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January 7, 2014

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
#20 of January 7, 2014
SACHI A. HAMAI
EXECUTIVE OFFICER

Agenda No. 6
08/27/13

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Re: PROJECT NUMBER TR071216-(5)
VESTING TENTATIVE TRACT MAP NUMBER TR071216-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced subdivision to authorize development of indoor filming studio facilities, sound stages, and other supporting facilities located at 19802 Placerita Canyon Road in the Santa Clarita Valley, applied for by Golden Oak Ranch Properties. At the completion of the hearing, you indicated your intent to approve the subdivision and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

JOHN F. KRATTLI
County Counsel

By
ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

RICHARD D. WEISS
Chief Deputy

EML:vn

Enclosures
c: William T Fujioka, Chief Executive Officer
Sachi A. Hamai, Executive Officer, Board of Supervisors

HOA.1007418.1

FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NUMBER TR071216-(5)
VESTING TENTATIVE TRACT MAP NUMBER 071216-(5)

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Vesting Tentative Tract Map No. 071216-(5) ("Vesting Map") on August 27, 2013. The Vesting Map was heard concurrently with Plan Amendment No. 2009-00010-(5) ("Plan Amendment"), Zone Change No. 2009-00012-(5) ("Zone Change"), Conditional Use Permit No. 2009-00126-(5) ("CUP"), Oak Tree Permit No. 2009-00041-(5) ("Oak Tree Permit"), and Parking Permit No. 2010-00002-(5) ("Parking Permit"). The County Regional Planning Commission ("Commission") previously held a duly-noticed public hearing on the Vesting Map and the related entitlements on June 19, 2013.

2. The subdivider, Golden Oak Ranch Properties ("subdivider"), requests the Vesting Map and related entitlements to authorize creation of two alternative subdivisions, one creating 20 lots (Option A, with 555,950 square feet of indoor studio facilities, including 12 sound stages), the other creating 18 lots (Option B, with 510,000 square feet of indoor studio facilities, including eight sound stages and one office building), located on approximately 44 acres ("Map Area") of a 890-acre site for development of indoor sound stages and associated production, administrative, parking, and support facilities in a proposed C-M-DP (Commercial-Manufacturing-Development Program) zone, with associated off-site infrastructure improvements and adjacent parking ("Project").

3. Except for off-site improvements, the Project is located within an 890-acre ranch ("Ranch") and an approximate 30-acre corridor that traverses the Ranch, which corridor is owned by the City of Los Angeles Department of Water and Power ("LADWP") and utilized as a transmission line corridor by LADWP ("Transmission Corridor"). The subdivider owns an access and use easement over the Transmission Corridor. The Ranch is located at 19802 Placerita Canyon Road in the Santa Clarita Valley within the unincorporated County, and off-site improvements are located in the unincorporated County and in the City of Santa Clarita ("City"). The Ranch is located approximately 3.3 miles northeast of the interchange of Interstate 5 ("I-5") and State Route 14 ("SR 14"), at the SR 14 off-ramps at Placerita Canyon Road.

4. The Plan Amendment is a related request to amend the 1990 Santa Clarita Valley Area Plan ("1990 Area Plan") local plan designation on the approximate 44-acre Map Area from Hillside Management (HM) and Floodway/Floodplain (W) to Commercial (C). The 1990 Area Plan has been superseded by an updated area plan approved by the Board in 2012. However, the application for the Vesting Map was completed prior to the effective date of the 2012 area plan update, thus making the Project subject to the 1990 Area Plan and not the 2012 area plan update, pursuant to the Subdivision Map Act.

5. The Zone Change is a related request to change the zoning of the approximate 44-acre Map Area from A-2-1 (Heavy Agricultural-One Acre Minimum Lot Area) to C-M-DP under section 22.16.070 et seq., of the Los Angeles County Code ("County Code").

6. The CUP is a related request to regulate all 890 acres of the Ranch. The CUP will implement the required development program on the Map Area associated with the Zone Change to the C-M-DP zone. The proposed development program includes developing indoor filming studio facilities, and limiting maximum building height to 60 feet in the proposed C-M-DP zone pursuant to section 22.28.230, and sections 22.40.030 through 22.40.080 of the County Code. The CUP will also allow the proposed parking to be located on 14 acres of the 30-acre Transmission Corridor and grading in excess of 100,000 cubic yards in conjunction with the Map Area. The approximate 44-acre Map Area plus the 14-acre Transmission Corridor comprise the 58-acre location for primary new development ("Development Area") at the Ranch.

7. The CUP will also regulate activities on the remaining approximate 832 acres of the Ranch outside of the Development Area. It will allow for relocation of a caretaker mobile home, construction of a water tank, exemption from Outdoor Lighting District hours of operation, on-site filming activities, and the continued operation and maintenance of existing outdoor motion picture sets and the filming ranch on 195 acres. The remaining 637 acres of the Ranch will be used as a buffer area and filming backdrop outside the filming area in existing A-2-1 and A-2-2 (Heavy Agricultural-Two Acres Minimum Lot Area) zones. This CUP will supersede and replace Conditional Use Permit No. 04-089 approved by the Commission on January 3, 2007.

8. The Oak Tree Permit is a related request to authorize the removal of 158 oak trees (including 16 heritage trees) located within the Map Area and other portions of the Ranch and encroachment into the protected zone of 83 oak trees (including three heritage trees) within the Map Area and other portions of the Ranch.

9. The Parking Permit is a related request to authorize tandem parking and reciprocal parking within the Map Area in the C-M-DP zone, and parking within the Transmission Corridor. If the Transmission Corridor is unavailable for developing parking lots, the Parking Permit will authorize development of two parking lots on the Ranch property outside the Map Area. The Parking Permit will also authorize use of a surplus parking area without paving and striping in the A-2-1 and A-2-2 zones.

10. The Project is designed to be developed in seven phases for the 20-lot Option A where the lots to be developed for each phase are as follows: Phase 1-Lot Nos. 1, 14, 19, and 20; Phase 2-Lot Nos. 3, 7, 8, 9, and 18; Phase 3-Lot Nos. 4,

5, and 6; Phase 4-Lot No. 10; Phase 5-Lot No. 2; Phase 6-Lot Nos. 15, 16, and 17; and Phase 7-Lot Nos. 11, 12, and 13. The 18-lot Option B would follow the same phasing sequence but Lot Nos. 15, 16, and 17 would be consolidated into one lot, Lot No. 15, for Phase 6; Lot No. 18 of Option A would become Lot No. 16 of Option B; and Lot Nos. 19 and 20 of Option A would become Lot Nos. 17 and 18 of Option B. Although designed to be a unified project, it is intended that the phasing will be done in such a way to allow infrastructure, access, and priority sound stages to be developed first in the event that the later phases require delayed development.

11. The approximate 44-acre Map Area is roughly triangular in shape, and split into two portions, one portion north of Placerita Creek and one portion south of the Creek. The existing westerly 24-acre portion of the Map Area is comprised of disturbed earth and rock deposited by the California Department of Transportation ("Caltrans") during the construction of SR 14 in the 1970s, and the easterly 20-acre portion of the Map Area is a partially vegetated area in an existing flood plain at the toe of a steep slope below the 24-acre portion of the Map Area.

12. The subdivider's site plan, labeled Exhibit "A," shows the Ranch and Transmission Corridor and depicts the alternative subdivisions and the remaining 832 acres of the Ranch for use as a filming ranch. Primary access to the Map Area and Ranch is proposed to be located directly across the site from the northbound SR 14 off-ramp at Placerita Canyon Road. The existing primary access to the Ranch is located approximately one-half mile southeast of SR 14 and will continue to be used for access to the existing outdoor filming area of the Ranch and as secondary access to the Development Area. The Project site is comprised of the Development Area and the remaining Ranch area, which contains the water tank ("Water Tank Area"), the trail ("Trail Area"), two optional locations for the relocated mobile home ("Potential Mobile Home Relocation Areas"), and two alternative parking lots ("Conditional Parking Areas") if the Transmission Corridor is unavailable for parking use. The Project site also has locations for the infrastructure improvement areas not on the Ranch property ("Off-Site Infrastructure Improvement Areas"). In sum, the Ranch, Transmission Corridor, and Off-Site Improvement Areas constitute the "Project Site" as analyzed in the EIR. Both Vesting Map options include a proposed bridge crossing Placerita Creek to connect the north and south portions of the Project Site 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 Placerita Creek, thereby accounting for the alternative proposed Option A's 20 lots or Option B's 18 lots.

13. Regional access to the Map Area is provided by SR 14, which is located immediately west of a portion of the Map Area.

14. The Map Area has Category HM and W designations on the 1990 Area Plan Land Use Policy Map. Approval of this Vesting Map is contingent upon approval of the related Plan Amendment to amend these designations to C and for that amendment to become effective. The Project is consistent with the proposed C land use classification.

15. The Vesting Map, CUP, Oak Tree Permit, and Parking Permit will not become effective until the proposed Zone Change, as well as the Plan Amendment, are adopted by the Board and become effective.

16. The approximate 44-acre Map Area was zoned A-2-1 at the time the Project application was deemed completed on May 4, 2010.

17. Surrounding properties are zoned as follows:

North: City zoning: RS (Residential Suburban) and CC (Community Commercial);
South: A-2-1, A-2-2 and City zoning: OS-MOCA (Open Space, Mineral Oil Conservation Area);
East: RPD-1-U (Residential Planned Development–One Unit Per Acre), W (Watershed), A-2-1, A-2-2, and City zoning: RS and OS-MOCA; and
West: City zoning: RS and RL (Residential Low), BP-PD-MOCA (Business Park-Planned Development-MOCA), and CC-PD.

18. Surrounding land uses within 1,000 feet of the Ranch and Transmission Corridor are as follows:

North: Shopping center and residential uses, and transmission lines right-of-way;
South: Vacant open space, national forest, State/County park, and LADWP transmission lines right-of-way;
East: National forest, State/County park, and residential; and
West: SR 14, vacant open space, oil production, and residential uses.

19. The Department of Regional Planning ("Regional Planning"), on behalf of the County as lead agency pursuant to the California Environmental Quality Act ("CEQA"), conducted an Initial Study for the proposed Project and determined that an environmental impact report ("EIR") was necessary. Regional Planning sent the involved agencies a Notice of Preparation for the EIR and conducted a scoping meeting on January 21, 2010, in the Newhall community to receive input from local residents on potential environmental concerns related to the Project. During the scoping process, the community and involved agencies raised concerns regarding land use compatibility, air quality, visual and noise impacts, impacts to oak trees and native biota, and traffic. A final EIR, including the draft

EIR, a Mitigation Monitoring and Reporting Program ("MMRP"), and the CEQA Findings of Fact and Statement of Overriding Considerations ("SOC") were prepared for this Project pursuant to CEQA (California Public Resources Code section 21000, et seq.).

20. Areas of potential environmental impact addressed in the final EIR include geotechnical hazards, flood hazards, noise, water quality, air quality, global climate change, biological resources, cultural and paleontological resources, agricultural/forestry resources, visual qualities, land use, environmental safety/fire hazards, traffic, access and parking, public services including law enforcement and fire protection, and utilities and service systems including water supply, wastewater/sewage disposal, solid waste, and energy. Areas that required no further environmental review as described in the Initial Study were mineral resources, education and libraries, population, housing and employment, and recreation.

21. Significant and unavoidable impacts identified in the final EIR after implementation of the required project design features and mitigation measures as enforced by the Project's MMRP related to noise and air quality. With respect to noise, the Project would result in significant and unavoidable impacts to the environment in the following areas: construction noise impacts during the off-site utility infrastructure installation; short term cumulative construction noise impacts during off-site utility infrastructure installation of related projects; and cumulative off-site traffic volumes causing a significant and unavoidable operational noise impact affecting the existing residential development along Placerita Canyon Road west of Sierra Highway. Ten noise mitigation measures and project design features were required to mitigate noise impacts to the greatest extent feasible. 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 the central utility plant and pump station to keep noise levels below County noise standards, were some of the mitigation measures required. With respect to air quality, construction-related cumulative regional air quality impacts during Project and related Project construction would be significant and unavoidable. Nine air quality mitigation measures and project design features were required to mitigate air quality impacts to the greatest extent feasible. 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, requiring use of high-rated pollution control equipped equipment, and limiting the amount of grading per day were some of the required mitigation measures.

22. A Statement of Overriding Considerations is required to allow for the approval of the Project in light of the above-identified remaining significant and unavoidable impacts. The Board finds, as set forth in the prepared CEQA Findings of Fact and Statement of Overriding Consideration ("Findings and SOC"), which was adopted by the Board after the close of its August 27, 2013 public hearing, that

the benefits and value of the Project outweigh the remaining significant impacts of the Project after all feasible mitigation has been implemented. The benefits of the Project include, but are not limited to, increased employment in the media and entertainment industry, permanent protection of natural terrain and biotic resources through Project conditions and on-site deed restrictions, the addition of 1,600 oak trees (nearly two-thirds more than required), the provision of a publicly accessible multi-use connector trail to the Angeles National Forest, and the 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 Findings and SOC, provide benefits supporting the determination that the benefits of the Project outweigh the Project's remaining significant and unavoidable impacts.

23. A hearing examiner public hearing was held on June 4, 2012, primarily to receive public testimony on the merits of the draft EIR before Project consideration by the Commission. In addition to necessary corrections and clarifications, responses by the County to all comments received on the draft EIR were provided in the final EIR.

