



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

December 16, 2015

Jan-Peter Flack  
2522 32<sup>nd</sup> Street  
Santa Monica, CA 90405

**REGARDING: PROJECT NO. R2014-00920-(5)  
CUP NO. 201400043  
14499 E. AVENUE Q, PALMDALE (APN 3029-010-009)**

The Regional Planning Commission, by its action of **December 16, 2015**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **December 30, 2015**. **Appeals must be delivered in person.**

**Appeals:**

**To file an appeal, please contact:**  
Executive Office of the Board of Supervisors  
Room 383, Kenneth Hahn Hall of Administration  
500 West Temple Street, Los Angeles, CA 90012  
(213) 974-1426

For questions or for additional information, please contact Richard Claghorn of the Zoning Permits North Section at (213) 974-6443, or by email at [rclaghorn@planning.lacounty.gov](mailto:rclaghorn@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner

Robert Glaser, Supervising Regional Planner  
Zoning Permits North Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement

RG:RC

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-000920-(5)  
CONDITIONAL USE PERMIT NO. 201400043**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on December 16, 2015, in the matter of Project No. R2014-00920-(5), Conditional Use Permit No. 201400043 ("CUP").
2. The applicant, Jan-Peter Flack ("permittee"), is requesting a Conditional Use Permit for a motion picture set known as the Four Aces Movie Set ("Project") on a site ("Project Site") in the A-2-1 (Heavy Agricultural, One Acre Minimum Required Lot Area) Zone within the Big Rock Wash Significant Ecological Area ("SEA") in the Antelope Valley East Zoned District. The Project includes interior and exterior sets resembling a diner, automobile service station, motel, and related signage. A CUP is required for a motion picture set in the A-2-1 pursuant to Section 22.24.150 of the County Code, and is required for development in the SEA, pursuant to Section 22.56.215 of the County Code. The motion picture set was originally established without a permit in 1998. A CUP was filed in 1998 (CUP 98-060) to legalize the use, but it was denied for inactivity in 2002. However, the use continued to operate and remains in operation. A "Clean Hands Waiver" was granted by the Department of Regional Planning ("DRP") to allow the use to continue operating while the new CUP is pending.
3. The Project Site was zoned A-2-1 at the time the application was filed, but it was changed to A-2-2 (Heavy Agricultural, Two Acre Minimum Required Lot Area) effective July 16, 2015. Because a complete application for this CUP was filed prior to the effective date of the updated Antelope Valley Area Plan adopted on June 16, 2015, and the related zone changes effective on July 16, 2015, this CUP is being reviewed under the A-2-1 zoning which was in effect at the time the application for the CUP was deemed complete on April 3, 2014, pursuant to Section 22.16.225.A.1 of the County Code. This code section allows the applicant to request that the Project be processed under the zoning regulations that were applicable to the project at the time the application was deemed complete for projects deemed complete prior to the effective date of the 2015 Antelope Valley Ordinance Update. The applicant has opted to have the Project processed under the zoning regulations at the time the CUP application was deemed complete. The applicant has also chosen to have the Project reviewed for compliance with the Los Angeles County General Plan adopted in 1980, which was still in effect at the time the application was deemed complete. The new Los Angeles County General Plan became effective November 5, 2015, but it allows projects filed before the effective date to be processed under the previous General Plan policies if the applicant so chooses. The Zone Change only affected the minimum lot size requirement but the basic zone remains the same. Other changes have been made to the Zoning Code with respect to SEAs since the application was deemed complete.

