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January 7, 2014

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
#18 of January 7, 2014

Agenda No. 6
08/27/13

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

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)
CONDITIONAL USE PERMIT NUMBER 2009-00126-(5)
OAK TREE PERMIT NUMBER 2009-00041-(5)
PARKING PERMIT NUMBER 2010-00002-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced permits 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 permits 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.1007421.1

FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NUMBER TR071216-(5)
CONDITIONAL USE PERMIT NUMBER 2009-00126-(5)
OAK TREE PERMIT NUMBER 2009-00041-(5)
PARKING PERMIT NUMBER 2010-00002-(5)

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Project No. TR071216-(5), consisting of 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") (collectively, the "Project Permits") on August 27, 2013. The Project Permits were heard concurrently with Vesting Tentative Tract Map No. 071216-(5) ("Vesting Map"), Plan Amendment No. 2009-00010-(5) ("Plan Amendment"), and Zone Change No. 2009-00012-(5) ("Zone Change"). The County Regional Planning Commission ("Commission") previously held a duly-noticed public hearing on the Project Permits and related entitlements on June 19, 2013.

2. The permittee, Golden Oak Ranch Properties ("Permittee"), requests the Project Permits to authorize its proposed "Disney/ABC Studios at The Ranch Project" which would expand filming-related activities within an approximate 44-acre portion of land associated with the Vesting Map ("Map Area") plus allow for supporting facilities outside the Map Area within the 890-acre Golden Oak Ranch ("Ranch"). The Project Permits will also authorize off-Ranch public improvements, adjacent parking, and the continuance of existing filming, agricultural, and oil production activities on the Ranch (collectively the "Project"). The Permittee proposes to change the Map Area's zoning as well as its land use designation under the 1990 Santa Clarita Valley Area Plan ("1990 Area Plan"). The CUP, Oak Tree Permit, and Parking Permit are required to authorize conditional uses, oak tree removals and encroachments, and special parking arrangements for proposed and continued uses as specified in each of the respective entitlements.

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 Permittee 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 seeking to amend the 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 Map Area from A-2-1 (Heavy-Agricultural-One-Acre Minimum Lot Area) to C-M-DP (Commercial Manufacturing-Development Program) under section 22.16.070 et seq. of the Los Angeles County Code ("County Code").

6. The related Vesting Map authorizes creation of two alternative subdivisions, one creating 20 lots (Vesting Map Option A, with 555,950 square feet of indoor studio facilities, including 12 sound stages), the other creating 18 lots (Vesting Map Option B, with 510,000 square feet of indoor studio facilities, including eight sound stages and one office building).

7. To facilitate indoor motion picture production uses, the Vesting Map, Plan Amendment, and Zone Change with a DP overlay zone for the Map Area portion of the Ranch will authorize the Permittee to develop indoor sound stages and associated production, administrative, parking and support facilities on previously disturbed land adjacent to SR 14 in the proposed C-M-DP zone with associated off-site infrastructure improvements. Existing zoning and land use designations will remain the same on the remaining 846 acres of the Ranch.

8. The CUP will regulate all 890 acres of the Ranch. The CUP will implement the required development program on the Map Area associated with the related 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 sections 22.28.230 and 22.40.030 through 22.40.080 of the County Code.

9. The CUP is required for proposed parking located outside the Map Area on 14 acres of a 30-acre Los Angeles Department of Water and Power ("LADWP") transmission line right-of-way, which traverses the Ranch ("Transmission Corridor"). The approximate 44-acre Map Area plus the 14-acre Transmission Corridor comprise the 58-acre location for primary new development at the Ranch ("Development Area"). On 195 Ranch acres outside the Development Area, the CUP will regulate and 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 filming. The remaining 637 acres of the Ranch will be used as a buffer area and filming backdrop outside the Development Area in the existing A-2-1 and A-2-2 (Heavy Agricultural-Two Acres

Minimum Lot Area) zones. The CUP will supersede and replace Conditional Use Permit No. 04-089 approved by the Commission on January 3, 2007.

10. The Oak Tree Permit will 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. In addition, due to the complexity of the Project, as authorized by the County Fire Department ("Fire Department"), an additional 10 percent (15 trees) may be removed to develop the Project.

11. The Parking Permit will 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.

12. The Project will significantly expand employment opportunities at the Ranch, thereby providing investment into the media sector of the regional economy.

13. Primary access to the Ranch is proposed to be located directly across 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 uses. The Project site also has locations for the infrastructure improvement areas not on the Ranch property ("Off-Site Infrastructure Improvement Areas").

14. The Development Area is adjacent to and southeast of SR 14 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 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. 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 Vesting Map Option A's 20 lots or Vesting Map Option B's 18 lots.

15. The proposed 14-acre parking area is flat disturbed land located primarily in the Transmission Corridor. The remaining Ranch property is comprised of a valley (following Placerita Creek) and a side canyon (following Heil Creek) surrounded by hillsides to the north, west, and east. Oak trees surround most of the perimeter of the developed valley and side canyon set areas, and the majority of the oak trees to be removed are located within the southerly portion of the proposed Development Area. Native and non-native vegetation, and disturbed and natural open space areas are located throughout the Ranch and Transmission Corridor. The Water Tank Area and Trail Area are comprised of hilly natural and disturbed land, and access to the Water Tank Area is via an existing dirt road.

16. In these findings, existing County zoning refers to County zoning at the time the Project application was deemed complete on May 4, 2010. City zoning refers to City zoning at the time the Project was considered by the Board. The site is zoned A-2-1 and A-2-2 in the Newhall and Sand Canyon Zoned Districts within County jurisdiction. 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: 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.

17. The Ranch is developed with outdoor sets, a filming ranch, and agricultural uses. Surrounding land uses 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.

18. Film production uses at the Ranch are currently permitted by a County conditional use permit. In 1979, the Permittee obtained Conditional Use Permit No. 1494 to authorize use of the Ranch for motion picture sets, and for the temporary use of wild and domestic animals for filming purposes. That permit also allowed up to 600 persons on the Ranch at any one time, and had a term of 25 years. Prior to expiration of that permit, the Permittee applied for a new conditional use permit to continue the motion picture set uses on the Ranch. In

January 2007, the Permittee obtained Conditional Use Permit No. 04-089 to continue using the Ranch for motion picture filming, motion picture set construction, the temporary use of wild and domestic animals for filming purposes, and for agricultural activities. The term of the 2007 permit was 15 years, with the ability to renew the permit for an additional 15 years. Also in 2007, the County granted the Permittee Oak Tree Permit No. 2006-00032 to allow the removal of 14 oak trees and allow five encroachments into the protected zone of certain oak trees. The Oak Tree Permit was related to relocating the Ranch's primary site access driveway to meet County line-of-sight requirements on Placerita Canyon Road. The current permit requests seek to continue and expand the existing uses within a portion of the Ranch.

19. Project consistency with the Countywide General Plan and the 1990 Area Plan is evaluated in Finding No. 20 below. Although not required, an additional analysis of Project consistency with the 2012 Area Plan is also evaluated In Finding No. 22 below for informational purposes only.