24. The Commission held its duly-noticed public hearing on the Project on June 19, 2013, with all five commissioners present. Staff from Regional Planning presented its report on the Project, which included, among other things, an outline of the Project and explanation of the necessary entitlements. In addition, two representatives of the subdivider testified in favor of the Project and answered questions posed by the Commissioners. Thereafter, public testimony was received from 12 additional members of the public, 10 in favor of the Project, and 2 in opposition. Written comments, both in favor and in opposition, were also received.

25. After completion of public testimony, the Commission closed the public hearing and unanimously adopted the EIR. The Commission directed Regional Planning staff to modify the conditions to require the subdivider to work with the County Department of Public Works ("Public Works") to design debris basins to further minimize impacts of the Project to oak trees, to investigate use of underground cisterns, and to require that the trail head staging area include facilities to provide water for horses. With those changes, the Commission approved the Vesting Map, CUP, Oak Tree Permit, and Parking Permit subject to conditions of approval. The Commission also adopted resolutions recommending approval to the Board for the Plan Amendment and Zone Change.

26. Pursuant to Title 22 of the County Code (Zoning Ordinance), the Vesting Map, CUP, Oak Tree Permit, and Parking Permit were deemed called up for review by the Board to be considered concurrently with the recommended Plan Amendment and Zone Change.

27. The Board conducted its hearing on the Project on August 27, 2013. Following a presentation by Regional Planning staff, two representatives of the subdivider highlighted key components of the Project and many of its benefits. The Board then heard further testimony from 18 speakers, nine in favor of the Project, five opposed, and four who were neutral. Project proponents included representatives of businesses, business organizations and the entertainment industry, the City, a Project neighbor, and a member of the Sierra Club. Generally, those in favor spoke about the Project's economic benefits, including the creation of well-paying jobs, the importance of maintaining a robust filming industry in California, and the indirect positive impacts on other area businesses. Proponents also commented on the subdivider's sensitivity to environmental issues and on environmental benefits of the Project such as maintaining much of the Ranch in an open space type setting. Project opponents included members of Santa Clarita Organization for Planning and the Environment, a resident of the City, and two other individuals. Those opposed cited environmental concerns and questioned certain conclusions in the Findings and SOC. Of the four speakers who were neutral, three were members of local Native American tribes, including Tatavian and Chumash. Generally, the Native American tribal members indicated that the subdivider had been working with them concerning preservation, respecting Native American artifacts, and requested that the Project operator continue to work with them. The other neutral speaker, who testified that she was a member of the Sierra Club, indicated that she believed that there were many positive aspects of the Project, and that her primary concern was impacts to oak trees and requested that the subdivider continue to cooperate with Public Works to preserve more trees. Written material both in support of and opposition to the Project was also received by the Board.

28. The Board finds that the proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the 1990 Area Plan, as amended by the proposed Plan Amendment. The Project provides economic development for the region and promotes the efficient use of existing public services and infrastructure by locating new development within an established area.

29. The Board finds that the Project is compatible with the surrounding area. It is compatible with surrounding land use patterns because its location allows the efficient use of existing infrastructure and services. The Project places commercial space adjacent to an existing freeway and supports State and County efforts to provide employment near major employment centers and transportation corridors, to address global climate change, to decrease air pollution, and to contribute to the conservation of energy. Design features, such as green-building design and clustered commercial uses, complement and protect surrounding uses. The Map Area's location within an area serviced by existing infrastructure and within the filming industry's 30-mile radius zone, which includes the majority of other filming-related regional employment centers, makes the Map Area ideal for extending existing outdoor filming uses with complementary indoor sound stages and supporting facilities.

30. The Board finds that the Project will be required to comply with the County's Low-Impact Development, Green Building, and Drought-Tolerant Landscaping ordinances, as applicable, prior to issuance of a building permit, or alternatively, must comply with State law regarding those issues in the event that any or all of the above-referenced County ordinances are repealed.

31. The Board finds that the Project is subject to the requirements of the proposed C-M-DP zone and the proposed uses within that zone. Sound stages and associated filming industry buildings are consistent with the uses allowed within the C-M-DP zone.

32. The subdivider has submitted a development program consisting of a site plan and phasing sequence, which the Board finds complies with the requirements of section 22.40.050 of the County Code.

33. The Board finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the subdivider and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to the public convenience, welfare, or development needs of the area.

34. The Board finds that the Vesting Map conditions shall require hiring of an on-site monitor during construction who shall be selected from the area's Native American tribes and that if any Native American cultural resource, artifact, or other evidence of Native American activity at the site is found, that it be handled as required by applicable State and federal laws.

35. The Board finds that, as depicted on Exhibit "A," the Project is designed and arranged such that the development will be attractive, adequately buffered from adjacent uses, and will be in keeping with the character of the surrounding area.

36. The Board finds that the Map Area is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping, and other accessory structures as shown on the site plan and Vesting Map.

37. The Board finds that the Map Area is physically suitable for the type of development being proposed because more than half of the Map Area consists of previously disturbed fill from Caltrans work on SR 14 and the other half is floodplain. The floodplain can be filled by lowering the upper half which would minimize viewshed impacts when coupled with height restrictions in the subject permit conditions. The Board further finds that the Project has access to a County-maintained street of sufficient size and capacity, will be served by public sewers, water supplies, and facilities necessary to meet anticipated domestic and fire protection needs, will have flood and geological hazards mitigated in accordance with the requirements of Public Works, and is of appropriate size to adequately fit the proposed development in compliance with C-M-DP zone standards.

38. The Board finds that compatibility with surrounding land uses will be ensured through the Plan Amendment, Zone Change, and conditions of the CUP, Oak Tree Permit, and Parking Permit.

39. The Board finds that there is no evidence that the Project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Map Area.

40. The Board finds that the design of the Project and the type of improvements will not cause serious public health problems because sewage disposal, storm drainage, fire protection, and geological and soils factors are provided by the Project and are addressed in the conditions of approval.

41. The Board finds that the design of the Project and the proposed improvements will not result in significant environmental damage or significant and avoidable impacts to fish or wildlife or their habitat. The Map Area is not located within a significant ecological area, and the associated stream course is proposed to be restored and enhanced.

42. The Board finds that the division and development of the Project in the manner set forth in the Vesting Map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this Vesting Map because the design and development as set forth in the conditions of approval and shown on the Vesting Map provide adequate protection for such easements.

43. The Board finds that, consistent with Chapter 4, Article 3.5 of the Subdivision Map Act, the proposed subdivision does not limit access to any public waterway, river, stream, coastline, shoreline, lake, or reservoir nor does the Project front on a public waterway.

44. The Board finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with section 13000) of the California Water Code.

45. The Board finds that the Project is consistent with the County's 1990 Area Plan, and the employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources.

46. The Board finds that the Project is adequately served by the necessary public and private service facilities. Domestic water will be provided to the Map Area by the Newhall County Water District. Sanitary sewer service will be provided by annexation into Santa Clarita Sanitation District. Gas utilities will be provided by Southern California Gas Company, and electricity will be provided by Southern California Edison Company.

47. The Board finds that the Vesting Map was submitted as a "vesting" tentative tract map. As such, it is subject to the provisions of sections 21.38.010 through 21.38.080 of the County Code (Subdivision Ordinance).

48. The Board finds a final EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The MMRP and Findings and SOC are incorporated herein by this reference, as if set forth in full.

49. The Board finds that an MMRP consistent with the conclusions and recommendations of the final EIR was prepared, and its requirements are incorporated into the conditions of approval for the Project.

50. The Board finds that the MMRP prepared in conjunction with the final EIR identified in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment by the Project.

51. Approval of this Project is conditioned on the subdivider's compliance with the attached conditions of approval, the MMRP, and the conditions of approval for the CUP, Oak Tree Permit, Parking Permit, and the Subdivision Committee reports.

52. This Project is subject to the provisions of section 711.4 of the California Fish and Game Code and the regulations of the California Department of Fish and Wildlife.

53. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at Los Angeles County Department of Regional Planning, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Major Projects Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD:

1. Certifies that the final EIR for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the final EIR and that the final EIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; and finds that on the basis of the whole record that the significant adverse effects of the Project, as described in the final EIR, have either been reduced to a less than significant level or are outweighed by specific social, economic, legal, technological, or other considerations of the Project as stated in the CEQA Findings of Fact and SOC for the Project;

2. Certifies that the MMRP for the Project is adequately designed to ensure compliance with the mitigation measures during Project implementation;

3. Certifies that it certified the final EIR, and adopted the Findings and SOC and the MMRP, at the conclusion of the public hearing; and

4. Approves Vesting Tentative Tract Map No. 071216-(5), subject to the attached conditions.

CONDITIONS OF APPROVAL
PROJECT NUMBER TR071216-(5)
VESTING TENTATIVE TRACT MAP NUMBER 071216-(5)

1. This grant for Vesting Tentative Tract Map No. 071216-(5) ("Vesting Map") authorizes the subdivision of an approximate 44-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 of indoor studio facilities, including 12 soundstages and other studio buildings. Alternatively, Option B would include an optional single media office building in the northern portion of the Map Area, and eight sound stages, reducing total development to 510,000 square feet of indoor studio facilities. This grant also authorizes development of facilities and infrastructure to support the "Disney/ABC Studios at the Ranch," located at 19802 Placerita Canyon Road, in the Santa Clarita Valley ("Ranch"), including roads, trails, drainage improvements, flood protection measures (including buried bank stabilization within and adjacent to the Placerita Creek), potable and recycled water systems (including a water tank), a sanitary sewer system, and dry utility systems. This grant is subject to the conditions below.

2. 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").

3. The approval is also subject to all conditions set forth in Conditional Use Permit No. 2009-00126-(5) ("CUP"), Oak Tree Permit No. 2009-00041-(5) ("Oak Tree Permit"), Parking Permit No. 2010-00002-(5) ("Parking Permit"), and the Project's Environmental Impact Report ("EIR") Mitigation Monitoring and Reporting Program ("MMRP"), which is attached and incorporated herein by reference, and the reports recommended by the Los Angeles County ("County") Subdivision Committee ("Subdivision Committee") and submitted by the County Department of Public Health ("Public Health"), the County Department of Parks and Recreation ("Parks and Recreation"), the County Fire Department ("Fire Department"), and the County Department of Public Works ("Public Works"), and which are all attached hereto and incorporated by this reference as if set forth fully herein.

4. This subdivision is a major land division and must be filed as a final tract map. No parcel map waiver is allowed.

5. Recordation of the final map is contingent upon approval of Plan Amendment No. 2009-00010-(5), changing the land use designation for the Map Area from HM (Hillside Management) and W (Floodplain/Floodway) to C (Commercial), and the adoption of an ordinance by the Board of Supervisors ("Board") changing the zoning of the subject property as recommended under Zone Change No. 2009-00012-(5) from A-2-1 (Heavy Agricultural-One Acre Minimum Lot Area) to C-M-DP (Commercial Manufacturing-Development Program).

6. As used herein, the term "subdivider" shall include the property owner and any successor-in-interest, and any other person, corporation, or entity making use of this grant.

7. 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.

8. The subdivider 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 sections 65009 and 66499.37, Public Resources Code section 21167, or other applicable limitations period. The County shall promptly notify the subdivider of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the subdivider of any claim action or proceeding, or if the County fails to cooperate in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

9. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 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, 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 the subdivider or subdivider's counsel.

   A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of $5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   B. At the sole discretion of the subdivider, 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 subdivider according to County Code section 2.170.010.

10. Within three days of the date of final approval of this grant, the subdivider shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its

entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the subdivider 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 EIR plus $75 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.

11. 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 County Registrar-Recorder/County Clerk ("Recorder"), agreeing 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 MMRP 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.

12. Prior to use of this grant, the subdivider shall submit evidence that the MMRP and the conditions of this grant and the associated CUP, Oak Tree Permit, and Parking Permit have been recorded in the office of the Recorder and that all fees as required by Condition Nos. 9,10, and 14 have been paid.

13. This grant shall not be effective for any purpose and may not be used until the subdivider, and the owner of the subject property, if other than the subdivider, have filed at the office of 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. 12, and until all required monies have been paid pursuant to Condition Nos. 10 and 14. Notwithstanding the foregoing, this Condition No. 13 and Condition Nos. 8, 9, 10, and 14 shall be effective immediately upon the date of final approval of this grant by the County

14. The subdivider shall deposit the sum of $6,000 with Regional Planning within 30 days of the date of final approval of this grant to defray the cost of reviewing the subdivider's reports and verifying the information contained in the reports required by the MMRP. The subdivider shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

15. The subdivider shall be authorized to adjust lot lines between lots on the final map to the satisfaction of Regional Planning and Public Works.

16. The subdivider shall hire a member or members of a local Native American tribe to serve as an on-site monitor during construction to ensure appropriate handling of any Native American cultural resource, artifact, or other evidence of Native American activity found at the site. Upon discovery of any such cultural

resources or artifacts, the subdivider shall comply with all State and federal laws applicable to such discoveries. Construction in the area of the discovery shall cease until all cultural resources or artifacts are appropriately handled.

17. 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 the CUP, Oak Tree Permit, and Parking Permit.

18. The subdivider shall be authorized to deviate by five feet for elevation of pads on subdivision lots. Building heights in either Option A or Option B shall be limited to 60 feet.

19. The subdivider shall comply with all applicable requirements of Public Works.

20. To obtain approval of development plans for a commercial development, the subdivider shall submit a Revised Exhibit "A" pursuant to the Amendment to the Exhibit Map provisions of section 21.16.015.H, for approval by the Director, to ensure compliance with the Subdivision and Zoning Ordinances, the CUP, Oak Tree Permit, and Parking Permit.

