90 acres of oak woodland.

When we understood this project would have an impact on oak trees, our goal was to set a new standard oak tree and oak restoration based upon the advice from expert arborists. The project will preserve 95 percent of the oak trees on the ranch and, when completed, will expand the oak woodlands on the ranch by an additional 11 acres.

While the county regulations require that we plant

only 442 oaks to address the removed trees, we are committed to planting at least 1,600 oaks on the ranch with a 70 percent survival rate after seven years. This is a 10-to-1 replacement for heritage oaks and a 9-to-1 replacement ratio for jurisdictional trees and more than double the number required by county regulations.

In addition, we are using acorns collected on the ranch and have already planted around 460 seedlings in the proposed restoration areas on the property. We are pleased to be able to restore oak woodlands on our own property from native acorns collected on the ranch.

In addition, we are placing the new oak trees in areas of the ranch where previous oak woodlands have been lost due to fire as well as to restoring the under story of the new oak woodlands to enhance habitat.

We are proud of the project and the benefits it brings the local entertainment community and the county of Los Angeles. The benefits from the creation of the Disney ABC Studios at the Ranch are substantial. The project will create $533 million in annual economic activity in Los Angeles County, $26 million in new revenues every year to the State of California, and $1.3 million in new revenues every year to Los Angeles County. It will create 3,100 new jobs during construction and over 2,800 jobs at full operation.

We just want to conclude. I want to say thank you very much for giving us the opportunity to speak to you and the public today about the Disney ABC Studios at the Ranch project. We've enjoyed meeting with several public stakeholders regarding the project and look forward to continuing to work with them and with the Los Angeles County. So with that I want to say thank you very much for your time.

MR. McCARTHY: Now, as you come up -- we're going to be calling names in a minute -- you'll see in front of you there where you are standing, you'll see the red light come on. You can watch that be your time. It's just like a traffic light. Green, your all set; orange, you're running out of time; and red, you're out of time. And, again, a three-minute time limit per speaker. And we will be calling -- how many names do you want to call at one time, Sam?

MR. DEA: Two at a time.

MR. McCARTHY: We'll be calling two names at a time. When we call them come up, stand at the mike and one can come in right after the other. The first names will be?

MR. DEA: Bob Kellar, Sandra Cattell.

MR. KELLAR: My name is Bob Kellar; Bob, standard spelling, Kellar, K-e-l-l-a-r. And I have the privilege

of being the mayor pro tem for Santa Clarita. Thank you for this opportunity to address this very, very important project proposed by Disney and ABC.

I've taken some notes here. The overview was excellent. I really am going to open up my comments by referencing I think the last slide, the economical impacts to this community, to the county, and to the state. I submit that this is a win, win all the way around, a win for Disney ABC and certainly a win for the Santa Clarita Valley and right on up throughout the State of California.

I have had the privilege of personally touring the Disney Ranch on a number of occasions over the years. I have always been extremely impressed with the professional management of the ranch from every aspect, particularly when we talk about the environmental sensitivity with the management that takes place at the ranch. And I know from a recent opportunity to see the plans on the mitigation for the oak trees is unbelievable. It is 21st century textbook plus in moving forward with this project.

Once again, I want to make comment that the City of Santa Clarita strongly supports this project going forward as proposed. We have found that the economic impacts to our city as a result of filming, which we

consider a target industry in Santa Clarita city and valley to be huge. We work cooperatively with the filming industry throughout this city and have every intent to continue to have this industry grow for our citizens as it brings so many well paying jobs and opportunities for our community.

Once again, I want to emphasize the city strongly supports this project and thanks Disney ABC for coming forward with this project. Thank you very much.

MR. McCARTHY: Thank you.

MS. CATTELL: Good evening. Sandra Cattell, C-a-t-t-e-l-l.

MR. McCARTHY: You want to pull the mike a little bit closer.

MS. CATTELL: Yes. I'm a resident of the Placerita Canyon on the west side of the freeway. And I am here to voice a concern about the development. Developments need sewers, and the probable alignment is scheduled to go through Placerita Canyon and, in fact, it will go in front of my house. We have rather limited access in our community, and this will be a bit of an inconvenience no matter how quickly you work.

And so I have a request. In the past Placerita residents have used the Placerita Creek tunnel as an access to the national forest and the national forest

trails. This access crossed the Disney property. I would appreciate Disney working with L.A. County and the City of Santa Clarita to find and facilitate an alternate trail access for all trail users. Thank you very much.

MR. McCARTHY: Thank you.

MR. DEA: Terri Crain, Calvin Hedman.

MS. CRAIN: Good evening. It's T-e-r-r-i, Crain, C-r-a-i-n. I'm the C.E.O. of the Santa Clarita Valley Chamber of Commerce. The chamber applauds the County of Los Angeles for the dedicated research and analysis that went into the DEIR for Disney ABC Studios at the Ranch. With the guidance of this document, I know this is the type of project that will thrive in the Santa Clarita Valley and benefit the larger valley.

The Santa Clarita Valley has a long history of filming in the area and continues to be committed to the filming industry in Los Angeles. The DEIR confirms this is the kind of project we want to see in our community, and I applaud the work of the county and the countless experts who put together such a complete report.

The Chamber of Commerce supports industry, and with industry comes jobs. The Chamber was pleased to learn that the EIR concluded that this project will create thousands of jobs and further Los Angeles County's

economic recovery. In fact, at full build out over 2,800 full and part-time jobs will be created as a result of this project.

Additionally, the EIR confirmed that the ranch will result in $533 million in economic activity, and we look forward to that kind of investment in our community.

With our economy still in an important recovery stage, the EIR concludes that this project a major economic engine for Los Angeles County investing in an important Santa Clarita Valley industry and, again, providing much needed jobs.

As for the environmental impact of this project, we are glad to see that Disney is taking great steps to improve Placerita Creek and restore it to the conditions it hasn't experienced since before construction of State Route 14.

The EIR also shows that this project is a thoughtful one restoring important environmental features of the Ranch including creating a woodland habitat at the bottom of the creek with a mix of native trees and bushes and other plants that are more tolerant of seasonal changes.

It is clear that Disney ABC Studios at the Ranch has taken great consideration of the environment during the construction period, and we are pleased to see the

steps they are going to in order to protect bird nesting and habitats as well as planting the 1,600 native oaks on the property in addition to maintaining the 637-acre natural backdrop area.

It is clear that Disney ABC Studios has taken great consideration of the environment during the construction period, and we are pleased to see these steps. Disney has proven themselves to be good community stewards by the time and effort and thoughtful planning they put into this project. The Santa Clarita Valley welcomes the Ranch and the 2,800 jobs and increased economic activity to our area this project will bring. Thank you.

MR. MCCARTHY: Thank you.

MR. HEDMAN: My name is Calvin Hedman, C-a-l-v-i-n H-e-d-m-a-n. I'm a local business owner and co-chair of the Santa Clarita Valley Economic Development Corporation. I'm in support of this project. The Draft EIR confirms that Disney ABC Studios at the Ranch will be a major economic investment in the Santa Clarita Valley and will create and retain jobs here in our valley, county, and state.

As you may know, many entertainment jobs have left to other states. The most recent San Fernando Valley Business Journal dated May 28, 2012, includes an article

entitled "Productions Flee to Other States. Crew Workers Follow." This outflow of jobs has to stop, and this project will have a big impact on keeping jobs here.

In addition, this project will create other jobs from supporting other companies moving into the valley. The Santa Clarita Valley Economic Development Corporation has already received inquiries from other media and other entertainment support companies with respect to this project and the possibility of creating jobs in our valley. I encourage the approval of this project and thank you for the opportunity to speak with you today. Thank you.

MR. McCARTHY: Thank you. Mr. Dea?

MR. DEA: The next two new speakers: Jim Coffey, Joe Shelton.

MR. COFFEY: My name is Jim Coffey. First name spelled standard, last name C-o-f-f-e-y. I am speaking to you as a resident of Placerita Canyon in the special standard district just a few miles from this site. In addition, I've been fortunate enough in the approximately last five years to be a vendor from time to time on this site; so I have personally witnessed what's gone on on the site through multiple construction projects as of late.

That personal experience has shown me that, while we once thought we had clientele that were fairly strict and fairly regulated about what they did on and with their properties, they all fairly well pale in comparison. Disney is ultra protective of everything that has to do on that property and every person that goes on that property: people that film there, people that construct there.

We have watched them construct things and take up land. And every little piece of the land that was left when they were done was put back, every blade of glass, every piece of tree. Every piece of anything that was removed or even disturbed during that period of time was absolutely put back.

I've watched them create riparian creeks and manufacture things that weren't even there before just because they could and they should.

This is a great project. I have no concerns as a resident. As I said, I am just a few miles on Placerita Canyon Road from this site. I have absolutely no concerns about this construction from the beginning to the end, no concerns that it will affect my neighborhood which I care a great deal about and I'm highly protective of. This is a great project, and I urge you to support it very much. Thank you.

MR. McCARTHY: Thank you.

MR. SHELTON: Joe Shelton, J-o-e S-h-e-l-t-o-n. Good evening. I live on Fairgate, which is just north of the project, pretty close. I also own a portable toilet company, Mission Valley Sanitation, who actually, like other businesses, have provided services to the ranch.

I've noticed that we have vehicles that drive, and they are very particular on staying on the roads and staying off of the public or -- not the public but the grounds, you know, where the oak trees are. You're not allowed to drive under them because of the roots. And so they are real particular about protecting those trees. I think the project is a wonderful opportunity for the entire Santa Clarita Valley, and I wanted to be present tonight to express that.

As the Draft EIR points out, the project will utilize just 58 acres of the 890 acres at Golden Oak Ranch, and the majority of the acreage that will be used consists of barren, unsightly fill that we pass by every time we drive here to work and from home to the market and stuff. And the property is clearly visible from the freeway.

The construction of the new studio will transform the property into a beautiful economically beneficial

new business that will employ many of the area's residents directly at the ranch but also indirectly at local businesses as my own and others that will be able to supply not only high paying jobs but entry level jobs, as you know, like Home Depot gets more business for different projects and stuff like that. You have your entry level jobs that are important too as our kids start to come up in the job world.

And Santa Clarita touts itself as an important area of filming, and approval of the Disney ABC Studios ranch will ensure that the filming and production continue to thrive in our neighborhoods. Thank you. Have a nice day.

MR. McCARTHY: Thank you. Mr. Dea?