4. The Project Site is 14499 East Avenue Q at the northwest corner of the intersection of East Avenue Q and 145<sup>th</sup> Street East (Assessor's Parcel Number 3029-010-009) in the unincorporated community of Lake Los Angeles located east of Palmdale. The topography of the Project Site is flat.
5. The Project Site is 6.15 acres in size and consists of one legal lot. The Project Site is rectangular in shape with mostly flat topography and is currently developed with a movie set consisting of structures resembling a diner, gas station, and motel. The developed and disturbed area of the lot covers approximately 0.70 acres.
6. The Project Site is located in the Antelope Valley East Zoned District.
7. The Project Site was located within the Non-Urban 1 land use category of the 1986 Antelope Valley Areawide General Plan ("1986 Area Plan") Land Use Policy Map at the time of project submittal.
8. The project site is located within the Rural Land 20 land use category of the recently adopted Antelope Valley Area Plan ("Town & Country Plan"), effective June 16, 2015. The Project is being reviewed under the 1986 Area Plan because the application was deemed complete prior to the effective date of the Town & Country Plan and the applicant has chosen to have the review continue under the old requirements, pursuant to the applicability provisions of the Town & Country Plan (Page I-9 of Town & Country Plan). Therefore, the Project is being reviewed under the 1986 AV Plan policies and the Project findings are based on this plan.
9. The Non-Urban 1 land use category of the 1986 AV Plan is intended primarily for single-family residences with a density of up to one dwelling unit per two acres. The AV Plan also allows non-residential uses appropriate for remote locations in Non-Urban Areas, subject to a list of general guidelines found on pages VI-4 through VI-6 and additional policies on pages VI-24 and VI-25 of the AV Plan. These requirements include a public hearing process with appropriate conditioning to minimize negative impacts to adjacent land uses and full environmental review for sensitive uses. The Project Site is believed to be a suitable location for the motion picture set use due to the remote location with few other uses in the area. The nearest developed property is a single-family residence approximately 750 feet east of the Project Site. There are no other parcels containing residences or other structures within a quarter mile of the Project Site. There are a total of four existing single-family residences within a one-half mile radius of the Project Site.
10. The Project Site was located within the Big Rock Wash SEA at the time the application for the Project was deemed complete on April 3, 2014. A very small undeveloped area at the northeast corner of the Project site was within the Lovejoy Butte SEA. The entire Project Site is now within the Antelope Valley SEA. The new SEA was adopted as part of the Town & Country Plan. The Project will be processed under the SEA provisions of the 1986 Area Plan and County Code regulations pertaining to SEAs in effect at the time the project was deemed complete.

11. Surrounding properties within 500 feet were zoned as follows at the time of Project submittal:

North: A-2-1  
South: A-2-1  
East: A-1-1 (Light Agricultural, One Acre Minimum Required Lot Area)  
West: A-2-1

12. Surrounding properties within a 500-foot radius are currently zoned as follows:

North: A-2-2  
South: A-2-2  
East: A-1-2 (Light Agricultural, Two Acre Minimum Required Lot Area)  
West: A-2-2

13. Surrounding land uses within a 500-foot radius include:

North: Vacant land  
South: Vacant land  
East: Vacant land  
West: Vacant land

14. The subject parcel was created through Record of Survey Number 1839, recorded in Book 68 on Page 37. This Record of Survey was approved by the Los Angeles County Board of Supervisors on August 11, 1953. The Project Site is Lot 25 of this Record of Survey. It is a legal lot.

15. The Project site was zoned M-3 by Ordinance 7093, adopted on January 2, 1957. On December 16, 1958, Ordinance 7450 was adopted, which changed the Project Site to the A-2-2 Zone. The zoning was then changed to A-2-1, which was adopted on March 17, 1959 under Zoning Ordinance Number 7490. The motion picture set was reportedly established in 1998 without any permits. After a zoning complaint dated April 29, 1998, CUP 98-060 was filed on May 20, 1998 in order to permit the motion picture set use with a caretaker trailer. The CUP was denied for inactivity on September 3, 2002. After a Department of Regional Planning ("DRP") Zoning Enforcement case was opened on January 21, 2014 for the motion picture set use, a new CUP was filed on April 3, 2014. The current CUP application does not include a caretaker residence and there is no caretaker residence at the Project Site. A "Clean Hands Waiver" letter was issued by DRP on February 4, 2014 to allow the movie set to operate while the permit is being processed, subject to certain restrictions.