20. A detailed analysis of General Plan policies applicable to the Project is included in Table V.N-1 of the Environmental Impact Report ("EIR") prepared for the Project, discussed further in Finding Nos. 41 through 44 below. The Project is consistent with the General Plan Elements and policies as follows:

    A. General Goals and Policies. The Project provides resource conservation and protection of environmental quality by, for example, sustaining a 20 percent reduction in water use, preserving significant ecological areas surrounding the Project development areas, and recycling of construction waste and recycling during operations. The Project maintains a non-urban character as to land use and urban development pattern, utilizes good design for entryways and edges, and provides substantial economic development opportunity through substantial job creation.

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

    C. Economic Development Element. Temporary employment during construction and permanent employment during operations is increased substantially by the Project. The media industry is further supported, and the Project will help retain this industry in the region due to its proximity to media centers such as the cities of Burbank and Hollywood.

D. Land Use Element. The Project fosters compatible land use arrangements by consolidating indoor sound stages and outdoor sets within the same geographical site creating synergy and efficiency by reducing transportation requirements and energy consumption. The proposed Project design clusters the bulk of new development on previously disturbed land adjacent to SR 14 thereby minimizing encroachment on undeveloped land. Compatibility with a nearby State and County park and national forest is maintained through large buffer areas of undeveloped land and limiting new development to the previously disturbed southwestern edge of the property. Agricultural uses are retained on the property maintaining the character of an operational ranch.

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

F. Scenic Highway Element. A portion of Placerita Canyon Road adjacent to existing and proposed development is considered a Second Priority Scenic Route, as is SR 14 between I-5 and State Route 138 which means they are proposed for future study for possible designation as a Scenic Highway. New development is proposed on disturbed areas adjacent to SR 14 and a limited westerly portion of Placerita Canyon Road nearest to SR 14, with no new development proposed further east along that road. Existing views of natural terrain are retained by the Project.

G. Transportation Element. SR 14 off-ramp improvements, intersection improvements, and roadway lane configuration improvements are required for the Project to reduce traffic impacts to an insignificant level.

H. Water and Waste Management Element. The Permittee is required to divert 75 percent of construction waste to recycling facilities, and 50 percent of operational waste will be recycled. Extensive storm-water management facilities and site design are required to handle major storm events. Available water supply is to be provided by the Newhall County Water District, and necessary and adequate sewer supply has been designed in collaboration with the City.

21. An extensive detailed analysis of 1990 Area Plan policies applicable to the proposed Project is included in Table V.N-2 of the EIR, discussed further in Finding Nos. 41 through 44 below. The Project is consistent with each of the applicable elements and policies of the 1990 Area Plan as follows:

A. Circulation Element. Projected future traffic conditions to the year 2020 were analyzed to guide project design features and mitigation measures for the Project; those adopted measures include making necessary road improvements to minimize Project impacts to traffic.

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

C. Economic Development Element. The media and entertainment industry is one of four major industries targeted for expansion in the Santa Clarita Valley. The Project facilitates employment growth and synergy in this industry, and lies within the 30-mile studio zone to keep production costs down.

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

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

F. Land Use Element. The Project promotes transportation efficiency through the co-location of outdoor sets and indoor sound stages within the same site. Reduced production truck trips, less impact on regional air quality, and the synergy of operations in a priority industry for the local region make the proposed uses suitable to the site. The Project proposes new development located adjacent to SR 14 consistent with freeway-oriented commercial development in the area, and minimizes impacts to sensitive remote areas of the Ranch that will not be further developed.

Proposed infrastructure improvements include a provision of a water tank exceeding Project requirements to provide additional water capacity to the Newhall County Water District consistent with the 2001 Master Plan for the Newhall Division of that water district. The Project adheres to development standards to maintain the character of the Ranch while facilitating new development along an established transportation corridor.

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

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

22. The applicable local plan for this Project is the 1990 Area Plan. Nevertheless, the Board finds that the Project is also consistent with the updated 2012 area plan for each of the impacts analyzed in the EIR prepared for the Project, discussed further in Finding Nos. 41 through 44 below, as those impacts relate to the goals and policies of the 2012 area plan. A detailed analysis of the 2012 area plan policies that relate to the Project's impacts was prepared and presented to the Board. The Board concurs with that analysis' conclusion that the Project is consistent with the 2012 area plan policies pertaining to geotechnical hazards, flood hazards, noise, water quality, air quality, climate change, biological resources, cultural resources, agricultural resources, visual resources, traffic, access and parking, public services for fire and law enforcement, utilities and service systems, including water supply, energy supply, wastewater and solid waste processing, environmental safety, land use, and conservation and open space. In addition, the Project would also be consistent with the land use designations in the 2012 area plan.

23. The Map Area will be zoned C-M-DP after the Zone Change becomes effective. Sections 22.40.030 through 22.40.080 of the County Code require projects located within a Development Program zone to comply with certain additional conditions, which conditions will be incorporated into the CUP conditions of approval.

24. The remaining 846 acres of the Ranch outside of the Map Area are zoned A-2-1 or A-2-2, and subject to A-2 zone standards and limitations. Under section 22.24.150 of the County Code, uses requiring a conditional use permit in the A-2 zone include: grading in excess of 100,000 cubic yards; motion picture sets, and related facilities, including temporary use of domestic and wild animals for 60 days or less; living quarters for persons employed on the involved premises; and water tanks and theaters/amphitheaters having a seating capacity of a maximum of 500 seats.

25. The Project proposes to move an existing caretaker's mobile home and septic system currently located within the proposed Development Area to one of two possible locations depicted as "Tentative New Location 1" and "Tentative New Location 2" on Exhibit "A." There is also a manager's residence labeled as No. 2 "Main Ranch House" on Exhibit "A." As residential uses, the mobile home and manager's residence are subject to the A-2 zone yard requirements and development standards set forth in subsections A and B of section 22.24.170 of the County Code, which require compliance with standards applicable to the R-1 zone. The manager's residence and both potential mobile home locations comply with the R-1 zone development standards. The residences will be required to comply with all requirements of the County Department of Public Works ("Public Works"), Building and Safety Division.

26. The Permittee requests continued authorization to temporarily keep wild and domestic animals on the Ranch as allowed in the A-2 zone by County Code sections 22.24.150 and 22.24.160. Section 22.24.150 allows the following use subject to obtaining a conditional use permit: "motion picture sets, including the temporary use of domestic and wild animals in motion picture and television production, provided the wild animals are kept or maintained pursuant to all regulations of the Los Angeles County Department of Animal Control, and are not retained on the premises for a period exceeding 60 days. The [Regional Planning Director ("Director")] may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56 on director's review." The Permittee proposes the temporary use of wild animals and the Project conditions will limit the use consistent with the County Code. Accordingly, the Project will comply with the requirements for the temporary use of wild animals set forth in the County Code.