MR. DEA: Jonas Peterson, Alan Cameron.

MR. PETERSON: Good evening. My name is Jonas Peterson, J-o-n-a-s P-e-t-e-r-s-o-n. I'm the president and C.E.O. of the Santa Clarita Valley Economic Development Corporation. The organization is made up of public and private sector leaders, major employers throughout the Santa Clarita Valley that have come together to support regional economic development, and we could not be more supportive of the Disney ABC Studios at the Ranch project.

I believe, if you look at the level of detail that

went into the Environmental Impact Report, you can see how far Disney ABC has gone to ensure that this project is not only the right fit for their companies but also for the Santa Clarita valley.

Our organization recently completed a target industry analysis where we looked at the types of industries that are expected to fit well and thrive in the Santa Clarita Valley over the next five to 10 years. The digital media and entertainment industry was right at the top of that list.

Based on that study, based on what's been laid out by Disney ABC Studios, I think you see a project that fits well and also will deliver a huge economic impact to our valley. It's already been stated multiple times, but I think it's worthy of stating over and over again that this project will deliver $533 million per year in economic activity, over 2,800 construction jobs, over 3,000 permanent high wage full-time positions once the project is completed.

The ranch project fits in our growth plans. It fits our economic development plans. I applaud the efforts of the county, of Disney ABC that went into this project and on behalf of the Santa Clarita Valley Economic Development Corporation, I strongly encourage approval.

MR. McCARTHY: Thank you.

MR. CAMERON: Good evening. Alan Cameron. I first learned about the contemplated development --

MR. McCARTHY: Spell your last name, sir.

MR. CAMERON: My apologies. Certainly. C-a-m-e-r-o-n. Thank you for correcting me. I first learned of the development contemplated on this site 27 years ago when I was a member of the City of Santa Clarita (inaudible) Committee. We opened up a very constructive dialogue with the Disney organization regarding everything that had to do with their significant holdings here. The City of Santa Clarita (inaudible) Committee is gloriously defunct because our goal was achieved 25 years ago. And I'm aware that the company has been contemplating this kind of use again for decades.

Certainly everything you've heard thus far would be accurate. A couple of quick questions. And I apologize. I'm not as scholarly on the concept as I should be. I think it would be appropriate at some point before you go to hearing to disclose if there's a manufacturers' tax base increment increase with the project. There may be. If it is, it could be a significant source of additional revenue in the project profile.

In addition, there is an opportunity on this large site without compromising any of the things you are contemplating for the installation of solar power generating ability and possibly wind turbine in small decentralized units, wind turbine power generating. If that has not been contemplated in the current proposal, I certainly wouldn't want to delay what's underway, but I would suggest that a study of the feasibility and hopefully the implementation of solar and wind would be undertaken at the earliest possible feasible opportunity.

Also, from the standpoint of the environmental effect, we human beings particularly in the United States are guilty of short-term thinking about things. In Europe there are Cathedrals that have been under construction for 500 years. 200 years ago everything here was essentially still very, very under utilized by the people who were here then, i.e. native Americans.

I bring that up because your oak tree removal and your replacement are significant. Short term you are going to have heavy bio mass reduction. There's no question about that. But moderately long term 10, 20, 30, 40, 50, 60 years you will have a significant bio mass increase and attendant greenhouse gas reductions as part of that.

Also, your local jobs will also conceivably have a significant greenhouse gas reduction component. And I apologize for not being aware of whether your environmental studies have done a longer term projection regarding the short-term and long-term effect on bio mass and on greenhouse gas production and savings because you hold out the possibility of offering a substantial greenhouse gas reduction because of multiple possibilities.

In conclusion, I will hopefully become better informed than I am this evening. I'd also like to commend the county for this innovation bringing the hearing here so we can generate less greenhouse gases going down there. I thank you.

MR. McCARTHY: Thank you. Mr. Dea?

MR. DEA: Hunt Braly, Jim Harris. And can each of you come up so we have the second party in line.

MR. BRALY: Good evening. I'm Hunt Braly, a local resident of the Santa Clarita Valley, local attorney, and vice president of the board of the Santa Clarita Valley Chamber of Commerce. You've already heard from our president and C.E.O. this evening.

Let me add some additional perspective from the Chamber of Commerce and the business community's outlook on this. The key thing that we would urge the county to

do through this process is remember the word balance, balance of protecting the environment but also balance of the economic vitality that this project brings and to understand that when you create a project like this on a small footprint of an almost 900-acre piece of land where Disney has for decades, as has already been shown and testified, done a tremendous job protecting that area, this will provide the ability for them to continue to protect that area, not only because now they can provide a significant economic benefit out of a portion of the property that has been already -- quite honestly is an eyesore based on what Caltrans did in the 70's when they built the freeway but also with the protections that you will put in through probably your final approval, provide additional protections, as you've already heard, on oak trees, the waterways, habitat, and other areas.

One thing that I would urge the county to consider as you go forward is the surrounding areas that will benefit from this economic engine that we call the Disney Ranch ABC. Just less than a mile away, maybe a little bit longer is the Gate King Industrial Project, over four million square feet approved in the early 2000's by the City of Santa Clarita held up by both litigation, which has been resolved, and now the economy

but clearly an approved project, also provides a lot of habitat protection. That would be a natural place for other businesses that are in the film industry that can support this project.

There's also approved projects along Sierra Highway on Newhall Road that also can now be built with the potential of the impact this will have. So it's not just the jobs that will be created and the environmental benefits this will create when you approve it and it gets built. It's the other benefits that will happen in the immediate surrounding areas.

So, again, we urge you to give this careful consideration and remember the word balance, understand the economic benefits, protections that are provided to the environment, and give it your swift approval so they can start construction as soon as possible. Thank you.

MR. McCARTHY: Could you spell your last name for the record again. I don't believe we got that.

MR. BRALY: You didn't. I apologize. I guess I didn't follow Mr. Cameron's lead. First name H-u-n-t, last name B-r-a-l-y.

MR. McCARTHY: Thank you. Mr. Dea? The next speaker. I'm sorry.

MR. HARRIS: I'm Jim Harris, H-a-r-r-i-s, and I'm a board member of the Placerita Canyon Nature Center, and

we're the next door neighbors of the ABC Disney Ranch.

And just from my tour and from reading the EIR plan, it seems that it's very unusual that you would have a development that would have such a positive impact on the environment. And that's our big concern, the environment, of course, especially the benefit to the Placerita Creek. The replanting of native oaks on a 10 to 1 ratio, I just find that to be outstanding balance and a contribution.

I like this former suggestion for solar and wind usage possibilities on the ranch. I don't know if that could be done at this point in their plans, but I like that idea. I had not thought about it. Perhaps soundstages and the ancillary buildings could be used for that purpose. It seems to fit in with that Disney commitment to the environment. Thank you very much.

MR. McCARTHY: Thank you. Mr. Dea?

MR. DEA: Ron Kraus, Tim Crissman.

MR. KRAUS: I'm Ron Kraus, K-r-a-u-s, and I'm vice president of the Placerita Canyon Nature Center Associates. We're the volunteer organization that helps the county operate school tours and programs at the nature center.

My main concern is we've put together a committee to respond to the EIR, and to be frank we're a little

overwhelmed. It's 5,200 pages, and we want to give it a good look. And we have had some concerns from our organization, some of our members about traffic and some other issues. But we'd really like sufficient time to review the document, you know, give you some good comments.

And I have a question. I got an e-mail back from Christina Tran. Is she here tonight? No. Because I don't understand her letter here, and I'd like maybe some clarification on this. We asked for a 30-day extension because, again, we're volunteers. This is a busy time of year, vacations and graduations and things of that sort.

So I got a letter back from her saying, "Although we will not be able to extend the formal 45-day public review for the project period which ends on June 18, 2012, we would be happy to accept a late comment letter from Placerita Canyon Nature Center Associates within the requested 30-day extension period, and those comments will be addressed in the Final EIR. "

So I'm a little confused. Do we get to July 18 to submit a letter? So if we could get some clarification on that.

MR. McCARTHY: I'll let Mr. Dea respond to that.

MR. DEA: Just a point of clarification, in

Christina's e-mail or letter to you, we are not formally extending the comment period for the Draft EIR. However, if we receive late comment letters, to the extent possible, we will include and address it in the Final EIR in the response to comments.

Any late comment letters that we are unable to address will be provided to the planning commission as part of the administrative record.

MR. KRAUS: Okay. So we should try to get our comments in by June 18.

MR. DEA: Again, if your letter is late, if it's possible, if it's a few days, few weeks late, if we have adequate time to respond to it, we will include it in the Final EIR.

MR. KRAUS: Okay. I think I understand that. But I would like to say we are supportive of Disney. They've been very good neighbors to us. They've helped us on a lot of projects. The Disney officials working in the project have given us tours of the facilities. We're not necessarily opposed to this, but we're just overwhelmed by the amount of information. Thank you.

MR. McCARTHY: Thank you.

MR. CRISSMAN: My name is Tim Crissman, standard Tim, C-r-i-s-s-m-a-n. I am the chairman of the Old Town Newhall Association, which is right here across the

street basically. And our organization exists for the revitalization of Old Town Newhall both as a historical center and as an arts and entertainment district here in the City of Santa Clarita.

It's very interesting with the loss of redevelopment here statewide, it has created some concerns as it relates to the momentum that has been created by virtue of what the city has done and what our organization has done in order to create opportunities here in an area that has extreme historical significance to the valley in both the film industry.

This particular project in itself is going to have a stimulus effect long and far wide here throughout the valley, and we see this as an extremely great opportunity to increase the amount of traffic for Old Town Newhall mainly along Main Street here but, as other speakers have mentioned, it also brings into the probability that some of the other projects that have been approved in proximity to this particular area are also going to come to fruition much, much quicker.

I think that we can't say enough about jobs. And I think that the stewardship that Disney has demonstrated as it relates to both care of the property and creating a project that we can all be very proud of having here right in our backyard goes without saying.

The current site, of course, is somewhat of an eyesore. It looks more like a scar than it does a pad now. And Disney's plan to restore the riparian habitat and create more aesthetics immediately along that corridor are very well noted.

Moreover, I think that, in looking at good and well planned development, infrastructure is a very important aspect as well. The fact of the matter is this project fronts a freeway; so it is not going to have any significant impact on the interior part of the community. And yet it's going to provide a very easy means for people to go to work and return without any hindrance here for the rest us.