CONCURRENT WITH OR PRIOR TO RECORDATION OF THE FINAL MAP

21. The subdivider shall submit copies of any required recordation of easements, agreements, and covenants associated with this Vesting Map to Regional Planning for review and approval prior to recordation of said documents.

22. Use of typical street and access sections as shown on the Vesting Map, including the development of private driveways and access, shall be to the satisfaction of the applicable department or agency, depending on location and jurisdiction, including Public Works, the County Flood Control District ("LACFCD"), City of Los Angeles Department of Water and Power ("LADWP"), and the California Department of Transportation ("Caltrans").

23. The subdivider need not provide street frontage on Lot Nos. 4 through 18 for Option A, or, Lot Nos. 4 through 16 for Option B.

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

25. The subdivider shall dedicate vehicular access rights on the final map for all lots abutting Placerita Canyon Road except for Lot No. 1.

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

27. The 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. The subdivider shall submit a copy of the document to be recorded to Regional Planning for approval prior to recordation of the first final unit map.

28. The subdivider shall post all common driveways less than 26 feet in width with signs stating "No Parking-Fire Lane" and provide for continuous posting and enforcement of this restriction in the project's maintenance covenant.

29. The subdivider shall provide a reciprocal access covenant for ingress and egress over shared or common driveway for Lot No. 1 and the bridge located over Lot No. 14 (Placerita Creek). The subdivider shall submit a copy of the document to be recorded to Regional Planning for approval prior to recordation of the first final unit map.

30. The subdivider shall vacate the existing maintenance road in favor of LADWP and shall record an easement in favor of LADWP and LACFCD over the private driveway system for Lot No. 1 and the bridge located over Lot No. 14 (Placerita Creek). The subdivider shall submit a copy of the document to be recorded to Regional Planning for approval prior to recordation of the first final map.

31. The subdivider is authorized to vacate Delden Road subject to approval by Public Works.

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

33. The subdivider shall submit a copy of the demolition permit for the building located on Lot No. 13, and submit the approved building and septic permits for the relocated mobile home from Lot No. 6 to one of two locations as depicted on Exhibit A, Sheet S-1, prior to recordation of the first final unit map.

34. The subdivider shall dedicate to the County on the final map the right to restrict building construction on Lot No. 14 (Placerita Creek) as designated on the Vesting Map.

35. The subdivider shall dedicate to the County on the final map the right to restrict construction of residential structures on all lots.

36. The subdivider shall dedicate to the County on the final map the right to restrict building construction on the following lots: water quality and debris basin Lot Nos. 19 and 20 for Option A, or Lot Nos. 17 and 18 for Option B; and private drive Lot No. 1.

37. The subdivider shall record an easement in favor of LACFCD for the maintenance of debris basins in Lot Nos. 19 and 20 for Option A, or, in Lot Nos. 17 and 18 for Option B; and Placerita Creek access roads and slope armoring in Lot No.14 as indicated on the Vesting Map Sheet T-3 to the satisfaction of Public Works. The subdivider shall submit a copy of the document to be recorded to Regional Planning for approval prior to recordation of the first final unit map.

38. The 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 the Vesting Map Sheet T-3. The subdivider shall submit a copy of the documents to be recorded to Regional Planning for approval prior to recordation of the first final unit map.

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

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

41. The subdivider is authorized to record multiple final unit 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 unit map, the 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 the Vesting Map.

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

Attachments:
Mitigation Monitoring and Reporting Program (Pages 1-51)
Subdivision Committee Report consisting of: Department of Public Health letter dated May 6, 2010; Department of Parks and Recreation letter dated April 9, 2013; Fire Department letters dated March 8, 2010 and April 25, 2013; and Department of Public Works letter dated May 2, 2013 (Pages 1-16)

Mitigation Monitoring and Reporting Program
Disney | ABC Studios at The Ranch Project
Project No. TR071216-(5)

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
A. GEOTECHNICAL HAZARDS				
PDF A-1: The Applicant shall implement appropriate erosion control and drainage devices as specified in the Project's Stormwater Pollution Prevention Plan and Standard Urban Stormwater Mitigation Plan.	A. Submit LSWPPP, WWECP, State SWPPP, NOI, and grading plans incorporating adequate SUSMP and erosion control devices for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW—Grading Plans, LSWPPP, WWECP • LARWQCB—State SWPPP, NOI
	B. Implement approved grading/erosion control plans	During construction	Applicant/ Construction Manager	• LACDPW
	C. Maintain appropriate erosion control and drainage devices	During operation	Applicant	• LACDRP • LACDPW—for support/referral
PDF A-2: Excavation and grading activities shall be scheduled during dry weather periods to the extent feasible. If grading occurs during the rainy season (October 15 through April 1), appropriate erosion control measures shall be implemented in accordance with the approved Wet Weather Erosion Control Plan.	A. Incorporate appropriate erosion control devices into WWECP and submit for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW
	B. Implement approved grading/erosion control plans	During construction	Applicant/ Construction Manager	• LACDPW
PDF A-3: Stockpiled soil shall be covered with secured tarps or plastic sheeting or sprayed with a soil stabilizer when not in active use.	Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	• LACDRP • LACDPW—for support/referral

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
MM A-1: Prior to the issuance of a grading permit(s), the Applicant shall submit to the County of Los Angeles Department of Public Works for review and approval a final Geotechnical Investigation Report based on final Project designs prepared by a registered civil engineer and certified engineering geologist, in compliance with the County's codes and policies, including GS051.0 and GS063.0 of the County of Los Angeles Department of Public Works Manual for Preparation of Geotechnical Reports, and consistent with the Preliminary Geotechnical Investigation Reports contained in Appendices B.1 and B.2 of the Draft EIR.	Submit final Geotechnical Investigation Report for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW
MM A-2: Project design and construction shall comply with all applicable building codes and standards, including those established by the California Geological Survey's "Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication No. 117;" the Uniform Building Code as adopted by the County of Los Angeles; State and County laws, ordinances and Code requirements; and the recommendations set forth in the final Geotechnical Investigation Report.	A. Submit building plans for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDPW
	B. Construct structures in accordance with approved building plans	Prior to issuance of certificate of occupancy	Applicant/ Construction Manager	• LACDPW
MM A-3: Prior to issuance of a grading permit, the Applicant shall submit a grading plan to the County of Los Angeles Department of Public Works for verification of compliance with County codes and policies.	Submit grading plan for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
B. FLOOD HAZARDS				
PDF B-1: The Project's storm drain system shall be designed and sized to ensure that post-development peak flow rates will not exceed pre-development peak flow rates to prevent off-site downstream flooding caused by the Project.	A. Submit final Hydrology and Hydraulic Study for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW
	B. Submit storm drain plans and/or grading plans, as applicable in accordance with approved final Hydrology and Hydraulic Study for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW
PDF B-2: Flows from on- and off-site drainage systems shall be routed to the same creek outlets so as to minimize the number of outlets and disturbance to the Placerita Creek banks.	Submit storm drain plans and/or grading plans, as applicable in accordance with approved final Hydrology and Hydraulic Study for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW
PDF B-3: In compliance with County of Los Angeles Department of Public Works requirements, a variety of construction best management practices shall be specified in the Project's Stormwater Pollution Prevention Plan and implemented during construction.	A. Submit LSWPPP, State SWPPP, NOI, and WWECP for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW—LSWPPP, WWECP • LARWQCB—State SWPPP, NOI
	B. Implement approved grading/erosion control plans	During construction	Applicant/ Construction Manager	• LACDPW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
In compliance with County of Los Angeles Department of Public Works requirements, a variety of operational best management practices shall be depicted in the Project's Standard Urban Stormwater Mitigation Plan, specified on improvement plans, and constructed to allow infiltration and treat stormwater runoff.	C. Submit SUSMP for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW
	D. Submit grading plans and/or storm drain plans, as applicable, specifying SUSMP devices in accordance with approved SUSMP plan for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW
	E. Construct operational BMP's in accordance with approved plans	During construction	Applicant/ Construction Manager	• LACDPW
MM B-1: Prior to the issuance of a grading permit, the Applicant shall submit to the County of Los Angeles Department of Public Works for review and approval the final Hydrology and Hydraulic Study based on final Project designs in compliance with the County's codes and policies, including the County of Los Angeles Department of Public Works Hydraulic Design Manual, Sedimentation Manual, Low Impact Development Standards Manual, and consistent with the approved Drainage Concept/LID Plan/SUSMP Plan contained in Appendix C of the Draft EIR. The final Hydrology and Hydraulic Study shall demonstrate that relevant Project impacts remain less than significant.	Submit final Hydrology and Hydraulic Study for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
MM B-2: Project design and construction shall comply with applicable County codes and policies and the final Hydrology and Hydraulic Study.	A. Submit grading/storm drain plans in accordance with approved Hydrology and Hydraulic Study for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW
	B. Implement approved grading/storm drain plans	During construction	Applicant/ Construction Manager	• LACDPW
C. NOISE				
PDF C-1: The majority of Project construction-related truck trips shall be scheduled outside of the A.M. peak (7:00 A.M. to 9:00 A.M.) and P.M. peak (4:00 P.M. to 6:00 P.M.) traffic hours.	Maintain log of truck arrivals and exit times demonstrating compliance	During construction	Applicant/ Construction Manager	• LACDRP
PDF C-2: To expedite soil export activities, a second work shift from approximately 7:00 or 8:00 P.M. to approximately 2:00 or 3:00 A.M. may occur if appropriate permits/exemptions are granted. Activities scheduled during this night shift shall be limited to loading trucks with soil and hauling and Applicant shall ensure no noise disturbance at any residential property line would occur due to these night shift activities.	A. Request and obtain approval for exemption from County Engineer to authorize second work shift activities	Prior to commencement of second work shift	Applicant	• LACDPW • LACDPH Health Officer—for support/ referral
	B. Obtain associated hauling permit for second shift hauling	Prior to commencement of second work shift	Applicant	• LACDPW
PDF C-3: Building mechanical/electrical equipment shall be designed to meet the noise limit requirements of Los Angeles County Code, Chapter 12.08—Noise Control and the City of Santa Clarita Municipal Code Section 11.44.040, as applicable.	A. Submit acoustical report demonstrating building design compliance with applicable noise standards	Prior to issuance of relevant building permit	Applicant	• LACDRP • LACDPH Health Officer • SCCDD—as applicable

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
	B. Construct structures in compliance with noise limit requirements of applicable County and City codes	During construction	Applicant/ Construction Manager	• LACDRP • LACDPW/LACDPH Health Officer—for support/referral • SCCDD—as applicable
	C. Submit post-construction noise measurements verifying compliance upon request	Prior to issuance of certificate of occupancy	Applicant	• LACDRP • LACDPH Health Officer—for support/referral
PDF C-4: Mechanical equipment buildings (e.g., the central plant) shall be designed to meet the noise limit requirements of Los Angeles County Code, Chapter 12.08—Noise Control.	A. Submit acoustical report demonstrating building design compliance with County noise standards	Prior to issuance of relevant building permit	Applicant	• LACDRP • LACDPH Health Officer
	B. Construct structures in compliance with noise limit requirements of applicable County codes	During construction	Applicant/ Construction Manager	• LACDRP • LACDPW/LACDPH Health Officer—for support/referral
	C. Submit post-construction noise measurements verifying compliance upon request	Prior to issuance of certificate of occupancy	Applicant	• LACDRP • LACDPH Health Officer—for support/referral
MM C-1: With the exception of short-term nighttime hauling activities during the grading phase (if an exemption is obtained from the County Engineer, as applicable) and work by Caltrans and Southern California Edison, exterior	A. Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	• LACDRP • LACDPW/LACDPH Health Officer—for support/referral

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
noise-generating construction activities shall be limited to Monday through Friday from 7:00 A.M. to 7:00 P.M., and from 8:00 A.M. to 6:00 P.M. on Saturdays. No construction activities shall occur on Sundays or any legal holidays.	B. Site inspection as needed	During construction	Applicant/ Construction Manager	• LACDRP • LACDPW/LACDPH Health Officer—for support/referral
MM C-2: Power construction equipment shall be equipped with noise shielding and muffling devices. All equipment shall be properly maintained in accordance with manufacturers' specifications to assure that no additional noise, due to worn or improperly maintained parts is generated.	Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	• LACDRP • LACDPH Health Officer—for support/referral
MM C-3: At least 72 hours prior to the construction of the off-site water and sewer improvements, the Applicant shall provide written notification to residences within a 100-foot radius of the construction zone of these improvements.	A. Provide notice to residences and each monitoring agency	Prior to construction of off-site water and sewer improvements	Applicant	• LACDRP • LACDPH Health Officer—for support/referral • SCPWD
	B. Maintain log demonstrating compliance	Prior to construction of off-site water and sewer improvements	Applicant	• LACDRP
MM C-4: The central utility plant shall be designed and constructed such that exterior noise levels do not exceed 82 dBA at a distance of 50 feet from the utility plant in compliance with County noise standards.	A. Submit acoustical report demonstrating building design compliance with applicable noise standards	Prior to issuance of relevant building permit	Applicant	• LACDRP • LACDPH Health Officer
	B. Construct structures in compliance with noise limit requirements of applicable County codes	During construction	Applicant/ Construction Manager	• LACDRP • LACDPW/LACDPH Health Officer—for support/referral