27. As for domestic animals, subsection B of County Code section 22.24.120 allows the raising of horses and other domestic animals in the A-2 zone. It provides that, "the raising of horses and other equine, cattle, sheep, and goats, including the breeding and training of such animals, on a lot or parcel of land having, as a condition of use, an area of not less than one acre, provided that: on lots or parcels of land having an area of five acres or more, there shall be no limitation as to the number of such animals which may be kept or maintained in conjunction with such use." The Ranch consists of 890 acres. As such, the Permittee's proposal to continue the keeping or potential keeping of domestic animals on the Ranch for extended periods of time complies with the County Code requirements for raising domestic animals.

28. The Development Area is to be rezoned to C-M-DP, thereby making it subject to the development standards in County Code section 22.28.270, subsection A. That section requires, "that not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area." The Project will be conditioned to comply with C-M-DP zone

requirements and specifically, will require the Development Area to include 10 percent landscaping according to required landscape plans subject to approval by the Director and Public Works. The 10 percent landscaping requirement shall apply to the Development Area as a whole and not on a lot by lot basis.

29. Subsection D of section 22.28.270 of the County Code sets forth outside storage requirements for the C-M zone. It provides that, "outside storage is permitted on the rear of a lot or parcel of land in Zone C-M when such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land, and provided no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the director may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this section. All such requests for substitution shall be subject to the provisions of Part 12 of Chapter 22.56 on director's review." The Project does not propose outside storage within 50 feet of the property lines located near the property frontages nor along the public right-of-way. Accordingly, the Project complies with the County Code's outdoor storage requirements.

30. Part 9 of Chapter 22.44 of the County Code establishes regulations and development standards for rural outdoor lighting for development located within the County's Rural Outdoor Lighting District ("Lighting District"). The Map Area is not located within the Lighting District and thus is not subject to Lighting District development standards. The remaining 846 acres of the 890-acre Ranch is located within the Lighting District. The Lighting District regulations allow for an exemption from night lighting hours of operation when alternative hours of operation are specified in a discretionary permit. The conditions of the CUP will include alternative hours of operation. All other Lighting District regulations will apply to the Project and therefore, the Project complies with Lighting District development standards.

31. Subsection B of section 22.28.270 of the County Code sets forth the required parking in the C-M Zone, and provides, "that there be parking facilities provided as required by Part 11 of Chapter 22.52" of the County Code. Subsection A of section 22.52.1110 in Part 11 establishes the number of parking spaces required for assembly halls, which it specifies includes theaters, and requires one or more automobile parking spaces for each three persons based on the occupant load as determined by the County engineer. Previously issued Conditional Use Permit No. 04-089 allows use of the existing "Country Bear Hall" building, classified as an outdoor motion picture set, as an assembly hall and "backstage" area if brought into compliance with applicable building and safety and fire regulations. The conditions of approval for the Project Permits have the same requirements. The County Engineer has determined that the occupant load for this building for assembly use is 237 persons. Accordingly, 79 parking spaces

are required and the Project is so conditioned, which includes two existing disabled parking spaces. The County Code requirement to pave and stripe the parking lot labeled "Parking Area," which is adjacent to the existing office labeled No. 5 on Exhibit "A" sheet S-1, is modified by the Project Permits to allow compacted dirt and gravel parking areas in character with the Ranch facility, with the exception of the two existing paved and striped disabled parking spaces. All other applicable parking requirements of Part 11 of section 22.52 of the Zoning Code shall be met by the Permittee.

32. Required parking for disabled persons in the existing lot is set forth in section 22.52.1070 of the County Code. Pursuant to subsection A of section 22.52.1070, two handicapped parking spaces are required for a parking lot of 79 total spaces, which will be satisfied. The proposed parking will also comply with the standards of subsection B of Section 22.52.1070, which states, in relevant part, "parking spaces for the physically handicapped shall be located as near as practical to a primary entrance." When more than one disabled parking space is provided, the County Code allows that, in lieu of providing a 14-foot-wide space for each parking space, two spaces can be provided within a 23-foot-wide area, striped to provide a 9-foot parking area on each side of a 5-foot loading and unloading area in the center. The existing site provides at least two paved and striped disabled parking spaces in the lot labeled "Parking Area," which is adjacent to the existing office labeled No. 5 on Exhibit "A," and which satisfies the County Code requirements.

33. The Project complies with the parking requirements for commercial, industrial, loading area, and disabled parking for the proposed new uses. For commercial parking, County Code section 22.52.1100 requires one parking space for each 400 square feet of business or professional office use. For industrial uses, section 22.52.1140 requires one parking space for every 500 square feet of industrial uses, or one parking space per 1,000 square feet for industrial uses considered a warehouse. For loading areas, section 22.52.1084 requires one space for up to each 24,000-square-foot building and one space for up to each 18,000-square-foot building. For disabled parking, section 22.52.1070.A requires seven disabled spaces for the first 401 to 500 standard spaces required, plus one space per 200 spaces over 500 standard spaces. Under these provisions, required parking for Vesting Map Option A is 940 spaces, including nine disabled spaces, and required parking for Vesting Map Option B is 954 spaces including nine disabled spaces. Vesting Map Option A provides 1,228 spaces, including nine disabled spaces and Vesting Map Option B provides 1,162 spaces, including nine disabled spaces; thus, the parking requirements under the County Code will be satisfied.

34. In addition to DP zone standards, the Project is also subject to general zoning regulations in Chapter 22.52 of the County Code related to building height, outside storage, displays, signage, green building, drought-tolerant landscaping, and low-impact development requirements. Building height is controlled by the

floor area of the proposed buildings compared to the buildable area per parcel, pursuant to County Code section 22.52.050. Here, for aesthetic and visual purposes, the Permittee agreed to, and project conditions impose, a 60-foot height restriction for buildings in the Development Area, which is well below what would be allowed by the County Code.

35. With respect to outside storage and display requirements, Part 7 of Chapter 22.52 of the County Code requires fencing and landscaping to screen outside storage that is open to view from the exterior boundary of the site. The Project is conditioned to comply with these outside storage requirements and proposes no outside display.

36. The Project is conditioned to comply with signage requirements of Part 10 of Chapter 22.52 of the County Code. The Project proposes signage for a new entryway, and directional and signage for a trailhead and staging area. The conditions of approval require a sign program for review and approval by the Director.

37. The Project is conditioned to comply with green building, drought-tolerant, and low-impact development standards set forth in the County Code. Standards for review and modification of, or allowed exemptions from, applicable green building standards, set forth in the County Code will be incorporated into the Project. Temporary sets will be exempt from the County Code's green building standards. The Project proposes, and will be conditioned to have, 75 percent of its landscaping to be drought tolerant and irrigated by water efficient systems as required by Part 21 of Chapter 22.52 of the County Code. Stormwater runoff will be maintained similar to naturally existing conditions prior to development as required by Part 22 of Chapter 22.52. The Project is designed with above and below ground retention basins and bio-swales, and uses grading elevations that meet requirements for controlling stormwater to minimize flooding and maximize replenishing groundwater, mimicking natural characteristics of water movement in the area.