But my focus really is on what it's going to do here in this area immediately around us. And I think that both during construction and long after it is going to help replace what we have lost by virtue of the lost redevelopment and the slowdown that's going to create; so I would only ask one thing. Hurry up.

MR. McCARTHY: Thank you. Mr. Dea?

MR. DEA: Bruce Aronson, Lea Tantoy.

MR. ARONSON: My name is Bruce Aronson. That's B-r-u-c-e. Aronson is A-r-o-n-s-o-n. I live at 25132 Running Horse Road, Newhall, which is located off Placerita Canyon just across the Los Angeles Nature

Center, which is adjacent to this Disney Studio property.

I wish the EIR to address the increased traffic along Placerita Canyon. If the additional traffic comes from off the 14 or city traffic from the north side of the 14 freeway, I have no problem with this project and would welcome it.

If increased traffic to this project comes through Placerita Canyon Road south of the 14 freeway from this project, they need to provide widening of this roadway as required.

The current traffic use along Placerita Canyon just south of the 14 freeway is extremely limited for both pedestrian and bicycle use due to there is no paved road use beyond the paved asphalt road, which is only large enough to serve one vehicle per lane of which there is only one lane in each direction.

At present driving and the use of bicycles or pedestrians at the same time is very dangerous. The dangers are due to vehicles needing to cross over the double yellow median lines into the opposing traffic to avoid either bicycles or pedestrians. There is no designated bypass area for cars to pass other vehicles, and the canyon road has limited visibility.

I would ask the EIR report to address the increased

use of Placerita Road through this canyon. If additional traffic is generated through this canyon road, I would ask the Disney Studios ABC Company to make upgrades to this roadway by widening this road.

I personally am scared of getting hit when either walking or riding my bicycle through this canyon road and hope that Los Angeles (inaudible) will take a hard look increasing safety along with the increased use.

MR. McCARTHY: Thank you.

MS. TANTOY: Good evening. My name is Lea Tantoy, and that's spelled L-e-a T-a-n-t-o-y. I've been a resident of Santa Clarita since 1997. My husband and I live four miles away from the proposed Disney Studios at the Golden Oak Ranch. I cannot think of a more socially and environmentally conscious company than Disney to build in our neighborhood. The extensive mitigation measures and planning detail in the Draft EIR demonstrate that the Walt Disney Company continues to believe in our value.

They have gone the extra mile to protect the environment both during construction and ongoing operations. Water and sewer infrastructure improvements, measures to limit noise and dust during construction and several traffic improvements will all minimize project impacts.

The Walt Disney company has a great history in our valley. I, for one, welcome the proposed improvements and continued process in our community for years to come. Most importantly, I welcome the 3,000 or so jobs that will be created and its positive impact on the local economy. Thank you.

MR. McCARTHY: Thank you very much.

MR. DEA: Diane Trautman, Jon Collard.

MS. TRAUTMAN: Good evening. My name is Diane Trautman. That's D-i-a-n-e T-r-a-u-t-m-a-n. Thank you for the opportunity to speak. Disney ABC brings a tremendous value to our valley. We certainly welcome the jobs and the economic value locally for the county and the state.

My concerns include preservation of the oak woodlands, Placerita Creek, and surrounding canyons. Residents in our valley have fought long and hard to preserve and maintain these areas.

And I'd also be concerned because I've heard residents talk about traffic. And the gentleman who just spoke, I would like to ask that you consider adding bike lanes and certainly roadway upgrades as needed to preserve the safety of people driving on that roadway.

And I also agree with the statement by Mr. Cameron that we encourage you to use and incorporate solar power

and possibly incorporate any other green technologies. I haven't had a chance to read the DEIR; so I don't know if you've included those in the buildings themselves, but I certainly appreciate that.

And, you know, while I'm hesitant to endorse the removal of heritage oaks, the applicant's presentation has answered my questions on that issue and many of the other issues and I agree that Disney has exercised good stewardship on the property to date and I expect that the company will continue to do so.

So I thank you for the opportunity to speak, and I encourage you to look at other ways to improve green technology and roadway safety. Thank you so much.

MR. McCARTHY: Thank you.

MR. COLLARD: Good evening. My name is Jon, J-o-n, Collard, C-o-l-l-a-r-d, just like collard greens if any of you happen to be from the south. I am a local business owner. I am president of American Tax Incentives. We specialize in implementing the (inaudible) project which we have been fortunate enough to receive here locally.

I am also a board member of the Santa Clarita Valley Economic Development Corporation. I'd like to speak in support of this project. I believe that Disney and ABC has proven to be a great example of appropriate

and enhanced caretaking of land.

Secondly, I'd like to discuss the jobs that are coming to the area. I've also listed jobs and, lastly, jobs to the area. In this room we're surrounded by movie posters, which is really exciting and encouraging. But unfortunately, as we know, filming has moved to Canada. Filming has moved to Utah, Oklahoma, Michigan, all kinds of places.

Bringing in 3,000 new jobs, close to 3,000 new permanent jobs has a multiplier effect that three minutes would not allow me time to address. But the multiplier effect will increase business attraction, increase local revenue, and the most important thing that Disney tends to provide and that is quality of life. Thank you for your time.

MR. McCARTHY: Thank you. Mr. Dea?

MR. DEA: Okay. We have four more speakers, and these last speakers have not been sworn in. So if I call your name, please stand and raise your right hand. Eric Beck, Michele Jenkins, Lynne Plambeck, Gregory Jenkins. So if I call your name, please stand and raise your right hand.

Do each of you swear or affirm under the penalty of perjury that the testimony you may give in the matters now pending before the Hearing Examiner shall be the

truth, the whole truth, and nothing but the truth.

(In unison, all say yes.)

MR. DEA: So we have Eric Beck and Michele Jenkins. Eric Beck? We'll move on to Michele Jenkins.

MS. JENKINS: Good evening. My name is Michele, M-i-c-h-e-l-e, Jenkins, J-e-n-k-i-n-s. My address is 25243 Running Horse Road, Newhall. I'm here to speak in two roles really. First, I live in the Placerita Chaparral tract, which is the immediately adjacent property to the ranch, and I want to testify to the fact that Disney has always been wonderful neighbors to our neighborhood and I fully support the project.

The ranch managers always express concern when there's been fires in the area, check on our neighborhood. So for years I've had that experience; so I speak highly of the Disney Company and their care for the property.

I am also an elected board member for the Santa Clarita Community College District. I've been on the board of trustees for 25 years. And I'd like to address some issues with the college district.

I appreciate the fact that the Disney Company reached out to our neighborhood, held an informational meeting for our neighborhood down at the site to go over the plans over a year ago, and they also reached out to

the college district and met with the college district.

This is important because of the fact that the college has a media arts program that we at any one time we enroll -- about 2,100 students are enrolled in the various programs within that media arts program; so I believe that there's an opportunity for partnerships with the college and for students who are working in the fields. We have very new equipment, and students need the opportunity to be able to work in real life situations; so I'm sure that Disney would be receptive to that.

Another issue I'd like to address to the Disney officials that are here and to the project manager, if you need assistance with your oak trees -- I know you are removing a number of them -- and if you would give consideration to donating them to the college district, we have a number of available sites where we could use oak trees.

We have two campuses. Our campus in Canyon Country on Sierra Highway alone could take about 160 trees, and we've had other organizations donate trees to us when they've needed to move them. And so I would like for you to give that consideration.

I don't know if you the project manager have met with -- if you're one of the people that met with the

college officials, but I know they would be glad to meet with you and discuss how that could be facilitated. I think that would be a win for Disney ABC Studios and certainly a win for the college district. Thank you very much.

MR. McCARTHY: Thank you.

MR. DEA: Okay. I'm going to call the last three speakers. Lynne Plambeck, Gregory Jenkins, Ben Curtis.

MS. PLAMBECK: Lynne Plambeck, L-y-n-n-e P-l-a-m-b-e-c-k, speaking for the Santa Clarita Organization for Planning in the Environment. I think the Disney Corporation really made brownie points when they worked so hard to help our community, Elsmere Canyon and the view shed and also Whitney Canyon.

And so here now we're into Placerita Canyon and some of the view shed issues they would want to destroy if we're looking at big soundstages off the freeway although maybe the creek is a point that's a problem. I don't think the rest of the project is going to be enhanced by the view shed that we're now going to see from this.

I wanted to talk a little bit about this process. It's very interesting that we had the 21,000 unit Newhall Ranch project that Sam Dea was, in fact, the planner on and we never had a hearing out here like

this. I've never come to a hearing where the applicant has turned around and given a speech to the audience rather than to the Hearing Officer; So I'm really wondering about the process here.

And although I think all of us appreciate having a hearing out here, I'm also wondering why we're having a hearing before the Hearing Officer when this is obviously a plan amendment change that's going to have to go all the way to the board of supervisors.

When is the regional planning commission? Where are the regional planning commissioners? Where is the staff person on this? If Christina Tran is the staff person, she's not even at the hearing?

Was this for the applicant? Is this a presentation by the applicant in the guise of a public hearing? Because I'm really pretty concerned. I have never seen an applicant speak from behind the podium with the county symbol on it turned towards the audience. So I'm just wondering what's going on here?

Also, I was interested in the chamber's presentation that the EIR confirms there's going to be jobs. There's no job analysis in the EIR. Did she read it? Has anybody here read it? I mean it's a pretty huge document. We haven't started analyzing it yet. I love this idea of jobs. And Disney's great, and I love

the movie industry. However, there needs to be guarantees that these jobs are really going to happen.

You know, Moreno Valley got these huge warehouse places. They were going to bring 3,000 jobs. They've got like 160 or something out of it.

There needs to be guarantees that these are actually jobs, they're not going to be transferred from Burbank so that now we have a bunch of commuters going back and forth.

Obviously, if you've got to get parking waivers and put in extra parking for something, you're planning on everybody driving. We have a really crowded freeway now. We have severe air pollution problems in the Santa Clarita Valley.

If Disney is going to bring their jobs from Burbank here, then they need to provide some kind of public transportation where that's going to happen where people aren't driving back and forth on the freeway. We're trying to reduce greenhouse gases, not increase them with more commuting.

There's a really good studio facility in Burbank and, you know, I don't know why they're needing to expand. I haven't read their business plan. But the EIR, if we're going to approve all this industry facility in a rural area, there needs to be some

financial substantiation that jobs, in fact, are really going to be created. There's nothing in the EIR.