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
	C. Submit post-construction noise measurements verifying compliance upon request	Prior to issuance of certificate of occupancy	Applicant	• LACDRP • LACDPH Health Officer—for support/referral
MM C-5: The booster pump station associated with the water infrastructure improvements shall be designed and constructed such that noise levels at the nearest residential receptor do not exceed the City of Santa Clarita's ambient noise limits of 55 dBA during nighttime hours (between 10:00 P.M. and 7:00 A.M.) and 65 dBA during daytime hours (between 7:00 A.M. and 10:00 P.M.) or the lowest measured ambient noise level.	Submit building plans and specifications for review and approval	Prior to issuance of relevant building permit	Applicant	• SCCDD
MM C-6: For construction of segments of the proposed off-site utility lines located within the jurisdiction of the County of Los Angeles or the City of Santa Clarita, construction shall be permitted from 7:00 A.M. to 7:00 P.M. Monday through Friday and 8:00 A.M. to 6:00 P.M. on Saturday. For applicable segments under Caltrans' jurisdiction, construction hours shall be from 11:00 P.M. to 5:00 A.M. Monday through Friday.	A. Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	• LACDRP • LACDPH Health Officer—for support/ referral • SCPWD • Caltrans
	B. Site inspection as needed	During construction	Applicant/ Construction Manager	• LACDRP • LACDPH Health Officer—for support/ referral • SCPWD
D. WATER QUALITY				
PDF D-1: The Applicant shall prepare and implement a Stormwater Pollution Prevention Plan in compliance with the National Pollutant Discharge Elimination System Construction General Permit.	A. Submit LSWPPP, State SWPPP, and NOI for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW—LSWPPP • LARWQCB—State SWPPP, NOI

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
	B. Implement LSWPPP/ State SWPPP	During construction	Applicant/ Construction Manager	• LACDPW—LSWPPP • LARWQCB—State SWPPP, NOI
PDF D-2: The Applicant shall implement a Standard Urban Stormwater Mitigation Plan to address water quality issues during ongoing operation of the Project, consistent with the approved Drainage Concept/LID Plan/SUSMP Plan contained in Appendix C of the Draft EIR.	Implement approved grading/storm drain plans in accordance with approved SUSMP	During construction	Applicant/ Construction Manager	• LACDPW
PDF D-3: In accordance with the County's Low Impact Development Manual, low impact development best management practices shall be implemented to promote infiltration and to complement, or be a part of, the Standard Urban Stormwater Mitigation Plan best management practices.	A. Submit grading plans and/or storm drain plans, as applicable, specifying LID/SUSMP devices in accordance with approved SUSMP/ LID plan for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW
	B. Implement approved grading/storm drain plans in accordance with approved SUSMP/LID Plan	During construction	Applicant/ Construction Manager	• LACDPW
MM D-1: Prior to the issuance of any building permit/installation of any on-site wastewater treatment system, the Applicant shall submit a feasibility report in conformance with the requirements outlined in the County of Los Angeles Department of Public Health's guidelines "A Professional Guide to Requirements and Procedures for Onsite Wastewater Treatment System (OWTS)" to the Environmental Health section of the County of Los Angeles Department of Public Health for review and approval and	Submit final OWTS feasibility report for review and approval	Prior to issuance of building permit/ installation of OWTS	Applicant	• LACDPH

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
demonstrate that the Potential Mobile Home Relocation Areas are capable of supporting the installation of an on-site wastewater treatment system.				
MM D-2: The design and installation of the on-site wastewater treatment system shall conform to the rules, regulations and requirements of the County of Los Angeles Department of Public Health and other applicable regulatory agencies, including the Regional Water Quality Control Board, as applicable.	A. Submit final OWTS feasibility report for review and approval	Prior to issuance of building permit/ installation of OWTS	Applicant	• LACDPH • LARWQCB—as applicable
	B. Site inspection	During construction	Applicant/ Construction Manager	• LACDPH
E.1 AIR RESOURCES—AIR QUALITY				
PDF E.1-1: During construction, the Project shall comply with the South Coast Air Quality Management District's Rule 403 regarding fugitive dust control. The following control measures shall be implemented to control fugitive dust: • Watering active construction areas twice daily unless visibly moist to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind. • Covering stockpiled soil with secured tarps or plastic sheeting or spraying with a soil stabilizer when not in active use. • Securing loads by trimming, watering or other appropriate means to prevent spillage and dust. • Maintaining soil stabilization of inactive construction areas with exposed soil via water, non-toxic soil stabilizers, or replaced vegetation.	A. Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	• LACDRP • SCAQMD
	B. Site inspection as needed	During construction	Applicant/ Construction Manager	• LACDRP • SCAQMD

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
• Suspending earthmoving operations or applying additional watering to meet Rule 403 criteria if wind gusts exceed 25 miles per hour; • Covering all haul trucks or maintaining at least 6 inches of freeboard; • Minimizing track-out emissions using the methods provided for in Rule 403; and • Limiting vehicle speeds to 15 miles per hour or less in staging areas and on haul roads.				
MM E.1-1: All equipment shall be properly tuned and maintained in accordance with manufacturer's specifications. Verification documentation shall be provided to the County of Los Angeles Department of Regional Planning upon request within five business days.	Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	• LACDRP • SCAQMD
MM E.1-2: During construction, trucks and vehicles in loading and unloading queues shall have their engines turned off after 5 minutes when not in use, to reduce vehicle emissions.	Site inspection as needed	During construction	Applicant/ Construction Manager	• LACDRP • SCAQMD
MM E.1-3: Outdoor construction activities shall be discontinued during second-stage smog alerts.	Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	• LACDRP • SCAQMD
MM E.1-4: After rough grading of the Project site is completed, construction activity shall utilize electricity from power poles on or adjacent to the Ranch rather than temporary diesel power generators and/or gasoline power generators when electricity with adequate circuit capacity is available from power poles in proximity to construction areas.	A. Maintain documentation demonstrating compliance	During construction	Applicant/ Construction Manager	• LACDRP
	B. Site inspection as needed	During construction	Applicant/ Construction Manager	• LACDRP
MM E.1-5: During Project construction, all internal combustion engines/construction equipment operating on the Project site shall	A. Submit operating permit(s), as required	Prior to commencement of construction	Applicant	• SCAQMD • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
meet United States Environmental Protection Agency-Certified Tier 3 emissions standards or higher, according to the following: • Project start to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technologies devices certified by the California Air Resources Board. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by California Air Resources Board regulations. • Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with Best Available Control Technologies devices certified by the California Air Resources Board. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by California Air Resources Board regulations. • A copy of each unit's certified tier specification, Best Available Control Technologies documentation, and California Air Resources Board or South Coast Air Quality Management District operating permit shall be provided at the time of mobilization of each applicable unit of equipment.	B. Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	• LACDRP • SCAQMD

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
• Encourage construction contractors to apply for South Coast Air Quality Management District "SOON" funds. Incentives could be provided for those construction contractors who apply for "SOON" funds. The "SOON" program provides funds to accelerate clean up of off-road diesel vehicles, such as heavy duty construction equipment. (More information on this program can be found at the following website: www.aqmd.gov/tao/Implementation/SOONProgram.htm.)				
MM E.1-6: Project buildings shall be designed to minimize the need for the application of architectural coatings. Where the application of architectural coatings is necessary on-site, the Applicant shall comply with the South Coast Air Quality Management District's Rule 1113 regarding the use of low and zero volatile organic compound coatings.	A. Submit contractor's specifications for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDRP
	B. Maintain documentation demonstrating compliance	During construction	Applicant/ Construction Manager	• LACDRP
MM E.1-7: Mass grading shall be limited to 10 acres per day.	A. Submit revised Exhibit A incorporating language regarding grading limitation for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDRP
	B. Site inspection as needed	During construction	Applicant/ Construction Manager	• LACDRP • LACDPW—for support/referral
MM E.1-8: Construction of the proposed Placerita Canyon Connector Trail shall be scheduled so as not to occur concurrently with Project-related grading activities within the Ranch.	A. Submit revised Exhibit A incorporating language regarding trail construction schedule restriction for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDRP • LACDPW—for support/referral

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
	B. Maintain documentation demonstrating compliance	During construction	Applicant/ Construction Manager	• LACDRP • LACDPW—for support/referral
	C. Site inspection as needed	During construction	Applicant/ Construction Manager	• LACDRP • LACDPW—for support/referral
MM E.1-9: During soil export activities, the selected contractor shall provide remote dispatch for haul trucks to minimize queuing on Placerita Canyon Road immediately adjacent to the site.	Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	• LACDRP
MM E.1-10: During soil export activities, the selected contractor shall use diesel haul trucks that meet the United States Environmental Protection Agency's 2007 model year emissions requirements for nitrogen oxides (NO_X).	Maintain log demonstrating compliance	During construction	Applicant/ Contractor	• LACDRP
E.2 AIR RESOURCES—GLOBAL CLIMATE CHANGE				
PDF E.2-1: The Project shall comply with the County's Green Building ordinance.	A. Submit building plans for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDPW • LACDRP—for support/referral
The Project shall comply with the County's Low Impact Development ordinance.	B. Submit grading plans for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW • LACDRP—for support/referral
The Project shall comply with the County's Drought-Tolerant Landscaping ordinance.	C. Submit landscape plan for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDRP/LACDPW/ LACFD—Approval of landscape plan, mutual support/referral
PDF E.2-2: The Project shall comply with the 2010 or latest edition of the California Green Building Standards Code, as applicable, which	A. Submit building plans for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDPW • LACDRP—for support/referral

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
contains requirements for construction site selection, stormwater control during construction, construction solid waste reduction, indoor water use reduction, material selection, natural resource conservation, and site irrigation conservation.	B. Implement approved building plans	During construction	Applicant/ Construction Manager	• LACDPW
F. BIOLOGICAL RESOURCES				
PDF F-1: In accordance with the County's Drought-Tolerant Landscaping ordinance, at least 75 percent of the Project's landscaped area shall contain plants from the Los Angeles County Drought-Tolerant Plant List.	A. Submit landscape plan for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDRP/LACDPW/ LACFD—Approval of landscape plan, mutual support/referral
	B. Implement approved landscape plan	Upon completion of each major phase of Project development (see CUP revised Exhibit A phasing schedule)	Applicant	• LACDRP • LACDPW/LACFD—for support/referral
MM F-1: The Project shall implement the requirements of the final approved Habitat Mitigation and Monitoring Program, consistent with the preliminary Habitat Mitigation and Monitoring Program contained in Appendix F.11 of the Draft EIR, to mitigate impacts to U.S. Army Corps of Engineers/Regional Water Quality Control Board "waters of the U.S./waters of the State" and California Department of Fish and Wildlife jurisdictional streambeds. As part of the	A. Submit final HMMP for review and approval	Prior to issuance of grading permit(s)	Applicant/ Qualified Biologist	• LACDRP • USACOE • LARWQCB • CDFW
	B. Implement approved HMMP	During construction	Applicant/ Construction Manager/Qualified Biologist	• LACDRP • USACOE • LARWQCB • CDFW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
Habitat Mitigation and Monitoring Program, which shall restore and expand the riparian habitat along Placerita Creek following temporary impacts to stabilize the fill pad slopes, the Project shall mitigate for the impact to the southern willow scrub community and the mixed willow riparian woodland in the Development Area at a minimum of a 1:1 mitigation-to-impact ratio. The Habitat Mitigation and Monitoring Program restoration efforts shall include the grading and recontouring of the existing fill pad slopes along Placerita Creek within the Development Area and the revegetation with native riparian species by planting and seeding. The Habitat Mitigation and Monitoring Program shall identify appropriate mitigation objectives, performance standards, planting and monitoring/reporting requirements to ensure successful restoration and enhancement of the mitigation area. The Habitat Mitigation and Monitoring Program shall also contain contingency measures identifying corrective actions required in the event that the performance standards are not met. A minimum of 4.04 acres of riparian habitat shall be established, restored, enhanced, and/or preserved, resulting in a net gain in California Department of Fish and Wildlife jurisdictional area. Maintenance (i.e., weeding, pest control, irrigation system maintenance, trash removal, etc.) and monitoring of the mitigation area shall be conducted for a minimum of five years and until such time as the Habitat Mitigation and Monitoring Program performance standards are achieved to ensure success of the plan. The final Habitat Mitigation and Monitoring	C. Site inspection	During five-year HMMP monitoring period and until such time as performance standards are achieved	Applicant	• LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
Program shall be submitted to and approved by the County of Los Angeles Department of Regional Planning, the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, and the California Department of Fish and Wildlife, in compliance with Clean Water Act Sections 401 and 404 and California Fish and Game Code 1602 and supporting regulations, prior to issuance of a grading permit.				
MM F-2: Project construction-related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a biological monitor acceptable to the Director of the County of Los Angeles Department of Regional Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of active nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90 dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 500 feet of disturbance areas no earlier than three days prior to the commencement of disturbance. If ground disturbance activities are delayed, then additional pre-disturbance surveys shall be conducted such that no more than three days will have elapsed between the survey and ground disturbance activities. The Applicant or the Project's Construction Manager shall provide the biologist with plans detailing the extent of proposed ground disturbance prior to the survey effort.	A. Submit pre-construction surveys	Within 14 days of completion of the pre-construction surveys	Applicant/Qualified Biologist	• LACDRP • CDFW
	B. Construction monitoring by qualified biologist	During construction (February 1 through August 31)	Applicant/Qualified Biologist	• LACDRP
	C. Obtain take permit(s), as necessary	During construction	Applicant/Qualified Biologist	• CDFW • USFWS
	D. Submit construction monitoring documentation	During construction (February 1 through August 31)	Applicant/Qualified Biologist	• LACDRP • CDFW
	E. Site inspection as needed	During construction (February 1 through August 31)	Applicant/Qualified Biologist	• LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
If active nests are found, clearing and construction shall be postponed or halted within a buffer area established by the biological monitor that is suitable to the particular location of the nest (typically 300 feet for most birds and 500 feet for raptors) and acceptable to the Director of the County of Los Angeles Department of Regional Planning, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of any further attempt at nesting. Limits of construction to avoid an active nest shall be established in the field with highly visible construction fencing, and construction personnel shall be instructed on the sensitivity of nest areas. Occupied nests within the buffer established by the biological monitor and adjacent to the construction site shall also be avoided to ensure nesting success. A qualified biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests occur. The results of the surveys, including graphics showing the locations of any active nests detected, and documentation of any avoidance measures taken, shall be submitted to the County of Los Angeles Department of Regional Planning and California Department of Fish and Wildlife within 14 days of completion of the pre-construction surveys to document compliance with applicable state and federal laws pertaining to the protection of native birds. If any state or federally listed bird species (e.g., coastal California gnatcatcher, southwestern willow flycatcher) are detected during the course of pre-construction nesting bird surveys, all				