38. With respect to the Oak Tree Permit, the Project proposes the removal of 158 oak trees (including 16 heritage trees) and the encroachment into the protected zone of 83 oak trees (including three heritage trees). The majority of the trees proposed to be removed will be removed due to flood control requirements that require the placement of debris basins in locations that are covered heavily with existing oak trees. Existing disturbed area at the site proposed to be lowered and joined to portions of the adjacent flood plain, which must be filled to accommodate the Development Area, requires the removal of oak trees located in the flood plain just below and along the easterly drop off from the existing disturbed area. As indicated in the oak tree report reviewed by the County Forester, all but two of the heritage tree removals had a "C" or "D" overall health rating on an "A-F" rating scale, "A" being the best condition, "F" being the worst. The Project proposes to plant at least 1,600 oak trees, guaranteeing survival of 1,144 of those through a seven-year monitoring period, and will be

conditioned to meet all other oak tree mitigation measures required by the County Code oak tree provisions (Part 16 of Chapter 22.56 of the County Code) and by the County Forester. Oak woodlands are present on 4.97 acres of the Project Site mostly within the proposed Development Area (4.79 acres). Nearly 12 acres of oak woodland mitigation land (2.4 acres of mitigation to 1 acre of impact) will be required by the Project's Mitigation Monitoring and Reporting Program ("MMRP").

39. With respect to the Parking Permit, the existing disturbed area adjacent to the intersection of SR 14 and Placerita Canyon Road has been used for intermittent overflow parking during operations of the existing filming ranch in accordance with the Permittee's existing Conditional Use Permit No. 04-089. The Project proposes to develop this existing disturbed area and a portion of the flood plain with indoor studios and supporting uses, including on-site parking to meet approximately 75 percent of the required parking for the Project. The remaining required parking, plus any additional overflow parking, will be met by using either two paved and striped off-site parking lots located in the Transmission Corridor, if LADWP grants permission for parking use in the Transmission Corridor, or by providing two conditional on-site parking lots. The Parking Permit is required for the Transmission Corridor option.

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

41. 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 ("Findings and SOC") were prepared for this Project pursuant to CEQA (California Public Resources Code sections 21000, et seq.).

42. Areas of potential environmental impacts 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.

43. 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 for 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, use of 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 are some of the required measures.

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

45. Required and legally adequate public notice of public hearings before the Hearing Examiner, Commission, and Board hearings was provided. On June 6, 2013, the final EIR was distributed to County departments, agencies, and interested parties according to CEQA requirements, and posted on Regional Planning's website.

46. 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.

47. 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 Permittee 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 two in opposition. Written comments, both in favor and in opposition, were also received.

48. After completion of public testimony, the Commission closed the public hearing and unanimously adopted the final EIR. The Commission directed Regional Planning staff to modify the conditions to require the Permittee to work with 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 CUP, Oak Tree Permit, Parking Permit, and Vesting Map subject to conditions of approval. The Commission also adopted resolutions recommending approval to the Board for the Plan Amendment and Zone Change.

49. Pursuant to the County Code, the CUP, Oak Tree Permit, Parking Permit, and Vesting Map were deemed called up for review by the Board to be considered concurrently with the recommended Plan Amendment and Zone Change.

50. The Board conducted its hearing on the Project on August 27, 2013. Following a presentation by Regional Planning staff, two representatives of the Permittee 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 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 Permittee'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 Permittee 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 Permittee 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.

51. The Board finds that the Project's design, required mitigation measures, and compliance with applicable zoning regulations ensure that the Project is compatible with the surrounding community, and minimize Project impacts to the community to the greatest extent feasible. The Ranch is buffered from its neighbors on the east, north, and south boundaries by hilly topography and undeveloped land. The westerly boundary of the Project site is adjacent to SR 14 and comprised of mostly undeveloped hilly terrain. The Development Area (five percent of the total property) combined with existing filming ranch uses consist of approximately 27 percent of the Ranch. Any night hauling will be required to comply with County night noise standards and night lighting will be required to be retained on-site with no off-site spillover to ensure compatibility with the area. Landscape screening or buffering of developed portions of the Project site visible from Placerita Canyon Road and SR 14 will be required by the Project conditions. Reduced building pad height from existing grade is proposed for the Development Area, and height of buildings is restricted to a maximum of 60 feet to limit visual impacts. Minimal entry and directional signage will help limit visual clutter in the area to a minimum.

52. The Board finds that the Permittee will be required to comply with the conditions of various County departments. The CUP and Vesting Map conditions clarify general subdivision requirements, right-of-way and road improvements, grading, sewer, water, drainage, and geotechnical design requirements. Fire Department requirements for a project in a Very High Fire Hazard Severity Zone and Oak

Tree Permit requirements are delineated. Public Health conditions include approval of an on-site wastewater treatment system prior to relocation of the mobile home caretaker residence. The Department of Parks and Recreation requires dedication and construction of the Placerita Canyon Connector Trail and associated staging area prior to recordation of the Project's final map. The Newhall County Water District updated its Water Supply Assessment pertaining to the Project in April 2013, and water supply for the Project was determined to be adequate.

53. 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.

54. The Board finds that the requested use at the location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; or be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; or jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. The Project does not cause new hazards or nuisances which would diminish the safety and uses of existing residents and workers surrounding the Project site.

55. The Board finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, and loading facilities, landscaping, and other development features prescribed in the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area. The Development Area is sufficient in size to accommodate the proposed indoor sound stages and supporting facilities. The Development Area is in proximity to the existing ranch, which allows for the operation of outdoor filming sets on 195 acres of the site and utilizes the additional 637 Ranch acres of forested hillsides for back drop and buffering the site. The Project design complies with County requirements for the construction of necessary facilities to support the development and provides project design features beyond County requirements.

56. The Board finds that the proposed site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate; and by other public or private service facilities as are required. Required street and freeway off-ramp improvements, vehicle access, and circulation requirements, including emergency access and necessary utility infrastructure, are supplied by the Project and conditioned accordingly.

57. The Board finds that, as required by section 22.40.050 of the County Code for ()-DP zoning, that:

A. A plot plan was provided showing the location of all proposed structures, the alteration or demolition of any existing structures, and development features, including grading, yards, walls, walks, landscaping, height, bulk arrangement of buildings and structures, signs, the color and appearance of buildings and structures, and other features as needed to make the development attractive, which were adequately buffered from adjacent more restrictive uses, and were in keeping with the character of the surrounding area.

B. The Project provides a seven-phase time-sequenced phasing schedule for development, and thus complies with the requirement to provide a progress schedule showing all phases of development and the sequence and time period within which improvements will be made.

58. The Board finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the Permittee 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.

59. The Board finds that of the more than 3,000 oak trees present on the Ranch, 158 removals, and 83 encroachments are requested. Because new development is primarily clustered within the Development Area, no other oak trees will be impacted by the Project. The Board thus finds that the construction of the proposed use will be accomplished without endangering the health of the remaining trees.