16. The Los Angeles County General Plan adopted in 1980 (1980 General Plan) was still in effect at the time the project was deemed complete on April 3, 2014. A new Los Angeles County General Plan was adopted on October 6, 2015 and became effective on November 5, 2015. The applicability provisions in Chapter 2 of the 2015 General Plan allow the applicant to choose to have the 1980 General Plan policies applied to the project if they had a complete application submitted prior to the

effective date of the 2015 General Plan, which was November 5, 2015. The applicant chose to be reviewed under the 1980 General Plan.

17. The site plan for the Project, which is dated October 22, 2014, depicts the location of two "buildings" connected by a breezeway, a canopy projecting from the southeast corner of the southerly building, a sign at the southeast corner of the property, a 5,000 gallon water tank, parking spaces, and a barbed wire fence separating the southeast corner of the parcel from the remainder of the parcel. The southerly building has a diner set on the west side and a service station set on the east side, with part of the motel set on the north side. The remainder of the motel set is in the north building. The canopy on the south building contains a set made to appear as fuel pumps. None of the "buildings" are actual buildings but are merely realistic facsimiles used as motion picture sets. The remainder of the property to the north and west of the barbed wire fence is vacant desert land and shall remain in its existing natural state. The Project will provide a total of 18 parking spaces as shown on the site plan. Five of the parking spaces are 8'-6" x 18' angled spaces west of the buildings. One 9' x 20' handicapped accessible parking spaces with 8' wide van loading area is located east of the breezeway between the buildings. There are also a total of 12 standard parking spaces (8'-6" x 18') east and south of the buildings. The southerly 20 feet of the Project Site along Avenue Q, plus a small additional area near the southeast corner, is a private street easement. A freestanding sign, which is part of the set, is located near the southeast corner of the parcel. The easterly property line of the Project Site is the edge of 145<sup>th</sup> Street East. The parcel is rectangular in shape.
18. The Project Site is accessible via 145th Street East to the east and Avenue Q to the south.
19. Because the Project is within an SEA, it is subject to the five SEA performance review policies of the 1980 General Plan, including resource identification, the first component. A Biological Constraints Analysis ("BCA") was prepared for the Project to identify biotic resources on the site. A BCA was prepared by Envicom, an environmental consultant, dated January 28, 1999 related to CUP 98-060. Envicom prepared a new BCA dated March 10, 2014 for the current pending CUP. Finally, changes were made to the BCA to respond to comments from the DRP Staff Biologist and from the Significant Ecological Area Technical Advisory Committee ("SEATAC"). The current version of the BCA is dated October 30, 2014.
20. The Project is subject to technical review and development guidelines, the second component of the SEA performance review policies. Therefore, the Project was presented to SEATAC on September 15, 2014. SEATAC asked for some changes in the BCA and a restriction on parking outside of the fenced off area of the movie set, including along the roads adjacent to the natural areas. The revised BCA dated October 30, 2014 included the changes requested by SEATAC. The BCA was reviewed by a DRP Staff Biologist and by SEATAC and was accepted by both after the requested minor modifications.