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Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
construction-related activity shall be postponed, and the Applicant shall consult with appropriate agencies (California Department of Fish and Wildlife, U.S. Fish and Wildlife Service) and obtain any necessary take permits prior to the commencement of any construction-related activity. If any state or federally listed species are detected within the limits of construction during construction that were not detected during the pre-construction nesting bird surveys, construction-related activity shall cease, and the Applicant shall consult with appropriate agencies and obtain any necessary take permit before resuming any work. In addition to any take permit conditions that may be required by California Department of Fish and Wildlife and/or U.S. Fish and Wildlife Service, mitigation of occupied coastal California gnatcatcher habitat shall be provided at a minimum of 3:1 mitigation-to-impact ratio. Proof of habitat mitigation in keeping with the 3:1 requirement shall be provided to the County of Los Angeles before any construction-related activity can commence or resume.				
MM F-3: The Project shall implement the requirements of the approved Oak Tree and Woodland Mitigation and Monitoring Program to mitigate impacts to oak trees protected under the Los Angeles County Oak Tree Ordinance and impacts to oak woodlands protected under California Public Resources Code 21083.4. As part of the Oak Tree and Woodland Mitigation and Monitoring Program, which shall restore and	A. Submit use restriction language for mitigation areas for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDRP
	B. Record use restriction for mitigation areas	Prior to issuance of grading permit(s)	Applicant	• LACDRP
	C. Implement approved OTWMMP	Prior to issuance of building permit(s)	Applicant	• LACDRP • LACFD

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
expand existing oak woodlands on the project site, the Project shall mitigate for the impact to oak woodlands with at least a 2.4-acre to 1-acre mitigation-to-impact ratio. The Project's Oak Tree and Woodland Mitigation and Monitoring Program shall include the following components: • Planting of at least 1,600 oak trees within or adjacent to existing oak woodlands on the Ranch shall be completed prior to the issuance of a building permit; • Minimization of impacts by avoiding approximately 95 percent of the oak trees and oak woodlands on the Ranch; • Restoration of fire-damaged oak woodlands through oak tree seedling planting; • Enhancement of oak woodland regeneration through oak seedling planting in areas with limited natural recruitment; • Increased habitat connectivity through oak tree planting in areas between existing woodlands and along Placerita Creek, excluding reaches within proposed Los Angeles County Flood Control District easement limits; • Planting of native understory species within oak woodland restoration areas in order to provide a more complete suite of oak woodland values apart from those provided by trees alone; and • Implementation of a seven-year monitoring, documentation, and reporting program. In addition, prior to the issuance of a building permit, the Applicant shall record a use restriction	D. Maintain log demonstrating compliance	Until performance standards are achieved	Applicant	• LACDRP • LACFD
	E. Site inspection	Until performance standards are achieved	Applicant	• LACDRP • LACFD

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
which shall run with the land in perpetuity over the planted mitigation areas in which oak woodland planting, restoration, and enhancement occurs to protect these areas for purposes of oak woodland conservation, restoration and enhancement. The use restriction shall recognize the Applicant's ability to allow filming within these areas, provided the oaks are protected. The use restriction language shall be submitted to the County of Los Angeles Department of Regional Planning for review and approval prior to recordation with the Los Angeles County Registrar-Recorder/County Clerk.				
MM F-4: During project construction, the Applicant shall implement all measures to protect the oak trees that are encroached upon, as indicated in the approved Oak Tree and Woodland Mitigation and Monitoring Program.	A. Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager/Qualified Biologist	• LACDRP • LACFD
	B. Site inspection as needed	During construction	Applicant/ Construction Manager/Qualified Biologist	• LACDRP • LACFD
MM F-5: Prior to issuance of a grading permit, the Project Applicant shall prepare and submit to the U.S. Army Corps of Engineers for verification a "Preliminary Delineation Report for Waters of the U.S." and a Streambed Alteration Notification package to the California Department of Fish and Wildlife for alterations to Placerita Creek and its on-site jurisdictional tributaries. A Clean Water Act Section 404 permit shall be obtained from the U.S. Army Corps of Engineers, and the Applicant shall comply with the permit conditions. A Streambed Alteration Agreement shall be entered into with the California Department of	A. Submit "Preliminary Delineation Report for Waters of the U.S." and Streambed Alteration Notification package	Prior to issuance of grading permit(s)	Applicant/Qualified Biologist	• USACOE • CDFW
	B. Obtain Section 404 permit	Prior to issuance of grading permit(s)	Applicant/Qualified Biologist	• USACOE
	C. Execute Streambed Alteration Agreement	Prior to issuance of grading permit(s)	Applicant/Qualified Biologist	• CDFW
	D. Obtain Section 401 Water Quality Certification	Prior to issuance of grading permit(s)	Applicant/Qualified Biologist	• LARWQCB

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
Fish and Wildlife under Section 1602 of the California Fish and Game Code, and the Applicant shall comply with the associated conditions. A Clean Water Act Section 401 Water Quality Certification shall be obtained from the Regional Water Quality Control Board, and the Applicant shall comply with the certification conditions. Mitigation for unavoidable impacts shall be provided through conservation or restoration of U.S. Army Corps of Engineers and California Department of Fish and Wildlife jurisdictional features (on- and off-site) at a minimum of a 1:1 mitigation-to-impact ratio.	E. Site inspection as needed	Prior to issuance of first certificate of occupancy	Applicant/Qualified Biologist	• LACDRP
MM F-6: Nighttime construction lighting, if needed, shall be situated at least 50 feet away from Placerita Creek and any retained oak woodlands, shielded, and directed towards the interior of the Development Area, away from native habitat.	A. Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	• LACDRP
	B. Site inspection as needed	During construction	Applicant/ Construction Manager	• LACDRP
MM F-7: Prior to issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the biological monitor, subject to the approval of the County of Los Angeles Department of Regional Planning. The biological monitor shall ensure that impacts to biological resources (inclusive of special-status plants) are minimized and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species potentially impacted by Project construction to an appropriate off-site location of similar habitat. The biological monitor shall be	A. Submit biologist qualifications for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDRP
	B. Submit pre-grading field surveys	During construction	Applicant/Qualified Biologist	• LACDRP
	C. Biological monitoring and relocate vertebrates	During earthmoving activities	Applicant/Qualified Biologist	• LACDRP
	D. Maintain log demonstrating compliance	During construction	Applicant/Qualified Biologist	• LACDRP
	E. Site inspection as needed	During construction	Applicant/Qualified Biologist	• LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
authorized to stop specific grading activities if he or she suspects violations of Mitigation Measures MM F-1 through MM F-9 or any local, state, or federal laws regarding biological resources.				
MM F-8: Work areas shall be surveyed for special-status reptile species prior to and during construction activities. Any special-status reptiles occurring within the work area prior to the start of work shall be collected and relocated to areas outside of the designated work zones. If ongoing biological monitoring of construction activities reveals the presence of any special-status reptiles within an active work area, then work shall be temporarily halted within that area until the animals can be collected and relocated to areas outside of the designated work zone(s).	A. Submit field surveys	Prior to and during construction	Applicant/Qualified Biologist	• LACDRP
	B. Biological monitoring	During construction	Applicant/ Construction Manager/Qualified Biologist	• LACDRP
	C. Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager/Qualified Biologist	• LACDRP
	D. Site inspection as needed	During construction	Applicant/ Construction Manager/Qualified Biologist	• LACDRP
MM F-9: The Applicant shall submit the Project landscape plan to the County of Los Angeles Department of Regional Planning, Los Angeles County Fire Department, and Los Angeles County Department of Public Works, as required, for review and approval prior to issuance of a building permit. The landscape plan shall show the size, type and location of all plants and watering facilities, consistent with the County's established codes and procedures. Where feasible, native plants shall be used for landscaping. The landscape plan shall also	A. Submit landscape plan for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDRP/LACDPW/ LACFD—Approval of landscape plan, mutual support/ referral
	B. Implement approved landscape plan	Upon completion of each major phase of Project development (see CUP revised Exhibit A phasing schedule)	Applicant	• LACDRP • LACDPW/LACFD—for support/referral

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
specify the type and location of 8-foot high decorative fencing to be installed along those portions of the Project site perimeter visible to the public along SR-14 and Placerita Canyon Road. The Project shall comply with all requirements of the approved landscape plan, and landscaping shall be installed upon completion of each major phase of Project development.	C. Site inspection	Upon completion of each major phase of Project development (see CUP revised Exhibit A phasing schedule)	Applicant	• LACDRP • LACDPW/LACFD—for support/referral
MM F-10: Prior to, but within one year of, the commencement of Project construction, protocol surveys for the coastal California gnatcatcher (Polioptila californica californica) shall be conducted within the areas proposed for construction and designated as Critical Habitat by biologist(s) holding federal permits to conduct gnatcatcher surveys in accordance with the U.S. Fish and Wildlife Service's Coastal California Gnatcatcher Presence/Absence Survey Guidelines. The results of the surveys shall be submitted to the California Department of Fish and Wildlife and the County of Los Angeles Department of Regional Planning for review. (Refer to MM F-2 regarding pre-construction nesting bird surveys, agency consultation, and necessary take permits should any state or federally listed bird species, including coastal California gnatcatcher, be detected.)	A. Submit biologist qualifications for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDRP
	B. Conduct protocol surveys for coastal California gnatcatcher	Prior to, but within one year of, the commencement of Project construction	Applicant/Qualified Biologist	• LACDRP
	C. Submit survey results for review	Prior to commencement of construction activities	Applicant/Qualified Biologist	• LACDRP
MM F-11: Prior to the issuance of a grading permit, the Applicant shall record a use restriction which shall run with the land in perpetuity over 3.18 acres of other coastal sage scrub that is suitable for coastal California gnatcatcher within the Ranch south of Placerita Canyon Road located within designated critical habitat for the	A. Submit use restriction language over area located within designated critical habitat for coastal California gnatcatcher for review and approval	Prior to recordation of use restriction language	Applicant	• LACDRP • CDFW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
coastal California gnatcatcher for purposes of preservation/conservation. The precise location of the use restriction area shall be determined in consultation with the California Department of Fish and Wildlife. The use restriction shall recognize the ability of those holding oil and other subsurface rights in the property to continue existing subsurface oil extraction operations under the use restriction area. The use restriction language shall be submitted to the California Department of Fish and Wildlife and the County of Los Angeles Department of Regional Planning for review and approval prior to recordation with the Los Angeles County Registrar-Recorder/County Clerk.	B. Record use restriction language over area located within designated critical habitat for coastal California gnatcatcher	Prior to issuance of grading permit(s)	Applicant	• LACDRP
G. CULTURAL AND PALEONTOLOGICAL RESOURCES				
MM G-1: A qualified archaeologist shall monitor all stripping and other earthmoving activities within native soils along the Placerita Creek floodplain within the Development Area. If an archaeological site is discovered during monitoring, construction activity in that part of the Development Area shall cease until the site can be studied by a qualified archaeologist.	A. Archaeological monitoring	During stripping and earthmoving activities in native soils	Applicant/ Construction Manager/Qualified Archaeologist	• LACDRP
	B. Maintain log demonstrating compliance	During stripping and earthmoving activities in native soils	Applicant/ Construction Manager/Qualified Archaeologist	• LACDRP
	C. Site inspection as needed	During stripping and earthmoving activities in native soils	Applicant/ Construction Manager/Qualified Archaeologist	• LACDRP
MM G-2: A qualified archaeologist shall monitor the grading and excavations for light poles and electrical conduits at the two Conditional Parking Areas, if developed.	A. Archaeological monitoring	During grading and excavation	Applicant/ Construction Manager/Qualified Archaeologist	• LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
	B. Maintain log demonstrating compliance	During grading and excavation	Applicant/ Construction Manager/Qualified Archaeologist	• LACDRP
MM G-3: A qualified archaeologist shall monitor the grading and septic tank excavation at the selected of the two Potential Mobile Home Relocation Areas.	A. Archaeological monitoring	During grading and excavation	Applicant/ Construction Manager/Qualified Archaeologist	• LACDRP
	B. Maintain log demonstrating compliance	During grading and excavation	Applicant/ Construction Manager/Qualified Archaeologist	• LACDRP
MM G-4: In the event archaeological resources are encountered during Project construction, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System–South Central Coastal Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the Applicant, the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System–South Central Coastal	A. Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager/Qualified Archaeologist	• LACDRP
	B. Site inspection as needed	During construction	Applicant/ Construction Manager/Qualified Archaeologist	• LACDRP
	C. Submit California Department of Parks and Recreation Site Forms, and Phase III data recovery and associated documentation, as applicable	During construction	Applicant/Qualified Archaeologist	• LACDRP • California Office of Historic Preservation
	D. Submit final report, as applicable	Prior to issuance of certificate of occupancy	Applicant/Qualified Archaeologist	• LACDRP • California Office of Historic Preservation • CHRIS-SCCIC