60. The Board finds that required water quality and flood control measures, including on-site debris basins, bio-swales, and on-site storm drains are included in the Project. Best Management Practices for erosion and sediment control during construction are also required as part of the Project. The Board thus finds that the removal or relocation of the oak trees will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

61. The Board finds that the Project's proposed grading would prepare 24 acres comprised of two mostly barren existing fill pads created by Caltrans during construction of SR 14, and an additional 20 acres significantly below the pads to receive fill from the lowered 24-acre pad area. The grading will also level the existing 14-acre Transmission Corridor for the proposed parking lots. Filling the lower 20-acre area would require removal of a significant portion of the oak trees mostly located at the toe of the slope along the eastern side of the southerly pad. A majority of the remaining impacts to the oak trees are for preparation of required debris basins located in the southernmost portion of the Development

Area. The clustering of the Project at this location on the Project site will provide the least amount of disturbance to existing oak trees and oak woodlands. The balancing of the westerly 24 acres with the lower 20 acres is necessary to enable a functionally efficient use of sound stages and supporting facilities which require large trucks to circle the facilities for filming operations. Lowering the 24-acre pad area will provide less visual intrusion from development by enabling lower elevations of building heights visible from the public rights-of-way.

62. The Board finds that removal or relocation of the oak trees proposed is necessary because their continued existence at present locations frustrate the planned improvements at the Project site and proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density, the cost of such alternative would be prohibitive, or the placement of such trees precludes the reasonable and efficient use of such property for a use otherwise authorized. The Board further finds that the oak trees proposed for removal or relocation interfere with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees.

63. The Board finds that removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure. The Project is consistent with the intent of the oak tree permit process by minimizing impacts to oak trees through clustered development and by providing more than the 444 oak tree replacements required by the County Code. The Project proposes 444 new oak trees of 15-gallon size with a one-inch diameter at one foot above the base of the trunk, at least another 1,156 new oak trees of various sizes, including at least 12 60-inch box trees, for a total of at least 1,600 new oak trees, within restoration areas on the Ranch. These new oak trees will collectively cover approximately 21 acres, and conditions guarantee survival of 1,144 of those trees through a seven-year monitoring period. The Board finds that the Permittee committed to further consultation with Public Works regarding debris basins to, if possible, lessen the number of removals or encroachments into oak trees.

64. The Board finds that the Project proposes a greater number of parking spaces than required to meet the needs of the required use. Primary parking is proposed within the 58-acre Development Area, including the two parking lots proposed within the Transmission Corridor, through a parking license agreement. Should the Transmission Corridor become unavailable at a future date, the Permittee will be required to establish equivalent replacement parking using two on-site conditional parking lots just east of the Transmission Corridor.

65. The Board finds that there will be no conflicts arising from special parking arrangements allowing tandem spaces and industrial parking areas. The proposed parking exceeds County Code requirements by providing an excess of 288 spaces for Vesting Map Option A and 208 spaces for Vesting Map Option B, including the use of an optional compact parking arrangement. Tandem parking

is also proposed, and the Project would include use of parking attendants to supervise tandem parking logistics.

66. The Board finds that all required parking is proposed to be provided on-site. With either Vesting Map Option A or Vesting Map Option B, a reciprocal parking easement would enable shared parking between all lots within the Map Area. An agreement to be negotiated with LADWP would enable a portion of required parking on the Transmission Corridor (500 spaces). In the event the agreement with LADWP should not be finalized, or if at same point it is terminated, two conditional on-site parking lots would be developed to provide all remaining required and surplus parking.

67. The Board finds that the requested parking at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve the surrounding property. Though the Transmission Corridor parking is classified as "off-site," the Transmission Corridor traverses the Ranch and is already used by the Permittee pursuant to an easement for filming operations and does not allow for public access. Parking on the Transmission Corridor and in the Map Area will therefore have no effect on public traffic circulation or parking in the surrounding area.

68. The Board finds that the permanent sound stages and supporting facilities do not require a term limit, and the existing filming ranch would be able to continue operations under the terms of this CUP and the applicable MMRP requirements in perpetuity.

69. The Board finds that 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.

70. The Board finds that an MMRP consistent with the conclusions and recommendations of the final EIR was prepared. The MMRP and Findings and SOC are incorporated herein by this reference, as if set forth in full. The MMRP's requirements are incorporated into the conditions of approval for the Project.

71. 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.

72. Approval of this Project is conditioned on the Permitee's compliance with the attached conditions of approval, the MMRP, and the conditions of approval for the Vesting Map and Subdivision Committee reports.

73. The Board finds that 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.

74. 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 the Los Angeles County Department of Regional Planning, 13th Floor, 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 Special 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 Conditional Use Permit No. 2009-00126-(5), Oak Tree Permit No. 2009-00041-(5), and Parking Permit No. 2010-00002-(5) subject to the attached conditions.

CONDITIONS OF APPROVAL
PROJECT NUMBER TR071216-(5)
CONDITIONAL USE PERMIT NUMBER 2009-00126-(5)
OAK TREE PERMIT NUMBER 2009-00041-(5)
PARKING PERMIT NUMBER 2010-00002-(5)

1. This grant authorizes development of the "Disney/ABC Studios at the Ranch Project," which expands filming-related activities and allows for development of supporting facilities within the 890-acre Golden Oak Ranch located at 19802 Placerita Canyon Road ("Ranch"). This grant also authorizes off-ranch public improvements, adjacent parking, and the continuance of existing filming, agricultural, and oil production activities at the Ranch. This grant also authorizes oak tree removals and encroachments, and special parking arrangements for proposed and continued uses at the site. This grant is subject to the following conditions of approval.

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

3. This grant shall not be effective for any purpose and may not be used until the Permittee, and the owner of the subject property, if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 11, 13, and 16. Notwithstanding the foregoing or anything to the contrary in Condition No. 10, this Condition No. 3 and Condition Nos. 5, 6, 11, 13, and 16 shall be effective immediately upon the date of final approval of this grant by the County.

4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County takes final action on this grant.

5. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim action or proceeding, or if the County fails to reasonably cooperate in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of $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 Permittee or Permittee's counsel.

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

   At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee pursuant to Los Angeles County Code ("County Code") section 2.170.010.

7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

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

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

10. This grant shall not be effective until the Permittee has complied with Condition No. 3 and has recorded a final map for Vesting Tentative Tract Map No. 071216-(5) ("Vesting Map"). Upon its effective date, this grant shall supersede previously-issued Conditional Use Permit No. 04-089, and any other previously-issued conditional use permits pertaining to the Ranch. In the event that the Vesting Map expires without recordation of a final map, this grant shall terminate and have no effect, and previously-issued Conditional Use Permit No. 04-089,

and any other applicable, previously-issued, conditional use permits shall control operations at the Ranch.

11. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. Within 30 days of the final approval date of this grant, the Permittee shall deposit with the County the sum of $2,000. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of approval. The fund provides for 10 annual inspections for the first 10 years. During the 10th year, an additional deposit shall be required for an additional 10 annual inspections at the recovery cost in effect at the time the additional deposit is made. Inspections shall be performed annually thereafter in perpetuity at the recovery cost in effect at the time each inspection takes place. Inspections shall be unannounced.

12. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200 per inspection, or the recovery cost in effect at the time any additional inspections are required, whichever is greater.

13. Within three days of the date of final approval of this grant, the Permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently $3,070.25 ($2,995.25 for an Environmental Impact Report ("EIR") plus $75 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.