21. The third SEA performance review component is project design review. The Project site plan and floor plans were reviewed by SEATAC and by DRP staff. The plans were found to be consistent with the recommended conditions and guidelines.
22. The fourth SEA performance review component is impact analysis. An Initial Study was performed by DRP Staff, working in conjunction with other county departments and other agencies. Based on the Initial Study, staff determined that a Mitigated Negative Declaration ("MND") is the appropriate environmental document, in accordance with California Environmental Quality Act ("CEQA") requirements. A Mitigation Monitoring and Reporting Program ("MMRP") was developed to address mitigations that are necessary for the Project to ensure that any potential impacts to the environment resulting from the Project are less than significant.
23. The fifth SEA performance review component is Regional Planning Commission review and action. The recommendations of SEATAC, the analysis of potential impacts and mitigation measures identified in the environmental document, and the applicable provisions of the countywide General Plan and local plan are to be considered by the Commission and acted upon with respect to the proposed development plan. Recommendations for approval shall be accompanied by a finding that the project is sensitive to and compatible with the biotic resources of the area. SEATAC recommended approval of the Project, subject to the agreed mitigation measures of the MMRP and appropriate CUP conditions. DRP Staff determined that the Project is sensitive to and compatible with the biotic resources of the area.
24. SEAs are discussed on pages VI-17 and VI-18 of the AV Plan. SEA Compatible uses are listed, including commercial uses of a minor nature serving local residents and visitors, subject to a requirement for a detailed biotic survey and conditions to protect identified ecological resources. The movie set is a commercial use of a minor nature. A detailed biotic survey was conducted to identify the resources present on the site, and mitigation measures and conditions have been developed to protect the ecological resources. Additional criteria applicable to SEAs are listed on Page VI-26 of the AV Plan. These criteria are listed below in italics followed by a brief discussion of the applicability of each criteria to the Project in standard type. The same design criteria are listed on page III-45 in the County of Los Angeles General Plan ("General Plan") as SEA Design Compatibility Criteria and in Section 22.56.215.F.2 of the County Code as the SEA Burden of Proof requirements. The only significant difference between these three lists is that the SEA design criteria in the AV Plan contains one additional item, which is Finding No. 31 below.
25. *The development is designed to be highly compatible with biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.* The developed and disturbed portion of the parcel occupies 0.70 acres of the 6.15 acre Project Site at the southeast corner. The other existing disturbed areas include 0.07 acres of unvegetated or sparsely vegetated riverwash at the southwest corner and 0.28 acres of unpaved roads and trails located in the north part of the site. This disturbed area is not utilized by the permittee, and the disturbance of this area existed in 1997 according to an aerial photograph dated September 22, 1997, prior

to the permittee's use of the Project Site. It appears to possibly be related to the use of off-road recreation vehicles by others. The remaining 5.10 acres is comprised of Joshua Tree woodland. No further development or site disturbance is proposed or allowed beyond the existing developed area at the southeast corner of the site. Mitigation measures to protect the biotic resources and to reduce potential impacts have been developed by the permittee's biologist and the MMRP was accepted by the DRP Staff Biologist and by SEATAC. The MMRP requires an environmental education handout to be provided to persons and companies using the site. The handout includes additional measures relating to noise, lighting, and other protections for the sensitive habitat on the site, which have also been included in the CUP conditions. Implementation of the MMRP and CUP conditions will help to protect the biotic resources.

26. *The development is designed to maintain waterbodies, watercourses, and their tributaries in a natural state.* A portion of Big Rock Wash is located at the southwest corner of the Project Site. Levees were constructed along the wash to protect from flooding, including across part of the Project Site near the southwest corner. The levees were evidently constructed by the Los Angeles County Flood Control District. Otherwise, the wash appears to be in a largely natural state. The watercourse shall remain in its existing state and will not be affected by the Project.
27. *The development is designed so that wildlife movement corridors (migratory paths) are left in a natural and undisturbed state.* The principal wildlife movement corridor on the site is Big Rock Wash, which is also an important habitat linkage between the San Gabriel Mountains to the south into the western Mojave Desert. The other nearby area of significant wildlife movement is Lovejoy Buttes. The Lovejoy Buttes SEA is located primarily to the east of the Project Site, and a small part of the Lovejoy Buttes SEA is located at the northeast corner of the Project Site. The remainder of the Project Site is within the Big Rock Wash SEA. The Project Site forms part of a wildlife movement corridor between the buttes and the wash. The biological integrity of the wash has been threatened by extensive use of off-road recreation vehicles in and near the wash. Limiting further development of the Project Site and surrounding areas is important to ensure that Lovejoy Buttes can continue to support healthy wildlife habitat. The Project Site will not be developed further and the majority of the parcel, aside from the 0.70 acre movie set area at the southeast corner, will be able to provide an unimpeded corridor for wildlife movement.
28. *The development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from the proposed use.* The vast majority of the parcel, nearly 83% of the total area, is Joshua Tree Woodland, and the movie set occupies only 0.70 acres, or slightly more than 11% of the total area. There is no expansion in the movie set area being proposed and the request is only to maintain the current use of the property. The Joshua Tree Woodland will not be reduced in area and no further disturbance is proposed or allowed.