MR. McCARTHY: You need to wrap up. You are running out of time.

MS. PLAMBECK: All right.

MR. McCARTHY: Next speaker?

MR. CURTIS: Good afternoon. My name is Ben, B-e-n, Curtis, C-u-r-t-i-s. I'm a nearly 40-year resident of Placerita Canyon, which is directly west of the project. We are a partially gated community. We have a very active property owners association whose interest is in protecting our rural lifestyle.

Most of you that -- most of the people here that live in the community are familiar with the unique characters of the Placerita Canyon west of the ranch, and our main concern is to protect that.

That being said, I have to add my voice to the course of those in support of this project. We've had a couple of presentations by Disney at our board meetings and public meetings in our canyon. I don't know that I've heard one voice of negativity at any of those meetings.

We're very excited about the potential of a nice revenue and job producing neighbor east of us and would really like to see this project fast tracked as much as

possible. Thank you.

MR. McCARTHY: Thank you.

MR. JENKINS: Hello. My name is Greg Jenkins, G-r-e-g J-e-n-k-i-n-s. I want to thank you for letting me have a moment up here. I've been a resident of Santa Clarita since 1966. I have been in my present house next door to the Disney Ranch since 1983. All the time that we've been living up on Running Horse Road, the Disney Ranch has been very, very good neighbors.

When we had the last huge forest fire, they helped us put new trees in and do some reforestation projects. Also, they have improved the Placerita Canyon entrance with the extra lanes and the turn lane; so I think that has been really helpful.

But the whole Disney community, the Disney Ranch community, have been very, very supportive of our neighborhood. They've helped us. They've gone through talks with us when we had questions, and I'm just in favor of the project. Thank you.

MR. McCARTHY: Thank you.

MR. DEA: Last call for Eric Beck.

MR. McCARTHY: Okay. I believe Mr. Beck has left. I just want to comment briefly here. This is a relatively new procedure, my position as a Hearing Examiner in these proceedings. I do function as a

Hearing Officer. In fact, tomorrow morning I'll be functioning as a Hearing Officer downtown.

But as a Hearing Examiner, we're taking testimony on the EIR and the matter will be referred to the entire Planning Commission, which will hold additional hearings downtown. So the Planning Commission certainly is not out of the picture.

What we have set up in the department and the county recently is this opportunity to give persons an opportunity to come before the county and testify without having to take time off to go downtown. And, as we all know, that is a lengthy drive between here and Santa Clarita. You've got your gas. You've got your parking fees. So this is a convenience to many people, and we've gotten a positive response generally from the areas where we have indeed held these hearings.

We've had one hearing at the Pepperdine campus. We had another at Universal Studios. There was another project at Marina Del Rey. So I think you're only about the fourth hearing to be held so far under this new Hearing Examiner concept. So that's why it has not been held previously.

With regard to how a particular speaker was positioned during this evening's presentation, this is ad hoc. We don't have a permanent hearing room here,

obviously, and it didn't appear too easy for him to run the Power Point from that podium; so we let him use this podium. And I don't think it compromised the speaker's presentation.

So we do, every time we go to one of these meetings in the community in the evening, it's ad hoc in the sense that we have to adjust to a new facility and adjust our facilities for it.

But, again, this is an opportunity, it has been an opportunity for you to give the testimony, and it will be bundled up in the form of a transcript and sent to the people who will respond within the EIR to all of the comments.

Now, we have an opportunity if the applicant representatives wish to give a rebuttal or make any comments. Do you wish to proceed with that, or do you want to forfeit that?

MR. GILBERT: I think we'll forfeit that. We just want to thank everyone for coming out tonight.

MR. McCARTHY: Just give your name at that podium and indicate you're forfeiting.

MR. GILBERT: My name is Adam Gilbert, and we'll forfeit our time for the rebuttal. We just want to thank the county for scheduling the meeting and allowing me to be up here and thank everyone for coming out with

their busy schedules to come up and provide their testimony. So thank you very much.

MR. McCARTHY: Thank you. And with that the hearing is closed. Thank you all for coming tonight. Good night.

(Whereupon proceedings were concluded at 7:27 P.M.)

STATE OF CALIFORNIA )
)
COUNTY OF LOS ANGELES )

I, Dana D. Forbes, Certified Shorthand Reporter, Certificate No. 8095, within and for the State of California, hereby certify the following:

I am officer who stenographically recorded the testimony in the foregoing hearing;

he foregoing transcript is a true record of the testimony given.

Dated: June 19, 2012, Valencia, California.

Dana D. Forbes, CSR No. 8095

# CORRESPONDENCE

June 5, 2013

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

Reference: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners:

Mr. Kim Szalay (kszalay@planning.lacounty.gov)

SUBJECT: Disney/ABC Studios at The Ranch -- County Project #TR071216-(5)

Living in the Santa Clarita Valley, I know there are some people who are against any type of development. They'll cite traffic, noise, and environmental impacts as to why projects should not be developed. However, in the case of the Disney/ABC Studios at The Ranch project, these are not relevant.

The project also plans to add stoplights and make road improvements to minimize traffic impacts. From an environmental perspective, it looks like Disney and ABC are doing all the right things by tree planting along with creek-side and creek-bed enhancements.

I applaud the company for acting responsibly to reduce project impacts on the community. I hope you will move this project forward.

Thank you.

*Victoria Quayyum*

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

June 5, 2013

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple St.
Los Angeles, Calif. 90012

Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners,

I hope you will approve Disney/ABC Studios at the Ranch for its numerous benefits to the Santa Clarita Valley. The creation of countless jobs is important not only to the area but to the region as well as the economic stimulus the project will provide.

It's also important that we maintain our presence in the entertainment industry. Santa Clarita has become known as the hub of activity for television and film production. Let's continue to keep this production in our own backyard.

I thank you for the opportunity to share my viewpoint. Again, I hope you will give this project your full support.

Sincerely,

*Susan Andrews*
27855 Sand Canyon Rd.
Canyon Country, CA 91387

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

Steve Bingen

June 4, 2013

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

RE: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners:

I really like the idea of combining an indoor film and production studio with the outdoor sets and locations provided by Disney's existing movie ranch.

I also like the fact that the project will protect the beauty of the Ranch. Not only will Disney/ABC plant nearly 2,000 new oak trees – and all from acorns grown on the ranch – there will also be significant improvements to damaged portions of Placerita Creek, extensive habitat protections and preservation of the existing natural backdrop area.

It's great that Disney/ABC chose the Santa Clarita Valley to make this major economic investment. This will bring significant benefits to the community and the region.

I encourage the Regional Planning Commission to vote YES on this project.

Sincerely,

Steve Bingen

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

1818 Thayer Avenue, #302, Los Angeles, CA 90025

June 3, 2013

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners:

As one of the first persons to sign a supporter card for this project, I am pleased once again to extend my full support. Not only will Disney/ABC Studios at The Ranch be an economic engine for the greater Santa Clarita Valley, it will also faciliate the keeping of Hollywood in Los Angeles County, and not migrating out of the state or the country. This site is designated within the valuable 30-mile zone, a.k.a. TMZ, a major plus for local filming.

I applaud Disney for its aggressive approach at preserving the environment, including the replanting of oak trees as mitigation for those that are being removed. In addition, I am pleased that Disney is planning to relocate the trail which currently goes through its property as part of the master Plan of Trails adopted by Los Angeles County and the City of Santa Clarita. As Chair of the Placerita Advisory Committee on Trails and member of the Santa Clarita Trails Advisory Committee, we look forward to working with Disney as it fine-tunes its plan for the trail alternative. Trail connectivity is most important to us.

Again, my full support for Disney/ABC Studios at The Ranch!

Sincerely,

Linda Tarnoff
21618 Oak Orchard Road
Newhall, CA 91321
Haveahunchranch@aol.com

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

JEFF SECOR
21244 Placerita Canyon
Newhall, CA 91321

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

-- Disney/ABC Studios at The Ranch - County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners,

As a longtime resident of the Santa Clarita Valley, I care deeply about the community and its future. I try to stay involved in community matters, listen to different viewpoints, and take a position on matters I believe in.

When I first learned about plans for Golden Oak Ranch, I had some concerns about its potential impacts -- such as traffic, construction, noise and environmental -- in the Placerita Canyon area. But the environmental review process alleviated my concerns.

I was pleased to learn that the County and the company addressed these areas, including plans to develop construction mitigation measures, create a traffic plan and add stoplights, and implement a very comprehensive oak tree mitigation program.

In my mind, the company has taken the key actions to ensure the project covers all the right bases. I support this project and urge you to approve it without hesitation.

Regards -

cc: Hon. Michael Antonovich, Mr. Edel Vizcarra,
Mr. Adam Gilbert

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple St.
Los Angeles, Calif. 90012

Subject - Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners,

I recently learned about the Disney/ABC Studios at the Ranch and I must say that I'm impressed. The project will go a long way to create jobs and stimulate economic activity in the region.

I urge the Regional Planning Commission to give the project its full endorsement.

Thank you.

Alicia Estrada

Alicia Estrada
25736 N. Perlman Pl. #E
Stevenson Ranch, CA 91381

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

BRIGHTON ENGINEERING INC
engineering & project management

Mr. David W. Louie, Chairman
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

RE: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

c/o Mr. Kim Szalay (kszalay@planning.lacounty.gov)

Dear Chairman Louie and Commissioners:

I have always taken an interest in preserving the environment and I believe Disney/ABC Studios has done just that with their project. I understand that as part of their oak tree mitigation efforts, the company will plant 1,600 oaks on the property using native acorns that are grown on the Ranch. That's so important as the Ranch will continue to be propagated by truly native oak trees.

I appreciate the work Disney/ABC Studios has invested in protecting the beauty of the Ranch and urge the Regional Planning Commission to vote to support their project.

Sincerely,

Gary Cardinali

Hon. Michael Antonovich (fifthdistrict@lacbos.org); fax (213) 974-1010
Mr. Edel Vizcarra (fifthdistrict@lacbos.org); fax (213) 974-1010
Mr. Adam Gilbert (adam.gilbert@disney.com); fax (818) 563-4117

TEL 818-262-4056 P.O. Box 800742 Santa Clarita, CA 91380 FAX 661-296-5494

June 3, 2013

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

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Again, my full support for Disney/ABC Studios at The Ranch!