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

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

16. The Permittee shall deposit an initial 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 and verifying the information contained in the reports required by the MMRP. The Permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed. There shall be no limit to the number of additional deposits that may be required.

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

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

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

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

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

22. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that

was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

23. The subject property shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, four copies of a modified Exhibit "A" shall be submitted to Regional Planning within 60 days of the date of final approval. In the event that subsequent revisions to the approved Exhibit "A" are submitted, Permittee shall submit four copies, or the number otherwise specified, of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SITE-SPECIFIC CONDITIONS APPLICABLE TO THE RANCH

24. This grant shall authorize a Development Program including: indoor filming studio development that includes an electrical distribution substation on 44.28 acres associated with the Vesting Map in the C-M-DP zone; parking within 14 acres of Los Angeles Department of Water and Power ("LADWP") transmission line right-of-way, or, alternatively two on-site conditional parking areas in the A-2-1 and A-2-2 zones; grading in excess of 100,000 cubic yards with optional night hauling of export and import of earth; relocation of a caretaker mobile home; construction of a water tank; exemption from rural Outdoor Lighting District hours of operation requirements for on-site filming activities (as otherwise required by sections 22.44.500 et seq., of the County Code); and continued operation and maintenance of existing outdoor sets and the filming ranch on 195 acres, with the remaining 637 acres of the Ranch used as a filming backdrop in the proposed C-M-DP, A-2-1, and A-2-2 zones; continuation of permitted existing agricultural and oil production uses; and construction of a trail and trail staging area in the existing A-2-1 and A-2-2 zones.

25. Zone ()-DP Conditions. The Permittee shall comply as follows with the requirements of the County Code for Development Program projects (section 22.40.070 of the County Code).

    A. With the exception of the continued use of temporary sets for motion picture production, the Project shall comply with the following: no building or structure of any kind except a temporary structure used only in developing the property according to the Development Program shall be built, erected, or moved onto any part of the property.

B. No existing building or structure which under the Development Program is to be demolished shall be used.

C. The existing caretaker's mobile home, proposed for relocation, shall not be used until all necessary authorizations for such relocation are completed, to comply with the requirement that no existing building or structure which, under the Development Program, is to be altered shall be used until such building or structure has been so altered.

D. All improvements shall be completed prior to the occupancy of any structures.

E. The portion of the primary buildings proposed for development shall have foundations constructed prior to issuing building permits for those buildings not designated as primary buildings to comply with the requirement that where one or more buildings in a projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for the primary building or buildings.

26. Pursuant to County Code section 22.40.070, subsection B, this Project may be completed in phases. Each separately designated phase shall be considered a separate development program.

27. Hours of operation for the Ranch shall be 24 hours per day, seven days per week. For informational purposes, business hours for the Ranch office shall generally be 6:00 a.m. to 6:00 p.m. daily.

28. Except as modified herein, all development pursuant to this grant shall comply with the requirements of Public Works' letter within the Subdivision Committee Report, dated May 2, 2013, to the satisfaction of said department, a copy of which is attached hereto and incorporated herein by this reference.

29. All development pursuant to this grant shall comply with the requirements of the Fire Department letters within the Subdivision Committee Report, dated March 8, 2010 and April 25, 2013, to the satisfaction of said department, copies of which are attached hereto and incorporated herein by this reference.

30. All development pursuant to this grant shall comply with the requirements of the Department of Public Health ("Public Health") letter within the Subdivision Committee Report, dated May 6, 2010, to the satisfaction of said department, a copy of which is attached hereto and incorporated herein by this reference.

31. During construction, the Permittee and its contractor shall comply with sections 12.12.010 – 12.12.100 of the County Code regarding construction noise to the satisfaction of Public Health.

32. All development pursuant to this grant shall comply with the requirements of the Department of Parks and Recreation ("Parks and Recreation") letter within the Subdivision Committee Report, dated April 9, 2013, to the satisfaction of said department, a copy of which is attached hereto and incorporated herein by this reference.

33. In the event of conversion of the existing "Country Bear Hall" and associated restroom to a permanent facility by the Permittee, the Permittee shall obtain all necessary permits for said hall and restroom from Public Works, Building and Safety Division, and from the Fire Department for building safety requirements for wood assembly halls built in a Very High Fire Hazard Severity Zone. Conversion of Country Bear Hall to a permanent use is limited to the footprint and square footage of the existing structure.

34. In the event of conversion of the existing "Country Bear Hall" and associated restroom to a permanent facility by the Permittee, said hall and restroom shall meet all applicable Federal Emergency Management Agency ("FEMA") flood protection requirements for conversion or reconstruction of Country Bear Hall to a permanent structure.

35. Prior to issuance of the first grading permit authorized by this grant, the Permittee shall demolish the structure located in the Map Area within the flood plain and labeled and depicted on Exhibit "A" as "unoccupied house and septic system to be removed."

36. Prior to issuance of the first grading permit authorized by this grant, the Permittee shall either relocate the mobile home from within the Map Area labeled "current foreman's mobile home and septic system to be removed and relocated" to one of two sites as depicted on Exhibit "A" to the satisfaction of Public Health and the Director, or, remove the mobile home from the property.

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

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

39. The Permittee shall hire an on-site monitor from the area's Native American tribe during construction ground-disturbing activities. The Permittee shall suspend construction in the vicinity of a Native American cultural resource or artifact, or near any evidence of Native American activity at the site, that is encountered during ground-disturbing activities at the site, and the Permittee shall leave the resource, artifact, or evidence in place until the Native American monitor and a

qualified archaeologist can examine it and determine appropriate mitigation measures in compliance with the attached MMRP. Construction shall not commence until compliance with said mitigation is completed.

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

41. The Permittee shall divert away from landfills at least 75 percent of solid waste generated during construction of the Project by using different programs, including, but not limited to, waste reduction and recycling programs, to the satisfaction of Public Works, Environmental Programs Division.

42. A continuously available water supply and appropriate vessel/container for the water shall be constructed at the trailhead staging area for horses using the trail.

GRADING-RELATED CONDITIONS

43. Grading for the 58-acre area for the Vesting Map and for the 14-acre adjacent parking lots ("Development Area") shall comply with landscape design requirements for berms, bioretention basins, and drainage swales as depicted on the approved Exhibit "A" Landscape Concept Sheet 7. During preparation and approval of final design plans for the debris basins, the Permittee and Public Works shall research and to the extent feasible implement a design which further minimizes impacts on oak trees, including minimizing the need to remove oak trees within and around the debris basins. The Permittee and Public Works shall also investigate the feasibility of using additional underground cisterns to further minimize visual impacts and impacts to oak trees.

44. Condition G.1 contained in the Public Works May 2, 2013, letter is modified as follows: all Oak Trees in the vicinity of the proposed debris basins and identified as being removed per Exhibit Map 5A dated March 13, 2013, which cannot be preserved per Condition No. 46 above shall be removed to the satisfaction of Public Works.