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
Information Center, as required by the California Office of Historic Preservation. The report shall include documentation of the resources recovered, a full evaluation of the eligibility with respect to the California Register of Historical Resources, and treatment of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities within the boundary of the archaeological site.	E. Archaeological and Native American monitoring, as applicable	During construction	Applicant/ Construction Manager/Qualified Archaeologist	• LACDRP • NAHC
MM G-5: In the event human remains are encountered during construction activities, all ground-disturbing activities within the area of the human remains shall cease and the County coroner shall be notified. In the event the remains are determined to be of Native American descent, the coroner shall notify the California Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person(s) thought to be the Most Likely Descendant of the deceased Native American, who shall have 48 hours from notification by the Native American Heritage Commission to inspect the site of the discovery of Native American remains and to recommend to the Applicant or landowner means for the treatment and disposition of the human remains and any associated grave goods. The Applicant or landowner shall reinter the remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance. In the event Native American remains are found, Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the remains.	A. Maintain documentation demonstrating compliance	During construction	Applicant/ Construction Manager/Qualified Archaeologist	• LACDRP
	B. Native American monitoring, as applicable	During construction	Applicant/ Construction Manager/Qualified Archaeologist	• LACDRP • NAHC
	C. Site inspection as needed	During construction	Applicant/ Construction Manager/Qualified Archaeologist	• LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
MM G-6: A qualified paleontologist shall be retained by the Applicant prior to the implementation of the Project to develop and execute a paleontological monitoring plan for the grading activities planned for the undisturbed northern portion of the Development Area, the Water Tank Area, the Trail Area, and those portions of the Potential Mobile Home Relocation Areas and the Off-Site Infrastructure Improvement Areas within the Saugus Formation. The qualified paleontologist shall meet the qualifications established by the Society of Vertebrate Paleontologists.	A. Submit paleontological monitoring plan	Prior to grading or excavation activities in the referenced areas	Applicant/Qualified Paleontologist	• LACDRP
	B. Paleontological monitoring	During grading and excavation in the referenced areas	Applicant/ Construction Manager/Qualified Paleontologist	• LACDRP
	C. Maintain log demonstrating compliance	During grading and excavation in the referenced areas	Applicant/ Construction Manager/Qualified Paleontologist	• LACDRP
MM G-7: The paleontologist shall attend a pre-grade meeting in order to become familiar with the proposed depths and patterns of grading for grading activities planned for the undisturbed northern portion of the Development Area, the Water Tank Area, the Trail Area, and those portions of the Potential Mobile Home Relocation Areas and the Off-Site Infrastructure Improvement Areas within the Saugus Formation to provide a basis to the development of a monitoring program.	Maintain documentation demonstrating compliance	Prior to grading or excavation activities in the referenced areas	Applicant/ Construction Manager/Qualified Paleontologist	• LACDRP
MM G-8: The paleontologist shall establish a curation agreement with an accredited facility prior to the initiation of ground-disturbing activities.	Submit curation agreement	Prior to any ground-disturbing activities	Applicant/Qualified Paleontologist	• LACDRP
MM G-9: A paleontological monitor, supervised by the paleontologist, shall monitor all ground-disturbing activities associated with grading activities in the undisturbed northern portion of the Development Area, the Water Tank Area, the Trail Area, and those portions of the Potential	A. Paleontological monitoring	During all ground disturbing activities in the referenced areas	Applicant/ Construction Manager/Qualified Paleontologist/ Paleontological Monitor	• LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
Mobile Home Relocation Areas and the Off-Site Infrastructure Improvement Areas within the Saugus Formation. If fossils are found during ground-disturbing activities, the paleontological monitor shall be authorized to halt the ground-disturbing activities within 25 feet of the find in order to allow evaluation of the find and determination of appropriate treatment in accordance with Society of Vertebrate Paleontology guidelines for identification, evaluation, disclosure, avoidance or recovery, and curation, as appropriate.	B. Maintain log demonstrating compliance	During all ground disturbing activities in the referenced areas	Applicant/ Construction Manager/Qualified Paleontologist/ Paleontological Monitor	• LACDRP
	C. Site inspection as needed	During all ground disturbing activities in the referenced areas	Applicant/ Construction Manager/Qualified Paleontologist/ Paleontological Monitor	• LACDRP
MM G-10: The paleontological monitor and/or the paleontologist shall collect all significant fossils encountered. All significant fossils shall be stabilized and prepared to a point of identification and permanent preservation.	Maintain log demonstrating compliance	During grading and excavation	Applicant/ Construction Manager/Qualified Paleontologist/ Paleontological Monitor	• LACDRP
MM G-11: Some fossils from the Saugus Formation are very small specimens that can typically be missed in monitoring for large construction projects. Therefore, the paleontological monitor shall collect sediment samples and process them to determine the potential for small fossils in these deposits obtained during grading activities in the undisturbed northern portion of the Development Area, the Water Tank Area, the Trail Area, and those portions of the Potential Mobile Home Relocation Areas and the Off-Site Infrastructure Improvement Areas within the Saugus Formation.	Maintain log demonstrating compliance	During grading and excavation in the referenced areas	Applicant/ Construction Manager/Qualified Paleontologist/ Paleontological Monitor	• LACDRP
MM G-12: The paleontologist shall prepare a final report on the monitoring. If fossils are identified, the report shall contain an appropriate description of the fossils, treatment, and curation.	Submit final report regarding paleontological monitoring	Following completion of grading and excavation	Applicant/Qualified Paleontologist/ Paleontological Monitor	• LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
A copy of the report shall be filed with the Applicant, County of Los Angeles Department of Regional Planning, and the Natural History Museum of Los Angeles, and shall accompany any curated fossils.				
I. VISUAL QUALITIES				
PDF I-1: Project buildings shall have a maximum building height of 60 feet.	Submit building plans for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDPW • LACDRP—for support/referral
PDF I-2: A vegetation barrier heavily planted with trees and shrubs shall be introduced along portions of Placerita Canyon Road and State Route 14 adjacent to the Development Area, as well as the northern portion of the site to screen the electrical substation from State Route 14.	A. Submit landscape plan for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDRP/LACDPW/ LACFD—Approval of landscape plan, mutual support/referral
	B. Implement approved landscape plan	Upon completion of each major phase of Project development (see CUP revised Exhibit A phasing schedule)	Applicant	• LACDRP • LACDPW/LACFD—for support/referral
PDF I-3: The proposed water tank shall be painted a neutral color that is predominant in the surrounding area so as to blend with the surrounding landscape. The water tank color shall be submitted to the County of Los Angeles	A. Submit water tank color for review and approval	Prior to issuance of applicable building permit	Applicant	• LACDRP • LACDPW—for support/referral

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
Department of Regional Planning for approval prior to issuance of a building permit. In addition, the area disturbed during construction immediately surrounding the water tank's ring road and fencing shall be revegetated with native plants, upon completion of tank construction. A landscape plan shall be submitted for approval of plant selection(s) from the County of Los Angeles Department of Regional Planning, Los Angeles County Fire Department, Newhall County Water District, and California Department of Fish and Wildlife.	B. Submit landscape plan for review and approval	Prior to issuance of applicable building permit(s)	Applicant	• LACDRP/LACDPW/ LACFD—Approval of landscape plan, mutual support/ referral • LACDRP/LACFD/ NCWD/CDFW—Approval of plant selections
	C. Revegetate specified area in accordance with approved landscape plan	Upon completion of water tank construction	Applicant	• LACDRP
MM I-1: Prior to issuance of a building permit, the Applicant shall submit the Project's final design drawings, including a lighting plan to the County of Los Angeles Department of Regional Planning for review and approval, consistent with the County's established codes and procedures.	Submit final design drawings and lighting plan for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDRP
MM I-2: The Applicant shall submit detailed lighting plans including fixture types and locations to the County of Los Angeles Department of Regional Planning and County of Los Angeles Department of Public Works for review and approval consistent with the County's established codes and procedures prior to issuance of a building permit.	Submit detailed lighting plans for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDRP • LACDPW
MM I-3: To ensure minimal light trespass on sensitive habitat within Placerita Creek, bridges shall be lit by low focused light located on the side walls or railings and aimed at the road. The lighting along the creek-side of Project buildings shall be located primarily on outdoor decks/balconies and consist of surface-mounted	A. Submit detailed lighting plans for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDRP • LACDPW
	B. Submit building plans incorporating approved detailed lighting plans for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDPW • LACDRP—for support/referral

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
fixtures facing down with full light cutoff to confine light to the decks/balconies and prevent spillover of light onto habitat areas. Lighting in these areas shall be consistent with the approved lighting plan.				
J. TRAFFIC, ACCESS, AND PARKING				
PDF J-1: The Project Applicant shall prepare and implement a Transportation Demand Management program to encourage the use of alternative modes of transportation and reduce vehicular traffic on the street and freeway system during the most congested time periods of the day. The Transportation Demand Management program shall be submitted to County of Los Angeles Department of Regional Planning and County of Los Angeles Department of Public Works for review and approval and shall include implementation of several Transportation Demand Management strategies, which shall include, but shall not be limited to the following: • The provision of information on transportation alternatives including establishment of a Transportation Information Center (transit schedules, maps, bulletin board/kiosk and/or intranet, etc.); • A rideshare/vanpool/carpool matching program for Disney and ABC employees; • Preferred parking for low-emitting (Zero Emission) and fuel-efficient vehicles; • Preferred parking for carpool/vanpool vehicles; • Video conferencing facilities within the Project; • On-site secure, bicycle storage areas;	Submit TDM program for review and approval	Prior to issuance of certificate of occupancy	Applicant	• LACDRP • LACDPW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
• Alternative work schedules; • An Emergency Ride Home Program, which may include taxi vouchers and/or the availability of on-site vehicle(s) for Disney and ABC employees who are registered transit users; • Discounted Disney/ABC employee transit passes; • Designation of a Transportation Demand Management program coordinator to oversee program implementation; and • Financial mechanisms and/or programs to provide for the implementation of the Transportation Demand Management program.				
MM J-1: Prior to any construction activities and/or issuance of required encroachment permits from Los Angeles County, the City of Santa Clarita and Caltrans, detailed Construction Traffic Management Plans shall be submitted to the relevant agency or agencies for review and approval, consistent with each agency's established codes and procedures. The Construction Traffic Management Plans shall include the following, as required by the applicable public agency or agencies: • Provisions to configure construction parking to minimize traffic interference; • Provisions for traffic control during all phases of construction activities to improve traffic flow on public roadways (e.g., flag person); • Provision of adequate emergency access to all residences and businesses adjacent to the roadways impacted by the utility construction	A. Submit Construction Traffic Management Plans to relevant agencies for review and approval	Prior to issuance of grading permit(s) and/or encroachment permits, as applicable	Applicant	• LACDPW • SCPWD • Caltrans—as applicable
	B. Submit detailed CTMP to agencies having jurisdiction	At least 14 days prior to construction activities that may affect emergency response	Applicant	• LACDPW • LACFD • LACSD • SCPWD • Caltrans • CHP—as applicable
	C. Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	• LACDPW • SCPWD • Caltrans

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
activities during all phases of construction activities; • Scheduling construction activities to reduce the effect on traffic flow on arterial streets; • With the exception of travel on Placerita Canyon Road, rerouting construction trucks along parallel routes with less congestion, to reduce travel on congested streets; • Provision of dedicated turn lanes for movement of construction trucks and equipment on- and off-site in accordance with the Construction Traffic Management Plans approved by the County of Los Angeles Department of Public Works and/or other public agency; • With the exception of off-site infrastructure improvements, prohibition against parking of construction-related vehicles on streets in predominantly residentially zoned areas; • Provision of safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers on streets impacted by Project construction; • Requirement that contractors participate in a common carpool registry during all periods of contract performance, with the registry monitored and maintained by the general contractor; • Scheduling of the majority of construction-related deliveries, other than concrete and earthwork-related deliveries, during off-peak travel periods;				

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
• The Applicant shall submit the detailed Construction Traffic Management Plans to the public agency or agencies having jurisdiction, including the County of Los Angeles Department of Public Works, Caltrans, and the City of Santa Clarita, including the Sheriff and Fire Departments of the County of Los Angeles, the Police and Fire Departments of the City of Santa Clarita, and/or the California Highway Patrol, at least 14 days in advance of any construction activities that may affect emergency response in the areas over which the public agency has or public agencies have jurisdiction. • All measures identified in the detailed Construction Traffic Management Plans, as approved by the public agency or agencies, shall be implemented during construction to ensure that adequate and safe access remains available on-site and within the Off-Site Infrastructure Improvement Areas.				
MM J-2: The Applicant shall obtain the required permits for truck haul routes from the County of Los Angeles Department of Public Works and/or any other public agency, as applicable, prior to the issuance of a grading permit for the Project.	A. Request approval of haul route	Prior to issuance of haul route permit	Applicant	• LACDPW • Other agency—as applicable
	B. Obtain haul route permit	Prior to issuance of grading permit(s)	Applicant	• LACDPW • Other agency—as applicable
MM J-3: The Applicant shall obtain a Caltrans transportation permit prior to the use of oversized transport vehicles on Caltrans facilities.	Obtain transportation permit(s)	Prior to use of oversized transport vehicles	Applicant	• Caltrans