Sincerely,

Linda Tarnoff
21618 Oak Orchard Road
Newhall, CA 91321
Haveahunchranch@aol.com

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

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Cell: (661) 510-3136

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

**RE: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)**

Dear Chairman Louie and Commissioners:

I am writing this letter today in support of the above mentioned project. I was born and raised here in the Santa Clarita Valley. I come from a Professional Rodeo family that has been a resident of Placerita Canyon going on 48 years now. I am the President-Elect for the local Realtor Association in our community.

I can tell you there is a lot of history that goes back to the Golden Oak Ranch when first owned by Andy Jauregui. I have known many fellow cowboys that are Directors, Producers, Stunt Coordinators and Stunt Men. Many times they have worked at the Disney Ranch on various movies or shows. I even represented a client who is currently employed by the ranch. Having been a resident as long as I have you get a sense of pride when you watch a particular show and can recognize the beauty of the ranch and what it has to offer.

I have been to various meetings regarding the ranch and I must say that it appears that Disney is going to continue to bring the beauty and prestige that goes along with a ranch that is surrounded by beauty. Their careful consideration of the aesthetics of the entrance and the sound stages is a concept that I can support. As a community leader, I must say that I am always in support of anything that can help bring jobs, exposure and revenue to our community.

Thank you for your time and consideration.

Sincerely,

Erika Kauzlarich-Bird

Erika Kauzlarich-Bird
Broker/Owner Triple D Realty

Cc: Hon Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

REALTY EXECUTIVES

*FELICIA GRADY, REALTOR*

*Certified Distressed Property Expert – Lic. #01116138*
*Realty Executives Valencia*
*26650 The Old Road, # 300, Valencia, CA 91381*
*Cell: 661-433-2244 / E-mail: Felicia@SantaClaritaRealty.com*

June 3, 2013

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

RE: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners:

I live and work in Santa Clarita, not far from Disney Ranch. I have friends as well as clients who work for The Walt Disney Company, that live here in the Santa Clarita Valley. As our community continues to grow, there is a constant need for additional local employment, and Disney Ranch would help fill that need.

I wanted you to know that I support the plans for Disney/ABC Studios at The Ranch.

Thank you for your consideration.

Sincerely,

Felicia Grady

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 W. Temple St.
Los Angeles, CA 90012

*Subject-Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)*

Dear Chairman Louie and Commissioners,

The Disney/ABC Studios at the Ranch project is worthy of your support and approval for the many benefits it will bring to the Santa Clarita Valley. It will elevate the area's profile for being a major entertainment center with its new sound stages, production offices and support facilities. It will also generate thousands of new jobs both during and after construction.

I hope the County will immediately approve the Disney/ABC project.

Regards,

**Guillermo Amado**
**18303 Owl St.**
**Canyon Country, CA 91387**

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

## Kim Szalay

**From:** Jenny & Lief Nicolaisen [liefjens@ca.rr.com]
**Sent:** Monday, June 03, 2013 8:30 AM
**To:** Kim Szalay
**Cc:** fifthdistrict@lacbos.org; adam.gilbert@disney.com
**Subject:** Disney/ABC Studios at the Ranch Project - Letter to Mr. Kim Szalay; copies to Hon. Michael D. Antonovich; Mr. Edel Vizcarra; Mr. Adam Gilbert

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

Subject: Disney/ABC Studios at The Ranch - County Project Number TR071216-(5)

Chairman Louie and Commissioners:

Increased traffic and congestion is always a concern when any major development project is proposed, including Disney/ABC's planned studios at Golden Oak Ranch.

But I'm pleased to see that project-related traffic will be minimal and that Disney has a traffic mitigation plan that will address all traffic issues. I'm also pleased to see that, as part of the project, Disney/ABC will be installing stoplights and widening affected roadways.

In my view, the employment and economic benefits associated with the project far outweigh any potential impacts. I encourage County decision-makers to do the right thing and approve this crucially important project.

Sincerely yours,

*Lief Nicolaisen*

Lief Nicolaisen
Retired police captain with over 30 years of service
26046 Lucerne Ct.
Valencia, CA 91355
661-286-9129
Lief@ca.rr.com

c: The Honorable Michael D. Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

REALTY EXECUTIVES

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REALTOR®

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www.suzannemeadows.com

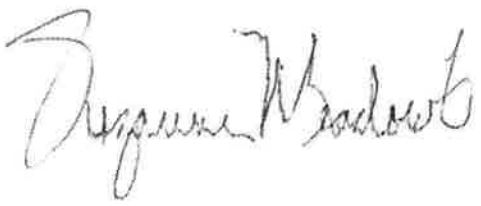
MLS

June 2, 2013
Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners,

I have been a homeowner in the Santa Clarita Valley since 1986 and live quite close to where the proposed Disney Ranch project will be located. I have also been a Realtor in this valley for the last 23 years and am very much in favor of and support the plans for Disney/ABC Studios at The Ranch. I believe this will be a wonderful use of the land and will have overall added benefits to our valley.

Sincerely, Suzanne Meadows, Realtor, Realty Executives SVC



**Raoul Biteng**
**26451 Marsala**
**Valencia, CA 91355**

---

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

Subject: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners:

Living in the Santa Clarita Valley for many years, I know there are some people who are against any type of development. They'll cite traffic, noise, and environmental impacts as to why projects should not be developed. But in the case of Disney/ABC Studios at The Ranch, these are not relevant.

Why? Because these issues have been adequately addressed. The company has plans in place to offset construction effects, such as using equipment with noise-shielding devices and turning construction vehicles off when not in use to reduce emissions. The project also has plans to install stoplights and make roadway improvements to minimize traffic impacts.

From an environmental perspective, it looks like Disney and ABC are doing all the right things by tree planting, along with creek-side and creek-bed enhancements. I applaud the company for acting responsibly to reduce project impacts on the community. I hope you will move this project forward.

Thank you.

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

SUBJECT: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners:

I am pleased that the county public hearing process for the Disney/ABC Studios at The Ranch is finally getting underway. I hope you will give the project your full support and approval.

I became a fan of the Disney/ABC project as soon as I learned about it. Most importantly, it will create jobs and help us regain our economic footing lost during the recession. But it will also better position the area for future growth by adding production facilities and filming opportunities. The entertainment industry is important in the Santa Clarita Valley and this project will help ensure its livelihood in our own backyard.

I'm looking forward to seeing this project become a reality.

Best,

Meelah Abuel
17806 Wren Dr.
Santa Clarita, CA 91387

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

RE: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners,

I am writing to express my support for the Disney and ABC Studios at The Ranch project.

Growing up in Burbank and Glendale, we observed the Disney Studios actions to ensure environmental preservation and pursue positive interactions with their local communities.

We welcome Disney's decision to bring this opportunity to the Santa Clarita Valley as a long-term benefit to the environment and quality of life in our community.

Regards,

Pat and Adele Burk
20 year residents of Santa Clarita
24643 Kalmar Ave.
Newhall, CA 91321

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

Reference: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners:

I have been a local resident of the Santa Clarita Valley for nearly 40 years and I have also had the opportunity to tour the Golden Oak Ranch. I have to say that I am extremely impressed with the Disney/ABC Studios at the Ranch project.

I, for one, will welcome the new trail planned to hook up with existing hiking trails, the rehabilitation of Placerita Creek's eroding banks and restoration of oak woodlands damaged by fire, and the improvements in water and other infrastructure -- all of which will benefit the community.

I encourage you to approve this project. Making improvements to the Golden Oak Ranch is a win for local residents as well as for Disney.

Sincerely,

Becky Adler
20828 Shine Dr.
Saugus, CA 91354

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

Reference: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners:

I am writing to express my support for this project. I am particularly pleased with the significant steps that Disney/ABC will undertake to restore oak woodlands previously damaged by the fire, make improvements to Placerita Creek, and add to hiking resources with a new trail that will connect to the existing trail network.

It appears that the project planners have also given careful consideration to minimizing the impacts on area residents during construction with mitigation plans that will reduce noise, air pollution and traffic impacts.

I believe this is a good project for our community and the county.

Sincerely,

Michael Shapiro
26824 Madigan Dr.
Canyon Country, CA 91351

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

**John Tenorio**
**P.O. Box 802288**
**Santa Clarita, CA 91380**

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

Subject: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

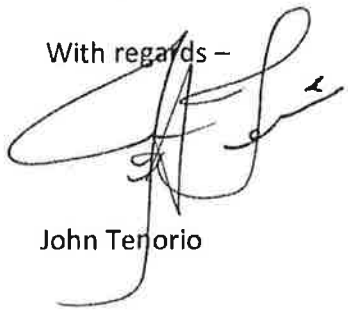
Dear Chairman Louie and Commissioners,

I am writing to express my support for the Disney/ABC Studios at The Ranch project. As a 25-year resident of Santa Clarita and owner of a marketing/advertising firm (J. Arthur & Associates), I am well aware of the number of potential jobs for residents from in and around our valley should this project be completed.

I understand the project will create more than 2,800 jobs, in addition to the 3,000-plus jobs during construction. I'm also pleased to see that the project will result in $533 million in economic activity. Our local economy would benefit from this project as we recover the economic ground lost during the recession. In addition, please ensure that all roads and infrastructure are built to accommodate the added commerce in our area without detriment to local homes.

I urge you to approve this most important project.

With regards –



John Tenorio

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

Re: Disney/ABC Studios at The Ranch - County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners:

It isn't often that a project comes along for which one can only offer praise like Disney's ABC Studios at the Ranch. I applaud the project for several reasons:

- It has gone through a comprehensive environmental review process.
- The project will create thousands of jobs and strengthen the local economy.
- It represents a huge investment in Santa Clarita's entertainment industry.
- It will result in community enhancements, such as the restoration of Placerita Creek.

Living in the area for more than 20 years, I've seen a lot of growth and it's great to see a project that will improve the area AND create some economic benefit as well. Our community needs this investment and it will also help further Los Angeles County's economic recovery.

I support this project and thank you for the opportunity to provide my feedback.

Regards,

Vicki C. Estrada
27137 Baxard Place
Valencia, CA 91354

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

SUBJECT - Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners,

Please consider this brief letter as my enthusiastic endorsement of the new studio that Disney and ABC are applying to construct and operate on their property in unincorporated L.A. County, adjacent to Santa Clarita.

I understand that Disney plans to restore the understory of oak woodland habitat on parts of the ranch. This is so important because the understory -- which grows at the lowest height level beneath the overhead tree canopy -- provides a favorable climate that will allow many animal and plant species to flourish.