29. *Where necessary, fences or walls are provided to buffer important habitat areas from development.* The movie set area is fenced off with barbed wire fence from the remainder of the parcel.
30. *Roads and Utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.* No new roads or utility lines are needed to serve the Project. The site is accessible from East Avenue Q to the south and 145<sup>th</sup> Street East to the east. No widening or other modifications to the existing roads are necessary. The electricity needs will be provided by a generator, and water is brought to the site as needed. Water needs are minimal. In the future, there may be extension of existing electrical lines in the area to the Project Site, although not currently proposed. Additional review by DRP will be needed to ensure that if any additional utility lines or other changes to the Project are proposed it will not affect any of the above resources.
31. *Clustering of structures is utilized where appropriate to assure compatibility with the biotic resources present.* The motion picture set structures are clustered in the southeast corner of the property near the intersection of the roads abutting the parcel. The activities associated with the movie set, including parking, filming, placement of equipment, and other related activities shall be confined to the area to the south and east of the fencing separating the movie set from the remainder of the parcel. The remainder of the parcel shall remain undisturbed to protect the biotic resources present at the site.
32. The following policies of the 1980 General Plan are applicable to the Project. The policies are given in italics followed by comments about how each policy is applicable to the Project.
33. *General Plan, General Policies, Policy 23: "Ensure that development in non-urban areas is compatible with rural life styles, does not necessitate the expansion of urban service systems, and does not cause significant negative environmental impacts or subject people and property to serious hazards."* The Project is suitable for the non-urban location and is compatible with a rural lifestyle. It is a relatively low-intensity use in a remote location and it is not disruptive to the surrounding area. It does not require expansion of urban service systems or result in significant negative environmental impacts or other serious hazards.
34. *General Plan, General Policies, Policy 60: "Encourage a strong, diversified economy that will provide business opportunities, an adequate number of jobs for this county's labor force and an improved standard of living."* The motion picture industry is an important sector in the local economy which has suffered from an increase in filming away from the region and a sharp decrease in filming within the county in recent years. This motion picture location is a small operation, but it provides filming opportunities and jobs within the county, which enhances the local economy. Closing of the facility would result in local job losses in this important industry.

35. *General Plan Land Use Element, Policy 7: "Assure that new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards."* Implementation of the proposed CUP conditions and mitigation measures of the MMRP will protect the natural environment and ensure compatibility with surrounding land uses.
36. *General Plan Land Use Element, Policy 20: "Establish land use controls that afford effective protection for significant ecological and habitat resources, and lands of major scenic value."* Implementation of the proposed CUP conditions and mitigation measures of the MMRP will afford effective protection for the ecological and habitat resources of the area.
37. The freestanding sign, roof signs, and other existing signs on the Project Site are considered to be part of the motion picture set and are not to be regulated as signs under the County Code.
38. Section 22.24.170.A of the County Code requires that front, side and rear yards shall be provided in the A-2 Zone as required in the R-1 (Single-Family Residence) Zone. The yard requirements for the R-1 Zone are found in Section 22.20.120 of the County Code, and are as follows: 20 feet for the front yard, 5 feet for interior side yards, 10 feet for reversed corner side yards, 5 feet for other corner side yards, and 15 feet for rear yards.
39. When the Project Site was created through Record of Survey Number 1839 in 1953, the easterly 40 feet of the lot and southerly 20 feet of the lot were designated as private street easements. The easterly 40 feet of the original lot is now part of 145<sup>th</sup> Street West and there is no longer a private street easement on the east side. However, the southerly 20 feet along Avenue Q and a small portion at the corner of 145<sup>th</sup> Street and Avenue Q remain as a private street easement. This easement could potentially become part of Avenue Q if the road is widened in the future. At this time there are no plans to widen this portion of Avenue Q. The private street easement along Avenue Q remains a part of the Project Site.
40. The Project Site was surveyed on August 28, 2014 by Brian D. Glidden, a licensed professional land surveyor. There is currently a freestanding sign located within the private street easement, which is shown on the survey. The sign is a part of the movie set and is not regulated under the County Code as a sign. Nevertheless, it is located within the required 20 foot front yard setback. It is located approximately 13 feet from the southerly property line and 3 feet from the east property line. The required front yard, as defined in Section 22.08.240 of the County Code, extends the full width of the property and is measured from the highway line. The highway line is defined in Section 22.08.080 of the County Code as the right-of-way line, and is the same as the property line. Therefore, the required setback distance is measured from the existing property line. In cases where county maps show future highway dedication or the Los Angeles County Department of Public Works (DPW) requires future dedication to be observed, the dedication area is added to the standard setback requirement. No such future dedication requirement currently exists at the