45. Prior to issuance of any grading permit, written authorization shall be obtained from LADWP for use of a transmission line right-of-way for parking lot and construction grading. Should authorization from LADWP not be obtained, the two conditional parking areas shall be constructed according to the required conditions in the Parking Permit as indicated below in the Parking Permit conditions. Under those circumstances, the grading authorized by any grading permit shall be limited to grading within the Project site excluding the 30-acre LADWP transmission line right-of-way.

46. Optional night hauling of construction or grading material shall be subject to permission by the County Engineer in compliance with section 12.12.050 of the County Code. The restriction in section 12.12.030 that prohibits nighttime off-site transport of solid fill between 8:00 p.m. and 6:30 a.m. the following day, shall not apply to any person who performs the construction, repair, excavation, or earthmoving work pursuant to the express written permission of the County Engineer. The Permittee shall provide proof of permission granted from the County Engineer to the Director prior to commencing night hauling.

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

48. All material graded shall be sufficiently watered or treated to prevent excessive amounts of dust during the grading phases of construction. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day, and including weekends when high winds are present, or the Permittee shall utilize other equal or better treatment of graded material to achieve the same performance. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust. Fugitive dust from the Project Site shall not exceed South Coast Air Quality Management District ("SCAQMD") visibility standards outside the boundaries of the subject property.

49. The landscape plans required in the Project mitigation measures shall be prepared in substantial compliance with Exhibit "A" Landscape Concept Sheet 7 pertaining to the 58-acre Development Area. The landscaping requirement of 10 percent per lot for the approximate 44-acre Vesting Map area may be fulfilled by landscaping a minimum of 10 percent of the entire 58-acre Development Area rather than on a lot-by-lot basis. A detailed landscape plan shall be submitted to the Director for review and approval prior to issuance of the first building permit.

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

51. The Permittee shall maintain all landscaping in a neat, clean, and healthy condition, which shall include proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or

other ground cover. Existing and ongoing farming operations may use other water-efficient systems suitable to the crops grown.

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

53. The Permittee shall plant or cause to be planted a number of trees of a non-invasive species within the front yard of each lot with frontage on Placerita Canyon Road to the satisfaction of Public Works and Regional Planning. The location and the species of said trees shall be incorporated into a landscape plan for review and approval by Public Works and Regional Planning prior to issuance of grading permits. The Permittee shall post a bond with Public Works prior to recordation of the first final map to ensure planting of the required trees. Access shall not be hindered to the following areas by said frontage plantings: to the debris basins on Lot Nos. 19 and 20 of Vesting Map Option A, or, on Lot Nos. 17 and 18 of Vesting Map Option B; and to the portion of the basin off-site within the LADWP right-of-way.

FILMING-RELATED CONDITIONS

54. This grant authorizes a maximum of 600 persons per day on the premises in the existing outdoor filming area plus 1,080 persons per day in the Development Area for Option A for a total of 1,680 persons per day for Option A, or, 1,240 persons per day in the Development Area for Option B for a total of 1,840 persons per day for Option B. The Permittee shall explicitly state in its filming permit request to FilmLA, or other similar entity that administers film permits for the County, any proposed use exceeding these total numbers of persons per day.

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

56. Filming and filming-related uses within the protected zone of oak trees located within the existing outdoor set area as depicted on Exhibit "A" shall not be considered oak tree encroachments provided none of the following occurs: the removal of oak trees five inches or greater in diameter; damage to oak trees as

defined in section 22.56.2060.B of the Zoning Ordinance; and the pruning of branches greater than two inches.

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

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

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

NIGHT LIGHTING CONDITIONS

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

61. Outdoor filming activities shall be exempt from the hours of operation requirements for Rural Outdoor Lighting Districts pursuant to section 22.44.550.B.2 of the Zoning Ordinance.

62. The Project shall comply with the other Rural Outdoor Lighting District standards under section 22.44.540 of the Zoning Ordinance with the exception of development on the approximate 44-acre Vesting Map Area which is located outside of the Rural Outdoor Lighting District.

OTHER CONDITIONAL USE PERMIT CONDITIONS

63. The Permittee shall divert away from landfills at least 50 percent of solid waste generated at the Project site during operation of the Project by using different programs, including, but not limited to, waste reduction and recycling programs, to the satisfaction of Public Works, Environmental Programs Division.

64. Any outside storage of raw materials in any zone of the subject property shall comply with the requirements of Part 7 of Chapter 22.52 of the Zoning Ordinance.

65. Any signage in any zone of the subject property shall comply with the requirements of Part 10 of Chapter 22.52 of the Zoning Ordinance. A sign program shall be submitted for review and approval by the Director prior to issuance of the first building permit.

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

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

OAK TREE PERMIT CONDITIONS APPLICABLE TO THE RANCH

68. The Permittee is authorized to remove 158 (142 non-heritage and 16 heritage) trees plus, due to the size and complexity of this project, up to an additional 10 percent of the existing trees (15 trees) as authorized by the County Forester. The Permittee is also authorized to encroach into the protected zone of 83 (80 non-heritage and three heritage) trees of the Oak genus (Quercus Agrifolia) located within the portion of the subject property to be used for new construction.

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

70. The County Oak Tree regulations require planting of 444 mitigation oak trees. Pursuant to agreement with the Permittee, the Permittee shall plant at least 1,600 mitigation trees and guarantee survival of 1,144 of those trees through a seven-year monitoring period.

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

PARKING PERMIT CONDITIONS APPLICABLE TO THE RANCH

72. In addition to standard parking provided within the Map Area, this grant authorizes the following: off-site parking within the LADWP transmission corridor right-of-way located in the 58-acre Development Area, or, in the event off-site parking within LADWP right-of-way is not, or is no longer, available, use of two Conditional Parking Areas located within the Project site; reciprocal parking and tandem parking within the Map Area; and use of a surplus parking area labeled "Parking Area" without paving and striping as depicted on Exhibit "A" adjacent to the Ranch office. Use of tandem parking shall include the provision of a tandem parking management system with an on-site parking attendant available upon request by the Director.

73. In the event permission to use the LADWP transmission line right-of-way for required and additional parking is not obtained from LADWP, the required and additional parking shall be provided in two Conditional Parking Areas as depicted on Exhibit "A" and shall be designed and constructed according to regulations in section 22.52 Part 11 of the Zoning Ordinance prior to issuance of the first occupancy permit. In the event said permission from LADWP is obtained and later revoked or withdrawn by LADWP, said Conditional Parking Areas shall be designed and constructed within 60 days of notice of revocation or withdrawal by LADWP, or prior to the deadline for Disney to vacate the LADWP area date, whichever is earlier.

74. The Permittee shall provide parking as required by the County Code calculated at parking ratios indicated by square feet of subject uses in the parking tables below for Vesting Map Option A and Vesting Map Option B. If the Permittee changes the operation of any of the uses so as to require less parking than the minimum requirement, the Permittee shall submit an application for a Revised Exhibit "A" within 90 days of such occurrence. If any of the uses substantially change their mode or character of operation or if the Permittee changes the use(s) or otherwise modifies the subject property so as to require parking beyond the combined minimum requirement and the additional parking permitted in the table below, the Permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

Parking Table: Option A

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

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

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

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

Parking Table: Option B

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

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

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

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

75. The parking area located near the ranch office between existing uses five and seven on the Exhibit "A" site plan Sheet S-1 shall accommodate at least 79 parking spaces including two required disabled spaces according to the requirements of section 22.52 Part 11 of the Zoning Ordinance. The requirement to pave and stripe the subject parking lots shall be modified to permit compacted dirt and/or gravel in keeping with the character of a ranch with the exception that two disabled spaces shall be paved and striped.