Preserving and enhancing habitat of all kinds can go hand in hand with thoughtful development and planning. I think the Disney/ABC project deserves the support of all valley residents.

Very truly yours,

Leslee Burke

Leslee Burke
17805 Timber Branch Pl.
Canyon Country, CA 91387

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

**JOSE ESTRADA**
24217 Nottingham Court
Valencia, CA 91355

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

Reference: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners,

The proposal for a new film and production studio at Disney's Golden Oak Ranch is a huge coup for the Santa Clarita Valley. Already, many production companies film at Disney's ranch, as well as other area movie ranches, because they offer unique outdoor filming opportunities. Building sound stages next door to outdoor filming areas as proposed is truly a winning combination. I applaud Disney and ABC for bringing this amazing opportunity to our Valley.

And, I also want to applaud the project's environmental document for its extensive analysis of many important issues, including habitat, geology, air quality and many others. With regard to air quality, I'm pleased that there will be a mitigation program to reduce air emissions during construction by limiting vehicle idling time, among other measures that will be implemented.

Disney will be building a studio and related facilities with the highest environmental standards. I'm looking forward to this project becoming a reality.

Sincerely,

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

**Michael Andari**

**17678 Wren Dr.**

**Canyon Country, CA 91387**

Mr. David W. Louie, Chair

Members of the Regional Planning Commission

Hall of Records

320 West Temple St.

Los Angeles, Calif. 90012

Subject - Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

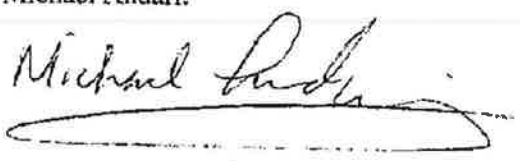
Dear Chairman Louie and Commissioners,

I am pleased that the public hearing process for the Disney/ABC Studios at the Ranch is finally getting underway. Please consider this letter an expression of my support for the project.

The Disney/ABC Studios project will be a tremendous boon for the Santa Clarita Valley. It will bring about countless jobs, provide an economic stimulus to help our community out of the recent recession, and secure our position as an entertainment center in the county.

Regards,

Michael Andari.



Becky Frederick

June 4, 2013

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple St.
Los Angeles, CA 90012

Reference: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners,

The Disney/ABC Studios at The Ranch Project is happening at just the right time. Los Angeles County needs and depends upon the entertainment industry and the investment proposed for The Ranch will go a long way toward maintaining our preeminent position as the world's number one filming destination.

I'm excited about the new state of the art studio space and the modern sound stages which will complement the existing outdoor ranch and will greatly expand opportunities for film makers

This is exactly what the Santa Clarita Valley needs now!

I support this project and ask that the Regional Planning Commission give it their unanimous approval.

Thank you for your consideration.

Sincerely,

*Becky Frederick*

Hon. Michael Antonovich (fifthdistrict@lacbos.org); fax (213) 974-1010
Mr. Edel Vizcarra (fifthdistrict@lacbos.org); fax (213) 974-1010
Mr. Adam Gilbert (adam.gilbert@disney.com); fax (818) 563-4117

Thomas Frederick
6600 Verdon Street
Palmdale, CA 93552

June 5, 2013

Mr. David W. Louie, Chairman
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

RE: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

c/o Mr. Kim Szalay (kszalay@planning.lacounty.gov)

Chairman Louie and Commissioners:

I have been impressed with the efforts of our community to reach out to the entertainment industry and make filming here attractive to production companies. Those companies bring business to our local restaurants and shops and improve the economic landscape. I believe Disney/ABC Studios at The Ranch will contribute to stimulating the economic atmosphere in the Santa Clarita Valley.

I urge you to support the Disney/ABC Studios at The Ranch project that will result in significant economic growth for the Santa Clarita Valley community.

Sincerely,

*Thomas Frederick*

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

Manny Cruz
24409 Valle Del Oro, Unit 201
Newhall, CA 91321-4287

June 2, 2013

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple St.
Los Angeles, CA 90012

***RE - Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)***

Dear Chairman Louie and Commissioners,

As you review the Disney/ABC Studios at The Ranch, I hope you will carefully consider one of the most significant benefits it will bring to our community - namely, jobs.

With the recession still on everyone's minds and the local economy, just beginning to pick up, this project is welcome news, indeed. If it's true that there will be more than 3,000 jobs created during construction and another 2,800 jobs when completed, there's no time to waste -- let's get this project approved...

Respectfully yours --

*Manny Cruz*

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 W. Temple St.
Los Angeles, CA 90012

*Subject-Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)*

Dear Chairman Louie and Commissioners,

The Disney/ABC Studios at the Ranch project is worthy of your support and approval for the many benefits it will bring to the Santa Clarita Valley. It will elevate the area's profile for being a major entertainment center with its new sound stages, production offices and support facilities. It will also generate thousands of new jobs both during and after construction.

I hope the County will immediately approve the Disney/ABC project.

Regards,

**Guillermo Amado**
**18303 Owl St.**
**Canyon Country, CA 91387**

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

Patrick Hess
19334 Delight Street
Canyon Country, CA 91351

Mr. David W. Louie, Chairman
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

June 1, 2013

***RE: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)***

c/o Mr. Kim Szalay (kszalay@planning.lacounty.gov)

Dear Chairman Louie and Commissioners:

More traffic and more congestion is always a concern any time a major development project is proposed, including Disney/ABC's planned studios at Golden Oak Ranch.

But the project's environmental analysis points out that project-related traffic will be minimal and that Disney has a traffic mitigation plan that will address all traffic issues. It's also important to understand that typically, studio and production jobs don't follow the usual a.m. and p.m. work travel times. Instead, employees often begin their workday much earlier than the usual 9 a.m., and end their work day well before 5 p.m., thereby avoiding rush hour traffic.

In my view, the employment and economic benefits associated with the project far outweigh any potential impacts. I encourage the Regional Planning Commission to do the right thing by approving this critically important project.

Sincerely yours,

***Patrick Hess***

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

REFERENCE: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners:

I am writing to express my support for the Disney/ABC Studios at The Ranch project to build new soundstages and production support facilities on their property near Santa Clarita.

As a crafts worker in the film industry, I am optimistic that these new facilities can help facilitate and encourage more filming here in California and reduce runaway production to other locations.

The entertainment industry is key to the area's economic recovery and I'm pleased that Disney/ABC Studios is making this worthwhile investment.

This project will create thousands of jobs, which will be very helpful in spurring economic recovery.

Respectfully,

Joseph Hawthorne
12562 Sunnyglen Drive
Moorpark, CA 93021

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

**Sylvia Torres & Timothy Bradley**
**25542 De Wolfe Rd**
**Newhall, CA 91321**

June 4, 2013

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 W. Temple Street
Los Angeles, CA 90012

Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners:

The Santa Clarita Valley needs Disney/ABC Studios at the Ranch so I hope you will give it your full endorsement.

We need the project for the thousands of jobs it will create and the economic activity ($533 million) it will generate. We also need it to enhance our reputation as a major entertainment center, making it a top choice in L.A. County for filming and production.

Please give Disney/ABC the green light so this project can move forward.

Thank you.

*Sylvia Torres & Timothy Bradley*

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

June 3, 2013

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners:

As one of the first persons to sign a supporter card for this project, I am pleased once again to extend my full support. Not only will Disney/ABC Studios at The Ranch be an economic engine for the greater Santa Clarita Valley, it will also faciliate the keeping of Hollywood in Los Angeles County, and not migrating out of the state or the country. This site is designated within the valuable 30-mile zone, a.k.a. TMZ, a major plus for local filming.

I applaud Disney for its aggressive approach at preserving the environment, including the replanting of oak trees as mitigation for those that are being removed. In addition, I am pleased that Disney is planning to relocate the trail which currently goes through its property as part of the master Plan of Trails adopted by Los Angeles County and the City of Santa Clarita. As Chair of the Placerita Advisory Committee on Trails and member of the Santa Clarita Trails Advisory Committee, we look forward to working with Disney as it fine-tunes its plan for the trail alternative. Trail connectivity is most important to us.

Again, my full support for Disney/ABC Studios at The Ranch!

Sincerely,

Linda Tarnoff

Linda Tarnoff
21618 Oak Orchard Road
Newhall, CA 91321
Haveahunchranch@aol.com

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

P. O. Box 878 • Sun Valley, CA 91353
818-252-1323 • 877-968-3867
Fax: 818-252-1356
www.wepumpit.com

Joe Shelton
26526 Fairgate Ave.
Newhall, CA 91321

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

SUBJECT: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners:

I am a big supporter of the Disney/ABC Studios at The Ranch and hope you will give it your support as well.

As a business owner that provides portable toilets, I have been to the ranch several times for filming projects. I am excited about Disney/ABC's expansion as it would be beneficial to not only my business but neighboring businesses as well.

Thank you for the opportunity to share my feedback.

Sincerely,

Joe Shelton
Owner,
Mission Valley Sanitation Inc.

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

*Certified as SBE and MBE*

**Teresa de Bree**
**24236 Nottingham Ct.**
**Valencia, CA 91355**

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple St.
Los Angeles, Calif. 90012

Regarding Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners,

I have been a resident of the Santa Clarita Valley for more than 20 years and I care about the community and its future. So when a development like the Disney/ABC Studios project comes along that will benefit the area, I want to express my full support.

The project will provide much needed jobs, not only in the entertainment industry, but during construction. It will also spur economic activity in the surrounding area and for those businesses providing peripheral support services.

I like that the area will reap these benefits without adding traffic and congestion. It sounds like a lot of thought went into the project's traffic mitigation plan so nearby streets and roadways will not be significantly affected.

Please approve this project without delay.

Sincerely,

Teresa de Bree RN

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

Douglas & Sharon Davis
26759 Windrearing Leaves Dr Unit A
Newhall, CA 91321-5477
661-367-4183

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Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple St.
Los Angeles, Calif. 90012

-- Disney/ABC Studios at the Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners,

I want to take this opportunity to express my support for Disney/ABC Studios at the Ranch. The project is terrific and will provide many benefits for the Santa Clarita Valley.

Importantly, it will keep the entertainment industry a major force in our valley. My son works as a grip, so I know how important the industry is to the region. The project is also expected to create 2,800 jobs, in addition to more than 3,000 jobs during construction. This is welcome news, indeed.

I'm sure I don't have to tell you that this investment will be important to the area's future. I hope you will quickly approve the Disney/ABC Studios project.