site. Nevertheless, if dedication is required in the future, the sign will need to be relocated or an encroachment permit will need to be obtained from DPW.

41. Section 22.48.180 of the County Code authorizes the Director of Planning or the County Engineer to grant a modification to yard or setback regulations required by Title 22 or other ordinance where topographic features, subdivision plans or other conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirements or setback line, except along limited secondary highways. Neither of the roads fronting the Project Site is a limited secondary highway. Freestanding signs in commercial zones can be located up to the property line, and although this is not a commercially zoned property, the movie set includes an imitation motel, diner, and service station and is intended to appear as a commercial property. The sign is an important part of the set that gives it an authentic look, so it needs to be close to the existing roads in order to appear more authentic. Relocating the sign to another location would detract from the authentic look that is desired for the movie set, as well as the sight lines needed for filming shoots. The sign is in the same location that it has been in since the movie set was established, and relocating it now would be impractical, as well as detracting from the appearance of the overall set. Although signs and other structures would not normally be allowed within the required yard area in an A-2 Zone, in this case a setback modification to allow the freestanding sign set to remain as it currently exists is believed to be justified based on the grounds discussed above.
42. Pursuant to Section 22.24.150 of the County Code, motion picture sets are permitted in the A-2 Zone, provided that a CUP is obtained. A CUP is also required for development within the SEA, pursuant to Section 22.56.215 of the County Code. The Burden of Proof requirements and other requirements of Section 22.56.215 have been satisfied by the Project.
43. The film crews utilizing the site typically shuttle in to the Project Site with buses or other shared vehicles, so the need for parking on the site is less than it would be for most businesses with a similar number of employees. The largest number of employees expected to use the site at any given time is approximately 70, although typically it is much lower. The site contains areas for parking to the west, south and east of the movie set structures, all within the developed area of the Project Site near the southeast corner. The site plan depicts 18 parking spaces, although there are no striped parking spaces on site. The County Code does not have a parking standard for motion picture sets, motion picture studios or any similar uses. Section 22.52.1220 of the County Code states that required parking for uses not specified in the code shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking. Because of the use of buses and shared vehicles, the need for parking is less than for most uses with a comparable number of employees. A ratio of one parking space per five employees is adequate as a minimum parking standard based on the existing and proposed use of the

Project Site. There is also room on-site for buses and vehicles carrying filming equipment.