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
MM J-4: Prior to issuance of a grading permit, Applicant shall document and submit all required information and/or material pertaining to the pavement of County roadways along the Project haul route, including the formula for calculating the Project's fair share of any repair and/or reconstruction of County roadways along the Project haul route, to the satisfaction of the County of Los Angeles Department of Public Works.	A. Submit pre-construction pavement condition and documentation, along with the Project's fair share formula for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW
A bond (amount to be reasonably determined by the County of Los Angeles Department of Public Works once a specific haul route is designated) shall be put in place to cover any structural impacts to the roadways along the haul route attributable to the Project's truck trips during hauling.	B. Submit Bond Amount for review and approval and post bond	Prior to issuance of haul permit	Applicant	• LACDPW
The Applicant shall reimburse the County of Los Angeles for the cost of any repairs and/or reconstruction of County roadways along the Project haul route attributable to the Project as agreed to by the County of Los Angeles Department of Public Works. The timing of any necessary repairs and/or reconstruction of County Roadways by the Applicant shall be determined by the County of Los Angeles Department of Public Works.	C. Submit post construction pavement condition and documentation supporting fair share cost to be reimbursed for review and approval	Prior to issuance of certificate of occupancy	Applicant	• LACDPW
MM J-5: Sierra Highway/SR-14 Southbound Ramps: Prior to issuance of the first certificate of occupancy, the Project Applicant shall install a traffic signal at this intersection with protected left-turn phasing for southbound Sierra Highway. Northbound Sierra Highway shall be widened to provide a separate right-turn only lane onto the SR-14 southbound on-ramp. These	A. Submit detailed striping/signing and traffic signal plans for review and approval	Prior to street improvements implementation	Applicant	• LACDPW • Caltrans
	B. Install striping/signing and traffic signal in accordance with approved plans	Prior to issuance of first certificate of occupancy	Applicant/ Construction Manager	• LACDPW • Caltrans

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
improvements shall be the sole responsibility of the Project. Detailed striping/signing and traffic signal plans shall be submitted to the County of Los Angeles Department of Public Works and Caltrans for review and approval prior to implementation.				
MM J-6: Sierra Highway/Placerita Canyon Road: Prior to issuance of the first certificate of occupancy, the Project Applicant shall widen the Placerita Canyon Road westbound approach to provide a free-flow right-turn lane onto northbound Sierra Highway, facilitating traffic flow to the SR-14 southbound on-ramp. These improvements shall be the sole responsibility of the Project. A detailed striping/signing plan shall be submitted to the County of Los Angeles Department of Public Works and Caltrans for review and approval prior to implementation.	A. Submit detailed striping/signing plan for review and approval	Prior to street improvements implementation	Applicant	• LACDPW • Caltrans
	B. Install striping/signing in accordance with approved plans	Prior to issuance of first certificate of occupancy	Applicant/ Construction Manager	• LACDPW • Caltrans
MM J-7: Current Ranch main entrance/Placerita Canyon Road (Easterly Driveway): Prior to issuance of the first certificate of occupancy, the Project Applicant shall install a traffic signal at this intersection. The eastbound approach of Placerita Canyon Road at the intersection shall be striped to provide for a left-turn only lane to improve access to the Ranch. This intersection's southbound approach exiting the Development Area shall be striped to provide one left-turn lane and one right-turn lane. These improvements shall be the sole responsibility of the Project. Detailed striping/signing and traffic signal plans shall be submitted to the County of Los Angeles Department of Public Works for review and approval prior to implementation.	A. Submit detailed striping/ signing and traffic signal plans for review and approval	Prior to implementation of street improvements	Applicant	• LACDPW
	B. Install striping/signing and traffic signal in accordance with approved plans	Prior to issuance of first certificate of occupancy	Applicant/ Construction Manager	• LACDPW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
MM J-8: Placerita Canyon Road (new Ranch main entrance)/SR-14 Northbound Ramps: The Project shall provide a direct entrance, if approved by Caltrans, to the Development Area from the SR-14 northbound off-ramp to allow immediate access to the Project. This intersection shall 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 eastbound lanes on Placerita Canyon Road shall also be restriped to provide one through lane and one dedicated right-turn lane for the SR-14 northbound on-ramp. Eastbound to northbound left-turns shall be prohibited, and southbound movement out of the Development Area shall be limited to right-turns only. These improvements shall be the sole responsibility of the Project.	A. Submit appropriate improvement plans (to the appropriate jurisdictional agency/ Departments) for review and approval	Prior to street improvements implementation	Applicant	• LACDPW • Caltrans
	B. Construct improvements in accordance with approved improvement plans	Prior to issuance of first certificate of occupancy	Applicant/ Construction Manager	• LACDPW • Caltrans
MM J-9: Sierra Highway/SR-14 Southbound Ramps: Prior to recordation of the final map, the Project Applicant shall pay its pro rata share (20.9 percent) of the cost for the widening of southbound Sierra Highway to provide a second left-turn only lane onto the SR-14 southbound on-ramp.	Provide proof of payment of pro rata share of cost	Prior to recordation of final map	Applicant	• LACDPW • Caltrans
MM J-10: Sierra Highway/Placerita Canyon Road: Prior to recordation of the final map, the Project Applicant shall pay its pro rata share (16.2 percent) of the cost for the widening of the Sierra Highway northbound approach to provide a separate right-turn only lane onto eastbound Placerita Canyon Road, as well as the widening of the Sierra Highway southbound approach to provide a separate right-turn only lane onto westbound Placerita Canyon Road.	Provide proof of payment of pro rata share of cost	Prior to recordation of final map	Applicant	• LACDPW • Caltrans

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
MM J-11: The Project shall pay its share of the applicable Eastside Bridge and Major Thoroughfare District fees in effect at the time of final map recordation.	Payment of applicable Eastside Bridge and Major Thoroughfare District fees	Prior to recordation of final map	Applicant	• LACDPW
MM J-12: The Applicant shall comply with all applicable Caltrans rules and regulations and obtain all necessary approvals from Caltrans, potentially including but not limited to: synchronization of the street signals at Placerita Canyon Road (new Ranch main entrance)/SR-14 Northbound Off-Ramp and Sierra Highway/ Placerita Canyon Road; and implementation of an approved soil sampling workplan.	Approval of soil sampling workplan and other action(s) as required by Caltrans	During and/or upon completion of construction, as required by Caltrans	Applicant/ Construction Manager	• Caltrans
K.1 PUBLIC SERVICES—LAW ENFORCEMENT				
PDF K.1-1: During construction, fencing shall be placed around the Development Area to prevent public entry and theft, and periodic and random private security patrols shall be conducted on the Development Area and the Ranch.	A. Maintain documentation demonstrating compliance	During construction	Applicant/ Construction Manager	• LACDRP • LACSD
	B. Site inspection as needed	During construction	Applicant/ Construction Manager	• LACDRP • LACSD
PDF K.1-2: The Applicant shall notify the County of Los Angeles Sheriff's Department and California Highway Patrol a minimum of five business days prior to any Project-related lane closures or other road construction and ensure that emergency access remains clear and unobstructed.	A. Provide notification	Minimum of five business days prior to any lane closures	Applicant	• LACSD • CHP
	B. Maintain documentation demonstrating compliance	During construction	Applicant/ Construction Manager	• LACDRP
PDF K.1-3: The Project's design shall incorporate state-of-the-art security features to provide for the safety of on-site employees and visitors including the provision of 24-hours per day, 7 days per week on-site private security guards with a guard kiosk positioned at the main vehicular entrance, closed circuit television	A. Maintain documentation demonstrating compliance	Prior to issuance of certificate of occupancy	Applicant	• LACDRP • LACDPW—for support/referral
	B. Site inspection as needed	Prior to issuance of certificate of occupancy	Applicant	• LACDRP • LACSD—for support/ referral

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
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.				
PDF K.1-4: Upon Project completion and prior to issuance of the first certificate of occupancy, the Applicant shall provide the County of Los Angeles Sheriff's Department Santa Clarita Valley Station Commander with a diagram of each portion of the Development Area, including access routes.	Submit diagram of Development Area with access routes	Prior to issuance of first certificate of occupancy	Applicant	• LACSD
PDF K.1-5: The Project's design shall incorporate a Knox Box entry system and lighted building address numbers to facilitate emergency response.	Site visit verification	Prior to issuance of first certificate of occupancy	Applicant	• LACDRP
K.2 PUBLIC SERVICES—FIRE PROTECTION				
PDF K.2-1: The Applicant shall notify the County of Los Angeles Fire Department a minimum of five business days prior to any Project-related lane closures or other road construction and ensure that emergency access remains clear and unobstructed.	A. Provide notification	Minimum of five business days prior to lane closures	Applicant	• LACFD
	B. Maintain documentation demonstrating compliance	During construction	Applicant	• LACDRP
PDF K.2-2: In accordance with County of Los Angeles Fire Department requirements, all required fire hydrants shall be installed, tested, and accepted prior to combustible building construction, and vehicular access to such hydrants shall be maintained during construction.	Submit required plans for review and approval	Prior to issuance of building permit(s)	Applicant	• LACFD

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
PDF K.2-3: The Applicant shall submit a fire exhibit that depicts detailed design requirements to the County of Los Angeles Fire Department for review and approval prior to the recordation of the final map or issuance of a building permit.	Submit fire exhibit for review and approval	Prior to the recordation of final map or issuance of building permit(s), whichever occurs first	Applicant	• LACFD
PDF K.2-4: Following construction and prior to the issuance of the first certificate of occupancy, the Applicant shall submit an emergency response plan for approval by the County of Los Angeles Fire Department. The emergency response plan shall include, but not be limited to, the following: mapping of site access and emergency exits, evacuation routes for vehicles and pedestrians, and locations of the nearest hospitals and fire stations.	Submit emergency response plan for review and approval	Prior to issuance of first certificate of occupancy	Applicant	• LACFD
PDF K.2-5: The Applicant shall submit a final fuel modification plan, consistent with the approved Preliminary Fuel Modification Plan contained in Appendix F.8 of the Draft EIR, to be reviewed and approved by the County of Los Angeles Fire Department in accordance with its Fuel Modification Plan Guidelines prior to the issuance of building permits.	Submit final fuel modification plan for review and approval	Prior to issuance of building permit(s)	Applicant	• LACFD
PDF K.2-6: All Project construction managers and supervisory personnel shall be trained in emergency response and fire safety operations and a log documenting such training shall be made available for inspection within five business days upon request by the County of Los Angeles Fire Department and County of Los Angeles Department of Regional Planning.	Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	• LACDRP • LACFD—for support/referral

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
PDF K.2-7: Fire suppression equipment specific to Project construction activities shall be maintained on the construction site in accordance with Occupational Safety and Health Administration and County of Los Angeles Fire Code requirements.	Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	• LACFD • OSHA
PDF K.2-8: The Project shall incorporate building design features that comply with applicable Los Angeles County Code fire safety requirements. Fire safety design features shall include, but shall not be limited to, the following: use of fire-resistant building materials where appropriate, smoke detection and fire alarm systems throughout most buildings, automatic sprinkler systems where necessary, portable fire extinguishers, and emergency exit signage in all buildings.	Submit required plans for review and approval	Prior to issuance of building permit(s)	Applicant	• LACFD
PDF K.2-9: The Project shall provide approved street signs, building access numbers, and all-weather emergency access to and within the Development Area. Secondary emergency access shall be provided via a gated driveway on Placerita Canyon Road, between the new main entrance and the current Ranch main entrance. With the exception of the access drive to the proposed electrical substation and the proposed water tank, none of the Project's driveways shall be of a single access design.	A. Submit required plans for review and approval	Prior to issuance of building permit(s)	Applicant	• LACFD
	B. Site inspection as needed	Prior to issuance of certificate of occupancy	Applicant	• LACFD
L.1 UTILITIES AND SERVICE SYSTEMS—WATER SUPPLY				
PDF L.1-1: The Project shall 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 (i.e., within the Water Tank Area).	Submit building plans for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDPW • NCWD