Kind Regards,

Sharon Davis

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

JEFF SECOR
21244 Placerita Canyon
Newhall, CA 91321

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

-- Disney/ABC Studios at The Ranch - County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners,

As a longtime resident of the Santa Clarita Valley, I care deeply about the community and its future. I try to stay involved in community matters, listen to different viewpoints, and take a position on matters I believe in.

When I first learned about plans for Golden Oak Ranch, I had some concerns about its potential impacts -- such as traffic, construction, noise and environmental -- in the Placerita Canyon area. But the environmental review process alleviated my concerns.

I was pleased to learn that the County and the company addressed these areas, including plans to develop construction mitigation measures, create a traffic plan and add stoplights, and implement a very comprehensive oak tree mitigation program.

In my mind, the company has taken the key actions to ensure the project covers all the right bases. I support this project and urge you to approve it without hesitation.

Regards -

cc: Hon. Michael Antonovich, Mr. Edel Vizcarra,
Mr. Adam Gilbert

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple St.
Los Angeles, Calif. 90012

Subject - Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners,

I recently learned about the Disney/ABC Studios at the Ranch and I must say that I'm impressed. The project will go a long way to create jobs and stimulate economic activity in the region.

I urge the Regional Planning Commission to give the project its full endorsement.

Thank you.

Alicia Estrada

Alicia Estrada
25736 N. Perlman Pl. #E
Stevenson Ranch, CA 91381

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

**Jason Wild**
**23832 Valley Oak Ct**
**Newhall, CA 91321**

June 1, 2013

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

RE: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

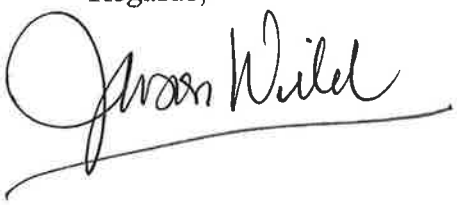
Dear Chairman Louie and Commissioners:

I am writing to express my strong support for the Disney/ABC Studios at the Ranch project. This project is a real win for the community on so many levels.

First, it will create numerous jobs and get the local economy back on track. Second, the project will give the entertainment industry more reasons to film and produce commercials, television shows, etc. in Santa Clarita. Third, it will restore environmental features in and around the ranch, which will greatly benefit the community.

For these reasons and more, I wholeheartedly urge you to approve this most important project.

Regards,



cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

*Mr. David W. Louie, Chair*
*Members of the Regional Planning Commission*
*Hall of Records*
*320 W. Temple St.*
*Los Angeles, CA 90012*

*In reference to Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)*

*Dear Chairman Louie and Commissioners,*

*I would like to express my support for the Disney/ABC Studios at the Ranch project. This proposed development will do much to enhance our community, bringing thousands of new jobs and generating economic activity in the valley. I'm also pleased that the area will reap these benefits with no major impacts on traffic or the environment.*

*I can see no reason why this project should not approved. I urge you to give it your support.*

*Thank you.*

*Theresa Aceves*
*16129 Sky Ranch Road*
*Canyon Country, CA91387*

*cc:* *Hon. Michael Antonovich*
*Mr. Edel Vizcarra*
*Mr. Adam Gilbert*

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

Reference: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners:

I have been a local resident of the Santa Clarita Valley for nearly 40 years and I have also had the opportunity to tour the Golden Oak Ranch. I have to say that I am extremely impressed with the Disney/ABC Studios at the Ranch project.

I, for one, will welcome the new trail planned to hook up with existing hiking trails, the rehabilitation of Placerita Creek's eroding banks and restoration of oak woodlands damaged by fire, and the improvements in water and other infrastructure -- all of which will benefit the community.

I encourage you to approve this project. Making improvements to the Golden Oak Ranch is a win for local residents as well as for Disney.

Sincerely,

Becky Adler
20828 Shine Dr.
Saugus, CA 91354

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

Reference: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners:

I am writing to express my support for this project. I am particularly pleased with the significant steps that Disney/ABC will undertake to restore oak woodlands previously damaged by the fire, make improvements to Placerita Creek, and add to hiking resources with a new trail that will connect to the existing trail network.

It appears that the project planners have also given careful consideration to minimizing the impacts on area residents during construction with mitigation plans that will reduce noise, air pollution and traffic impacts.

I believe this is a good project for our community and the county.

Sincerely,

Michael Shapiro
26824 Madigan Dr.
Canyon Country, CA 91351

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

**John Tenorio**
**P.O. Box 802288**
**Santa Clarita, CA 91380**

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

Subject: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners,

I am writing to express my support for the Disney/ABC Studios at The Ranch project. As a 25-year resident of Santa Clarita and owner of a marketing/advertising firm (J. Arthur & Associates), I am well aware of the number of potential jobs for residents from in and around our valley should this project be completed.

I understand the project will create more than 2,800 jobs, in addition to the 3,000-plus jobs during construction. I'm also pleased to see that the project will result in $533 million in economic activity. Our local economy would benefit from this project as we recover the economic ground lost during the recession. In addition, please ensure that all roads and infrastructure are built to accommodate the added commerce in our area without detriment to local homes.

I urge you to approve this most important project.

With regards –

John Tenorio

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

SUBJECT - Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners,

Please consider this brief letter as my enthusiastic endorsement of the new studio that Disney and ABC are applying to construct and operate on their property in unincorporated L.A. County, adjacent to Santa Clarita.

I understand that Disney plans to restore the understory of oak woodland habitat on parts of the ranch. This is so important because the understory – which grows at the lowest height level beneath the overhead tree canopy – provides a favorable climate that will allow many animal and plant species to flourish.

Preserving and enhancing habitat of all kinds can go hand in hand with thoughtful development and planning. I think the Disney/ABC project deserves the support of all valley residents.

Very truly yours,

Leslee Burke

Leslee Burke
17805 Timber Branch Pl.
Canyon Country, CA 91387

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

**JOSE ESTRADA**
24217 Nottingham Court
Valencia, CA 91355

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

Reference: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners,

The proposal for a new film and production studio at Disney's Golden Oak Ranch is a huge coup for the Santa Clarita Valley. Already, many production companies film at Disney's ranch, as well as other area movie ranches, because they offer unique outdoor filming opportunities. Building sound stages next door to outdoor filming areas as proposed is truly a winning combination. I applaud Disney and ABC for bringing this amazing opportunity to our Valley.

And, I also want to applaud the project's environmental document for its extensive analysis of many important issues, including habitat, geology, air quality and many others. With regard to air quality, I'm pleased that there will be a mitigation program to reduce air emissions during construction by limiting vehicle idling time, among other measures that will be implemented.

Disney will be building a studio and related facilities with the highest environmental standards. I'm looking forward to this project becoming a reality.

Sincerely,

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

Re: Disney/ABC Studios at The Ranch - County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners:

It isn't often that a project comes along for which one can only offer praise like Disney's ABC Studios at the Ranch. I applaud the project for several reasons:

- It has gone through a comprehensive environmental review process.
- The project will create thousands of jobs and strengthen the local economy.
- It represents a huge investment in Santa Clarita's entertainment industry.
- It will result in community enhancements, such as the restoration of Placerita Creek.

Living in the area for more than 20 years, I've seen a lot of growth and it's great to see a project that will improve the area AND create some economic benefit as well. Our community needs this investment and it will also help further Los Angeles County's economic recovery.

I support this project and thank you for the opportunity to provide my feedback.

Regards,

Vicki C. Estrada
27137 Baxard Place
Valencia, CA 91354

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

RE: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners,

I am writing to express my support for the Disney and ABC Studios at The Ranch project.

Growing up in Burbank and Glendale, we observed the Disney Studios actions to ensure environmental preservation and pursue positive interactions with their local communities.

We welcome Disney's decision to bring this opportunity to the Santa Clarita Valley as a long-term benefit to the environment and quality of life in our community.

Regards,

Pat and Adele Burk
20 year residents of Santa Clarita
24643 Kalmar Ave.
Newhall, CA 91321

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

Karen Rogers

*June 1, 2013*

*Mr. David W. Louie, Chair*
*Members of the Regional Planning Commission*
*Hall of Records*
*320 W. Temple St.*
*Los Angeles, CA 90012*

*Ref: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)*

*Dear Chairman Louie and Commissioners,*

*We have lived in very close proximity to Golden Oaks Ranch for thirty-two years, however my personal experience with The Disney Company goes even further back, to my college days, when I spent a summer break working at Disneyland.*

*Disney has always been a good neighbor in our community and has tried to be sensitive to the area surrounding The Ranch. As an example, they have helicopter landing areas and water tank capacity which they have generously made available to fire fighters when the need presented itself. Disney should also be lauded for their commitment to restore oak woodlands previously destroyed by fire. I am confident they will continue to show that same consideration and forward thinking as they finalize their plans for the studio project.*

*I ask that the Regional Planning Commission approve this project.*

*Thank you.*

*Sincerely,*

*Karen Rogers*

18862 Tenderfoot Trail Road, Newhall, CA 91221-3340

Robert Rogers
18862 Tenderfoot Trail Road. Newhall. CA. 91321-3340

June 1, 2013

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 W. Temple St.
Los Angeles, CA 90012

Disney/ABC Studios at The Ranch - County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners,

As a long standing resident of the Santa Clarita Valley, I have supported the efforts of our community to provide a welcoming environment for the entertainment industry and to make this the destination of choice for production companies. By proposing to add modern soundstages to the existing outdoor movie ranch, Disney/ABC Studios at the Ranch is demonstrating its commitment to the future of entertainment in Los Angeles County,

As our economy struggles to recover from the recession, we need to focus on putting people back to work. When completed, this project will have created more than 2800 full and part-time jobs. This is the type of development that will breathe new life into the entertainment industry at a time when added investment is really needed

Disney/ABC Studios at the Ranch will be a major economic engine for Los Angeles County and will provide an enormous investment in the Santa Clarita Valley.

I ask that the Regional Planning Commission give this project their unanimous endorsement.

Thank you.

Sincerely,

Robert Rogers

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

SUBJECT: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners:

I am pleased that the county public hearing process for the Disney/ABC Studios at The Ranch is finally getting underway. I hope you will give the project your full support and approval.

I became a fan of the Disney/ABC project as soon as I learned about it. Most importantly, it will create jobs and help us regain our economic footing lost during the recession. But it will also better position the area for future growth by adding production facilities and filming opportunities. The entertainment industry is important in the Santa Clarita Valley and this project will help ensure its livelihood in our own backyard.