44. A ratio of one parking space per five employees based on the largest productions utilizing the site, with up to 70 employees, results in a minimum parking requirement of 14 parking spaces for the Project. There are 18 parking spaces on the site, each with the required 26 feet of back up area, shown on the site plan, and there is room to accommodate more cars, buses, and other vehicles as needed. There is adequate room on the site to park the vehicles needed for the productions using the site. Transportation of cast and crew to the site is typically provided by buses, vans, and other forms of shared transportation and there is adequate room on the site to accommodate such vehicles without the need to park on adjoining streets, other properties, or environmentally sensitive areas. There is also enough room on-site for vehicles carrying filming equipment and other supplies. Parking needs may vary significantly from one film production to another. If parking available on the site is not adequate for any production, then vehicles must be parked at a different location and employees are to be brought in by buses or other shared transportation, and parking is not allowed to occur along the shoulders of streets abutting the environmentally sensitive areas of the site.
45. The County of Los Angeles Department of Public Health recommended approval of the Project on October 23, 2014 and has recommended conditions of approval, including conditions related to drinking water and portable toilets, which are included in the CUP conditions.
46. The County of Los Angeles Fire Department recommended clearance of the project to proceed to public hearing on October 30, 2014 and provided conditions of approval related to access and the water tank, which are included with the CUP conditions.
47. The County of Los Angeles Department of Parks and Recreation recommended conditions of approval for the Project on October 21, 2015 regarding trail easement recordation. These conditions are included with the CUP conditions.
48. The County of Los Angeles Department of Public Works ("DPW") recommended a condition of approval for the Project in its letter dated November 3, 2015. This condition requires review and approval by DPW's Building and Safety Division. This condition is included with the CUP conditions.
49. Prior to the Commission's public hearing on the Project, DRP staff determined that this project qualifies for a Mitigated Negative Declaration ("MND") based on the Initial Study that was completed in accordance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. A Mitigation Monitoring and Reporting Program ("MMRP")

was developed to address mitigations that are necessary for the Project to ensure that any potential impacts to the environment resulting from the Project are less than significant. The mitigation measures of the MMRP have been reviewed and accepted by a DRP Staff Biologist and by the Significant Ecological Area Technical Advisory Committee ("SEATAC").

50. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
51. No written comments from the public regarding the Project been received at this time by DRP Staff.
52. A duly noticed public hearing was held on December 16, 2015 before the Commission. Commissioners Smith, Louie, Pincetl, Pedersen, and Modugno were present. After a presentation by staff, the Project representative, Ramon Baguio, provided additional details about the Project and spoke in favor of approval. The permittee also provided additional information about the Project. Two other speakers also testified in support of the Project, an employee of the permittee and a film industry worker. No speakers at the hearing opposed the Project. There being no further testimony, the Commission closed the public hearing, adopted the Mitigated Negative Declaration, and approved the Project subject to the findings and conditions. The vote was unanimous in favor of the Project, with all five commissioners voting in favor of the Project.
53. The Commission finds that the motion picture set use is allowed in the A-2 Zone subject to a CUP pursuant to Section 22.56.150 of the County Code.
54. The Commission finds that the Project is consistent with the Non-Urban 1 land use category of the 1986 Area Plan, which is the applicable area plan for the Project because the application was deemed complete prior to the adoption of the Town & Country Plan. The 1986 Area Plan allows for appropriate nonresidential uses in Non-Urban areas in remote locations, subject to the guidelines on pages VI-4 through VI-6 and VI-24 and VI-25, including a requirement for a public hearing and appropriate conditioning to minimize potential negative impacts. The Project Site is located in a remote area with few surrounding residences, and the Project does not create significant impacts to surrounding uses.
55. The Commission finds that the proposed use for this location is considered to be consistent with the applicable policies of the 1986 Area Plan, including the policies pertaining to SEAs.
56. The Commission finds that the project is sensitive to and compatible with the biotic resources of the area.
57. The Commission finds that the Project is consistent with the policies of the 1980 Los Angeles County General Plan, which is the applicable general plan for the Project

because the application was deemed complete prior to the adoption of the 2015 General Plan Update.