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
PDF L.1-2: The Project shall incorporate water conservation features pursuant to Title 20 Section 1605 of the California Code, which shall reduce the Project's water demand by at least 20 percent.	Submittal of documentation demonstrating compliance	Prior to issuance of building permit(s)	Applicant	• LACDRP • LACDPW—for support/referral
PDF L.1-3: The Project shall incorporate water conservation features that shall reduce the Project's landscaping water demand by at least 50 percent from business as usual (i.e., without water conservation measures in place).	A. Submit landscape plan for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDRP/LACDPW/LACFD—Approval of landscape plan, mutual support/referral
	B. Implement approved landscape plan	During operation	Applicant	• LACDRP • LACDPW/LACFD—for support/referral
L.2 UTILITIES AND SERVICE SYSTEMS—WASTEWATER/SEWAGE DISPOSAL				
PDF L.2-1: In compliance with the requirements of the County Sanitation Districts of Los Angeles County, kitchen drains shall be provided with oil separators to treat wastewater prior to discharge to the on-site sewer system.	Submit building plans for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDPW • CSDLAC—for support/referral
PDF L.2-2: The sewer line proposed as part of the Project within the City of Santa Clarita shall be encased where it crosses the City of Los Angeles Department of Water and Power aqueduct (constructed above ground) and Placerita Creek (two crossings below ground).	Submit sewer plans to the appropriate jurisdictions for review and approval	Prior to issuance of appropriate City permit(s)	Applicant	• SCPWD
L.3 UTILITIES AND SERVICE SYSTEMS—SOLID WASTE				
PDF L.3-1: The Project shall establish a Solid Waste Diversion Program of 50 percent for Project operations.	Submit Solid Waste Diversion Program for Project operations	Prior to issuance of first certificate of occupancy	Applicant	• LACDPW
PDF L.3-2: The Project shall establish a Solid Waste Diversion Program of 75 percent for Project construction.	A. Submittal of Solid Waste Diversion Program for Project construction	Prior to issuance of grading permit(s)	Applicant	• LACDPW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
	B. Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	• LACDRP • LACDPW—for support/referral
PDF L.3-3: The Applicant shall ensure that the construction contractor shall only contract for solid waste disposal services with a company that recycles demolition and construction-related wastes, as required per the Los Angeles County Code.	Submit a Recycling and Reuse Plan incorporating recycling requirement for review and approval	Prior to issuance of demolition permit and grading permit	Applicant	• LACDPW
PDF L.3-4: The Applicant shall provide readily accessible areas around the Project site for the deposit, storage, and collection of non-hazardous materials for recycling.	Submit revised Exhibit A depicting requirements for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDRP
L.4 UTILITIES AND SERVICE SYSTEMS—ENERGY				
PDF L.4-1: The Project shall incorporate energy conservation features to reduce energy usage by at least 15 percent below the equivalent of Title 24 (2008) standards.	Submit appropriate building plans for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDPW
PDF L.4-2: As part of the Project, the proposed soundstages, production offices, and the administration building shall comply with the County's Green Building ordinance and achieve Leadership in Energy and Environmental Design (LEED™) Silver Certification or equivalent. The commissary shall comply with the County's Green Building ordinance and achieve LEED™ Certification or equivalent. The writers/producers bungalows shall comply with the County's Green Building ordinance. While the mills and the warehouse are exempt from County Code Sections 22.52.2130.C.1 and 22.52.2130.D regarding energy conservation and third party rating systems, they shall comply with the other applicable sections of the County's Green	Submit appropriate building plans for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDPW • LACDRP—for support/referral

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
Building ordinance and achieve equivalency of LEED™ Certification. The substation and central utility plant would be exempt from the County's Green Building ordinance.				
M. ENVIRONMENTAL SAFETY/FIRE HAZARDS				
PDF M-1: All hazardous materials within the Project site shall be acquired, handled, used, stored, transported, and disposed of in accordance with all applicable federal, State, and local requirements.	Maintain log demonstrating compliance	During construction and operation	Applicant/ Construction Manager	• LACFD
MM M-1: If previously unidentified soil contamination is observed by sight or smell or indicated by testing by a qualified professional using a portable volatile organic compound analyzer during excavation and grading activities, excavation and grading within such an area shall be temporarily halted and redirected around the area until the appropriate evaluation and follow-up measures are implemented, as contained in the South Coast Air Quality Management District's Rule 1166, to make the area suitable for grading activities to resume. In the event contamination is found, the Applicant shall notify the Los Angeles County Fire Department, the South Coast Air Quality Management District, and/or the California Department of Toxic Substances Control, as applicable. The contaminated soil shall be evaluated and excavated/disposed of, treated in-situ (in-place), or otherwise managed and disposed of in accordance with all applicable federal, State, and local laws and regulations.	A. Submit documentation summarizing the results of any soil testing and verify whether applicable regulatory contaminant thresholds are met	During grading and excavation	Applicant/ Construction Manager/Qualified Professional	• LACDRP • LACFD • SCAQMD • DTSC—as applicable
	B. Evaluation, management, and disposal, as applicable	Before grading and excavation can resume in the contaminated areas	Applicant/ Construction Manager/Qualified Professional	• LACFD • LACDPW—for support/referral • SCAQMD • DTSC—as applicable

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
MM M-2: During grading for construction of the proposed water tank and associated water line in the southwest corner of the Ranch and construction in the westernmost portion of the Development Area containing abandoned oil wells, a qualified professional shall observe by sight or smell and test using a portable volatile organic compound analyzer the surrounding soil for the presence of potential contaminants. In the event contamination is found, grading and excavation in the area shall be temporarily halted and the Applicant shall notify the Los Angeles County Fire Department, the South Coast Air Quality Management District, and/or the California Department of Toxic Substances Control, as applicable. Any soil found to be contaminated shall be excavated/disposed of, treated in-situ (in-place), or otherwise managed and disposed of in full compliance with all applicable federal, State, and local laws and regulations, including the South Coast Air Quality Management District's Rule 1166 before grading and excavation can resume in the contaminated area.	A. Submit documentation summarizing the results of soil testing and verify whether applicable regulatory contaminant thresholds are met	During grading and excavation in the referenced areas	Applicant/ Construction Manager/Qualified Professional	• LACDRP • LACFD • SCAQMD • DTSC—as applicable
	B. Evaluation, management, and disposal, as applicable	Before grading and excavation can resume in the contaminated areas	Applicant/ Construction Manager/Qualified Professional	• LACFD • LACDPW—for support/referral • SCAQMD • DTSC—as applicable
MM M-3: Prior to the issuance of any grading permit, a qualified professional shall conduct soil testing for pesticides, petroleum hydrocarbons, and vapors in the following areas where agricultural operations and oil production activities have occurred but testing has not been previously conducted: the portion of the Development Area located east of the southern fill pad, the Water Tank Area, and the Conditional Parking Areas, if developed. In the event contamination is found, the Applicant shall notify	A. Conduct soil testing	Prior to issuance of grading permit(s)	Applicant/Qualified Professional	• LACFD • LACDPW • DTSC—as applicable
	B. Submit documentation summarizing the results of soil testing and verify whether applicable regulatory contaminant thresholds are met	Prior to issuance of grading permit(s)	Applicant/Qualified Professional	• LACFD • LACDPW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
the Los Angeles County Fire Department and/or the California Department of Toxic Substances Control, as applicable. Any soil found to be contaminated shall be evaluated, managed, treated or disposed in full compliance with all applicable federal, State, and local laws and regulations prior to construction in the affected area.	C. Evaluation, management, and disposal, as applicable	Prior to issuance of grading permit(s)	Applicant/Qualified Professional	• LACFD • LACDPW • DTSC—as applicable
MM M-4: Prior to the issuance of any demolition permit for an existing building within the Project site with asbestos-containing materials, the Applicant shall provide a copy of the qualifications/license of the asbestos abatement contractor that will perform the abatement or removal of asbestos to the County of Los Angeles Department of Public Works Building and Safety Division and the County of Los Angeles Fire Department Health Hazardous Materials Division. If required, the Applicant shall submit a Hazardous Building Materials Demolition Assessment and Management Plan to the County of Los Angeles Department of Public Works and the County of Los Angeles Fire Department for review and approval to ensure compliance with all applicable federal, State, and local laws and regulations.	A. Submit documentation summarizing the results of asbestos testing	Prior to issuance of demolition permit	Applicant/Qualified Professional	• LACDPW • LACFD
	B. Submit a copy of qualifications/license of the asbestos abatement contractor, if applicable	Prior to issuance of demolition permit	Applicant	• LACDPW • LACFD
	C. Submit Hazardous Building Materials Demolition Assessment and Management Plan for review and approval, if required	Prior to issuance of demolition permit	Applicant/Qualified Professional	• LACFD • LACDPW
MM M-5: Prior to the issuance of any demolition permit for any existing building within the Project site containing lead-based paint, the Applicant shall provide a copy of the qualifications/license of the lead-based paint abatement contractor that will perform the abatement or removal of lead-based paint to the County of Los Angeles Department of Public Works Building and Safety Division and the County of Los Angeles Fire	A. Submit documentation summarizing the results of lead-based paint testing	Prior to issuance of demolition permit	Applicant/Qualified Professional	• LACDPW • LACFD
	B. Submit a copy of qualifications/License of the lead-based paint abatement contractor, if applicable	Prior to issuance of demolition permit	Applicant	• LACDPW • LACFD

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
Department Health Hazardous Materials Division. If required, the Applicant shall submit a Hazardous Building Materials Demolition Assessment and Management Plan to the County of Los Angeles Department of Public Works and the County of Los Angeles Fire Department for review and approval to ensure compliance with all applicable federal, State, and local laws and regulations.	C. Submit Hazardous Building Materials Demolition Assessment and Management Plan for review and approval, if required	Prior to issuance of demolition permit	Applicant/Qualified Professional	• LACFD • LACDPW
MM M-6: In accordance with Section 110.4 of the County of Los Angeles Building Code, the Project development plans shall comply with the required setbacks from oil and gas wells, as determined by the California Department of Conservation Division of Oil, Gas and Geothermal Resources and the County of Los Angeles Department of Public Works. As part of these requirements, buildings or structures to be located between 25 to 200 feet of active, abandoned or idle oil or gas wells shall be designed according to recommendations prepared by a licensed Civil Engineer and approved by the County Building Official.	Submit building plans for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDPW • DOGGR—for support/referral
MM M-7: Prior to issuance of a grading permit, the Applicant shall submit documentation to the County of Los Angeles Department of Public Works to verify that all oil wells within 200 feet of Project buildings or structures have been properly abandoned according to required standards. If the wells were not abandoned properly, as determined by the California Department of Conservation Division of Oil, Gas and Geothermal Resources, the wells shall be re-abandoned in accordance with the requirements of the California Department of Conservation Division of Oil, Gas and Geothermal Resources.	A. Submit documentation verifying proper abandonment of oil wells	Prior to issuance of grading permit(s)	Applicant	• LACDPW • DOGGR
	B. Re-abandon oil wells, if required	Prior to issuance of grading permit(s)	Applicant	• LACDPW • DOGGR

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
MITIGATION COMPLIANCE				
The Applicant shall be responsible for complying with all Project PDFs and MMs throughout the lifetime of the Project. As a means of ensuring compliance with the above mitigation measures and California Public Resources Code Section 21081.6, the Applicant is responsible for submitting an annual mitigation compliance report to the County of Los Angeles Department of Regional Planning for review. The annual mitigation compliance report shall include, but not be limited to, a list of all approvals and/or permits obtained from the County for the Project. Such list shall include any approvals and/or permits obtained during the current compliance period as well as all approvals and/or permits obtained during the previous compliance periods.	A. Submit annual mitigation compliance report	Annually until all mitigation measures have been implemented and completed	Applicant	• LACDRP
In connection with the application for any approvals and/or permits that the Applicant requests from the County, the Applicant shall provide a copy of all PDFs and/or MMs applicable to the subject matter of the application to the County staff who is reviewing such application at the time the request is made. The Applicant shall also provide all applicable agency clearances, LACDRP clearances, and/or other County department clearances associated with such PDFs and/or MMs.	B. Provide a copy of applicable PDFs and/or MMs and applicable clearances	At the time of request of any future approvals and/or permits	Applicant	• LACDRP • Other County Departments—as applicable
The Applicant shall replenish the mitigation monitoring account, as necessary, until such time as all mitigation measures have been implemented and completed.	C. Replenish mitigation monitoring account as necessary	During mitigation monitoring	Applicant	• LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party

List of Acronyms:

Caltrans	California Department of Transportation
CDFW	California Department of Fish and Wildlife
CHP	California Highway Patrol
CHRIS-SCCIC	California Historical Resources Information System-South Central Coastal Information Center
CSDLAC	County Sanitation Districts of Los Angeles County
CTMP	Construction Traffic Management Plans
DOGGR	California Department of Conservation Division of Oil, Gas and Geothermal Resources
DTSC	California Department of Toxic Substances Control
HMMP	Habitat Mitigation and Monitoring Program
LACDPH	Los Angeles County Department of Public Health
LACDPW	Los Angeles County Department of Public Works
LACDRP	Los Angeles County Department of Regional Planning
LACFD	Los Angeles County Fire Department
LACSD	Los Angeles County Sheriff's Department
LARWQCB	Los Angeles Regional Water Quality Control Board
LID	Low Impact Development
LSWPPP	Local Stormwater Pollution Prevention Plan
MM	Mitigation Measure
NAHC	Native American Heritage Commission
NCWD	Newhall County Water District
NOI	Notice of Intent
OSHA	Occupational Safety and Health Administration
OTWMMP	Oak Tree and Woodland Mitigation and Monitoring Program
OWTS	Onsite Wastewater Treatment System
PDF	Project Design Feature
SCAQMD	South Coast Air Quality Management District
SCCDD	City of Santa Clarita Community Development Department
SCPWD	City of Santa Clarita Public Works Department
SUSMP	Standard Urban Stormwater Mitigation Plan

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
SWPPP Stormwater Pollution Prevention Plan				
TDM Transportation Demand Management				
USACOE United States Army Corps of Engineers				
USFWS United States Fish and Wildlife Service				
WWECP Wet Weather Erosion Control Plan				

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) 430-5260 • FAX (626) 960-2740

www.publichealth.lacounty.gov

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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
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.

Planning and Development Agency • 510 South Vermont Ave • Los Angeles, CA 90020-1975 • (213) 351-5198

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

Prepared By: Planning_EL
Aerial: LAR-IAC3
Parcels: Assessor 2010
Roads: Thomas Brothers (All rights reserved)
Trails: DPR

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 facade is required prior to construction. The required water supply shall be approved by the Fire Marshal prior to building permit issuance based on the facade'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 CUP 01/2008

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

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CARSON	DUARTE	HUNTINGTON PARK	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CERRITOS	EL MONTE	INDUSTRY	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CLAREMONT	GARDENA	INGLEWOOD	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	COMMERCE	GLENDORA	IRWINDALE	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	CUDAHY	HAWTHORNE	LA HABRA	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
BRADBURY							WHITTIER

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

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

IN REPLY PLEASE
REFER TO FILE: LD-2

May 2, 2013

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 Hul at (626) 458-4921 or thul@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. See CUP Condition No. 43

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
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