I'm looking forward to seeing this project become a reality.

Best,

Meelah Abuel
17806 Wren Dr.
Santa Clarita, CA 91387

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

Subj: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners,

As the owner of the only local radio station in Santa Clarita and a resident and community leader since 1990, I want to offer my endorsement of the new movie studio proposed by Disney and ABC. This is a giant win for our valley. My reasons for supporting the project are as follows:

- Disney/ABC Studios at The Ranch will create thousands of jobs and strengthen the local economy. During construction alone, more than 3,100 jobs will be created. At full build-out, more than 2,800 full- and part-time jobs will be created.

- Santa Clarita relies heavily on the entertainment industry and this project represents an important investment and solidifies the area's position as our hometown industry.

- Enhancements will be made to existing ranch resources, such as restoration of the creek running through the property, extensive tree planting and creation of woodland habitat along creek slopes.

- Disney has more than a 50-year history of ownership of Golden Oak Ranch, and during that time, has proved to be a participating member of the community and a careful and responsible steward of the land.

The leadership of Santa Clarita supports the Disney project. KHTS Radio supports the project. Our neighbors who live in Sand Canyon and Fair Oaks support the project, as do all the business leaders I speak with about it. I believe it deserves the County's full support and approval.

If you have any further questions, please don't hesitate to call me.

Sincerely,

Carl Goldman
Co-owner KHTS AM-1220 Radio
27244 Golden Willow Way
Santa Clarita, CA 91387

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

**From:** Jenny & Lief Nicolaisen <liefjens@ca.rr.com>
**Date:** June 3, 2013, 8:29:33 AM PDT
**To:** kszalay@planning.lacounty.gov
**Cc:** fifthdistrict@lacbos.org, adam.gilbert@disney.com
**Subject: Disney/ABC Studios at the Ranch Project - Letter to Mr. Kim Szalay; copies to Hon. Michael D. Antonovich; Mr. Edel Vizcarra; Mr. Adam Gilbert**

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

Subject: Disney/ABC Studios at The Ranch - County Project Number TR071216-(5)

Chairman Louie and Commissioners:

Increased traffic and congestion is always a concern when any major development project is proposed, including Disney/ABC's planned studios at Golden Oak Ranch.

But I'm pleased to see that project-related traffic will be minimal and that Disney has a traffic mitigation plan that will address all traffic issues. I'm also pleased to see that, as part of the project, Disney/ABC will be installing stoplights and widening affected roadways.

In my view, the employment and economic benefits associated with the project far outweigh any potential impacts. I encourage County decision-makers to do the right thing and approve this crucially important project.

Sincerely yours,

*Lief Nicolaisen*
Lief Nicolaisen
Retired police captain with over 30 years of service
26046 Lucerne Ct.
Valencia, CA 91355
661-286-9129
Lief@ca.rr.com

c: The Honorable Michael D. Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

**Clemente Cox**
**16093 Live Oak Springs Cyn Rd.**
**Canyon Country, CA 91387-3624**

June 1, 2013

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 W. Temple St.
Los Angeles, CA 90012

Ref: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners,

Those of us who have lived in the Santa Clarita Valley for any length of time are used to seeing development projects being challenged for a variety of reasons, such as increased traffic and congestion and environmental concerns.

But I can think of no reason why the Disney/ABC Studios at the Ranch project shouldn't be approved. Traffic and congestion are non-issues with the project's comprehensive traffic mitigation plan. There are also minimal environmental concerns as the project will restore Placerita Creek and other important features at the ranch, including maintaining some 600-plus acres. In addition, I'm pleased that Disney/ABC Studios will create a trail for the enjoyment of hikers.

From my point of view, Disney/ABC Studios has a winning project that has carefully addressed any potential concerns from the community. I hope you will give it your approval.

Kindly,

*Clemente Cox*

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

# AGENCIES AND ORGANIZATIONS

City of
SANTA CLARITA

23920 Valencia Boulevard • Suite 300 • Santa Clarita, California 91355-2196
Phone: (661) 259-2489 • FAX: (661) 259-8125
*www.santa-clarita.com*

May 20, 2013

**Bob Kellar**
**Mayor**

Mr. David W. Louie, Chair
Regional Planning Commission
320 West Temple Street, Suite 1350
Los Angeles, CA 90012

Dear Mr. Louie,

I am pleased to write this letter of support for the Disney|ABC Studios at the Golden Oak Ranch Project. I am thrilled that Disney has decided to embark on such a project in the Santa Clarita Valley. The economic impact and job creation that this project will bring is much needed in the State of California.

It has been almost a year since I was honored to address the Regional Planning Commission (RPC). At the meeting held in Santa Clarita on June 4, 2012, I spoke in support of the Golden Oak Ranch Project, and I wanted to ensure that the RPC was aware of my continued support.

Sincerely,

Bob Kellar
Mayor

BK:RS:ms
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RECEIVED
JUN - 3 2013

The following letters from the Native American Heritage Commission and an additional letter from S.C.O.P.E. were received after the extended DEIR comment period cut-off date. Neither letter contained comments on new information not already discussed in the Draft EIR and Final EIR. They are included here for your reference.

KKS

STATE OF CALIFORNIA Arnold Schwarzenegger, Governor

**NATIVE AMERICAN HERITAGE COMMISSION**
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net

October 10, 2012

Mr. Sam Dea, Chief
Special Permit Unit
**Los Angeles County Department of Regional Planning**
320 West Temple Street, Room 1362
Los Angeles, CA 90012

Re: SCH#2010011010; CEQA Notice of Completion; draft Environmental Impact Report (EIR); (LA County Project No. TR07 1216-(5) for the **"Disney | ABC Studios at the Ranch Project;"** located on the 890-acre Golden Oak Ranch of which approximately 56-acres would be developed for soundstages, production studios, writers/producers bungalows, a commissary, administration offices and necessary site infrastructure. The site is in the Santa Clarita Valley in an unincorporated area with trails linking to those in the adjacent Angeles National Forest

Dear Mr. Dea:

The California Native American Heritage Commission (NAHC) wishes to add to comments previously submitted on the above-referenced project, pursuant to California Public Resources Code §21104 as an 'agency with jurisdiction to offer comments on the draft Environmental Impact Report for the above-referenced project. . The Third State Appellate Court in the case of EPIC v. Johnson (1985: 170 Cal App. 3rd 604). The court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources, impacted by proposed projects including archaeological, places of religious significance to Native Americans and burial sites.

The Native American Heritage Commission supports the cultural resources concerns of the Fernandeño Tataviam Band of Mission Indians. The proposed project lies within the ancestral territory of the Fernandeño Tataviam people. Therefore, the lead agency needs to consider the concerns of the Fernandeño Tataviam as they move the project forward toward a certified EIR) for reasons outlined below:

The proposed project may violate State of California standards regarding the significance of and protection of Native American cultural resources. The California Environmental Quality Act (CEQA - CA Public Resources Code §21000-21177, amended in 2009) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c )(f) CEQA guidelines). Section 15382 of the CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ...objects of historic or aesthetic significance."

**A Sacred Place**

The Fernandeño Tatviam Tribe has provided the NAHC with historical and archaeological data from Chester King, a noted *Ethno Historian,* identifying the Tataviam villages of *Chaguayanagna*, located about 12 miles from the proposed Disney | ABC Studios project site.

Also, just four miles from the proposed site, at the Tataviam Village of *Juyungna*, seven thousand artifacts were unearthed during the preliminary work on the Newhall Ranch project. The Tribe also is of the opinion the there are other cultural resources that need to be Addressed with an additional archaeological survey for the draft Environmental Impact Report. The consideration of archaeological features at the proposed site has not been reduced to "less than significance." Even though only six percent of the 890-acres Golden Oak Ranch will be developed, there remains the high possibility that additional Tataviam cultural resources will be discovered during the development process. The NAHC urges consideration of this possibility as the Mitigation Plan for the project is developed. The NAHC recommends adherence to California Public Resources Code Section 21083.2 (Archaeological Resources) that requires documentation, data recovery of cultural resources, construction to avoid sites and the possible use of covenant easements to protect sites.

**Continue Tribal Consultation**

Finally, the NAHC urges the Department of Regional Planning to continue consultation with the Fernandeño Tataviam Band of Mission Indians throughout the development planning phase and the implementation phase of the project. To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies. We urge your consideration of these principles.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Dave Singleton
Program Analyst for Southern California

Cc: Fernandeño Tataviam Band of Mission Indians

**SCOPE**
**Santa Clarita Organization for Planning and the Environment**
TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY
POST OFFICE BOX 1182, SANTA CLARITA, CA 91386

8-29-12

Christina Tran
Los Angeles County Regional Planning Dept.
320 W. Temple St.
Los Angeles, CA 90012

**Re: Disney Studio Sound Stage Project in Placerita Canyon**
**County Project TR071216 – (5), Plan Amendment 200100010, Zone Change 20090012, VTT 071216, CUP 200900126, Oak Tree Permit, Parking Permit, etc.**

Dear Ms. Tran:

We have heard that project proponents for the Disney Studio facility in Placerita Canyon may have made promises to various members of the community and/or community groups in exchange for their support of or silence on this project. These promises may include sewer connections, trail expansions, fire protection services, structure removals, and possible protection of certain areas or trees not identified in the current EIR.

While such promises seem to have become common in land use approvals, we are concerned that, if the developer does not follow through on these promises, community groups or individuals may be harmed and the County may be held responsible. Failure to provide promised improvements can occur out of mis-understanding, failure to make written agreements, inability to enforce written agreements, a change of ownership or numerous other reasons.

Even with written agreements, developers do not always follow through on their promises as was our experience with John Laing Homes and the Pico Canyon Oak in 2002.

Side agreements work best when they are disclosed and included in entitlement approvals. An example of this is the agreement with the Val Verde Community Association regarding the 1995 Chiquita Canyon Landfill Expansion that became part of the conditions of approval. Disclosure of school funding agreements, conservation easements and other facility improvement agreements is standard practice.

We therefore request that any such side agreements be disclosed and included as conditions of approval or mitigation for any entitlement that may be granted for this project. We believe that full disclosure as well as the above requirements will protect the individuals, groups and the as well as the developer from any future mis-understandings.

Sincerely,

David Lutness

David Lutness
Secretary of the Board