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

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

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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

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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

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

May 2, 2013

IN REPLY PLEASE
REFER TO FILE: LD-2

TO: Sam Dae
Special Projects Section
Department of Regional Planning

Attention Kim Szalay

FROM: Steve Burger
Land Development Division
Department of Public Works

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

☒ Public Works recommends approval of this CUP.

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

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

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

A. Right of Way and Road Improvements

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

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

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

B. Grading

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

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

C. Sewer

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

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

D. Water

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

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

E. Drainage

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

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

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

F. Soils and Geology

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

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

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

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

G. Drainage

1. All Oak trees in the vicinity of the proposed debris basins and identified as being removed per Exhibit Map 5A dated March 13, 2013, shall be removed to the satisfaction of Public Works. 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
P:\Pub\SUBPCHECK\Plan Checking Files\CUP\CUP 2009000126\CUP 2009000126 Disney-ABC Studios at the Ranch Final.docx

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: March 8, 2010

TO: Department of Regional Planning
Permits and Variances

PROJECT #: TR 71216 (T200900126)

LOCATION: 19802 Placerita Canyon Road, Newhall

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

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

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

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

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

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

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

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

All new permanent facades that fall within the scope of the current edition of Los Angeles County Fire Department Regulation #29 shall be constructed and maintained in accordance with that Regulation. An adequate water supply for each new permanent 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, ARTESIA, AZUSA, BALDWIN PARK, BELL, BELL GARDENS, BELLFLOWER, BRADBURY, CALABASAS, CARSON, CERRITOS, CLAREMONT, COMMERCE, COVINA, CUDAHY, DIAMOND BAR, DUARTE, EL MONTE, GARDENA, GLENDORA, HAWAIIAN GARDENS, HAWTHORNE, HIDDEN HILLS, HUNTINGTON PARK, INDUSTRY, INGLEWOOD, IRWINDALE, LA CANADA FLINTRIDGE, LA HABRA, LA MIRADA, LA PUENTE, LAKEWOOD, LANCASTER, LAWNDALE, LOMITA, LYNWOOD, MALIBU, MAYWOOD, NORWALK, PALMDALE, PALOS VERDES ESTATES, PARAMOUNT, PICO RIVERA, POMONA, RANCHO PALOS VERDES, ROLLING HILLS, ROLLING HILLS ESTATES, ROSEMEAD, SAN DIMAS, SANTA CLARITA, SIGNAL HILL, SOUTH EL MONTE, SOUTH GATE, TEMPLE CITY, WALNUT, WEST HOLLYWOOD, WESTLAKE VILLAGE, 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
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

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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.

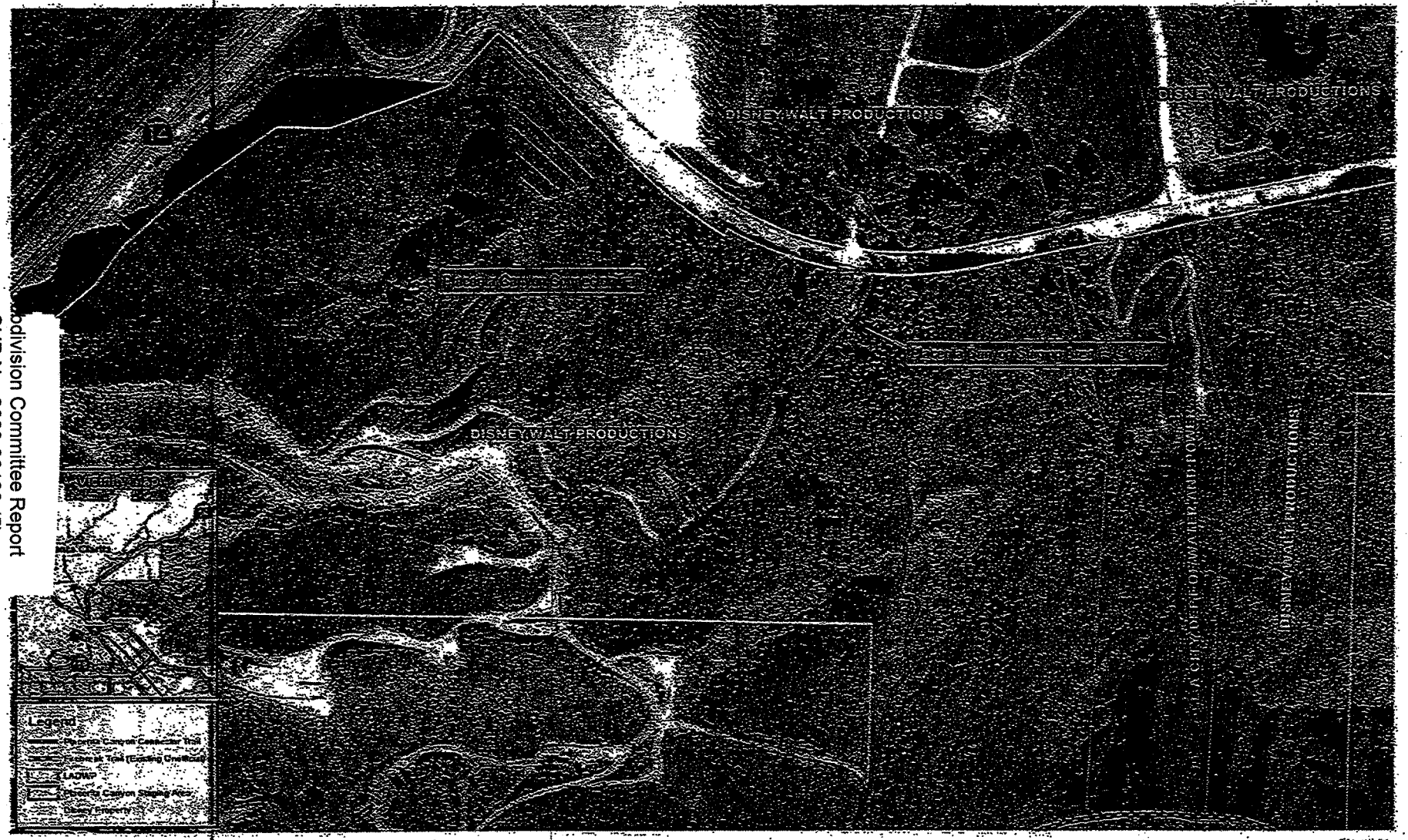

EXHIBIT A: PLACERITA CANYON CONNECTOR TRAIL & STAGING AREA (APRIL 1, 2013)
County of Los Angeles | Department of Parks & Recreation