58. The Commission finds that a setback modification is justified for the freestanding sign near the southeast corner of the Project Site, which is a part of the movie set use, to allow the existing unpermitted sign to remain in its existing location within the required front yard setback area as shown on the Exhibit "A".
59. The Commission finds that the Project is located within a Rural Outdoor Lighting District. The Project will be required to comply with its requirements, which are designed to avoid excessively bright lighting and to protect surrounding properties from light trespass, thus preserving the dark skies in rural communities. Light fixtures may not exceed 20 feet in height, any light fixtures located more than 15 feet above grade may not exceed 400 lumens, and all outdoor lighting must be fully shielded to prevent any unacceptable light trespass. The applicable standards are found in County Code sections 22.44.500 through 22.44.590.
60. The Commission finds that the proposed use meets the CUP Burden of Proof requirements of Section 22.56.040 of the County Code, detailed below in Findings No. 61 through 63.
61. The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The Project conditions and mitigation measures will ensure that the impacts to wildlife and biotic resources in the area will be less than significant, as well as to avoid adverse impacts to neighboring residents and properties. The movie set has been operating for over 17 years and is not being expanded or changed. The Project will not or adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The Project Site shall comply with the County Noise Control requirements as required under Chapter 12.08 of Title 12 of the County Code. It will not be detrimental to the enjoyment or valuation of property in the surrounding area since there are few developed parcels in the area, the movie set is a relatively benign use. The Project Site is located approximately 750 feet from the nearest property containing a residence and all of the parcels within less than 750 feet of the Project Site are currently vacant land. The use does not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. It will be appropriately conditioned and regularly monitored to ensure that it remains in compliance with all conditions and applicable requirements and does not become a nuisance or hazard.
62. The Commission 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The site contains adequate room to meet parking requirements and other requirements for the Project. The immediately surrounding uses are vacant land, and the project is in a remote location, so there are no significant land use conflicts and the use is integrated with the surrounding area. Although the sign at the corner of East Avenue Q and 145<sup>th</sup> Street East is within the required yard area, there is adequate justification to modify the yard requirement since it is regulated as part of the movie set and not as a sign, and because its current location is ideal for maintaining the desired appearance as a commercial property for filming purposes.

63. The Commission 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. The Project is located at the intersection of an 80-foot wide street, 145<sup>th</sup> Street East, and a 60-foot wide street, East Avenue Q, and has adequate access to both. The Project will not generate an increase in traffic above current levels and the movie set use has operated at this site since 1998. Public services such as water, sewer, electricity, and waste management are not required. A water tank provides adequate water for fire protection and other water needs are minimal, and are provided by the individual clients. Portable toilets are provided so there is no need for public sewers or a septic system. Waste will continue to be disposed of properly and transported off-site. Electrical needs are minimal and provided by portable generators. The facility will be adequately served by the existing road and utility infrastructure. The Adopted County Trails Master Plan shows the proposed San Bernardino Connector Trail along the south road frontage of the site. A 12-foot wide multi-use trail easement will be recorded as a condition of Project approval to accommodate pedestrians, equestrians, and bicyclists.
64. The Commission finds that the Project is consistent with the SEA Burden of Proof requirements from Section 22.56.215.F.2 of the County Code and the SEA Design Criteria on Page VI-26 of the 1986 Area Plan, as detailed above in Findings No. 25 through 31.
65. The Commission finds that it is necessary to limit the term of the grant to twenty (20) years to assure continued compatibility between the use of the Project Site allowed by this grant, surrounding land uses, and the SEA.
66. The Commission finds that pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting. On October 27, 2014 a total of 23 Notices of Public Hearing were

mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 15 notices to those on the courtesy mailing list for the Antelope Valley East Zoned District. Additionally, the case materials were available on Regional Planning's website and at the Lake Los Angeles Library.

67. The location of the documents and other materials constituting the record of proceedings upon which the Commission'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 Zoning Permits North Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the 1980 Los Angeles County General Plan and the 1986 Antelope Valley Areawide General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The development is designed to be highly compatible with biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.
- F. The development is designed to maintain waterbodies, watercourses, and their tributaries in a natural state.
- G. The development is designed so that wildlife movement corridors (migratory paths) are left in a natural and undisturbed state.
- H. The development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from the proposed use.

- I. Where necessary, fences or walls are provided to buffer important habitat areas from development. The movie set area is fenced off with barbed wire fence from the remainder of the parcel.
- J. Roads and Utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.
- K. Clustering of structures is utilized where appropriate to assure compatibility with the biotic resources present.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

- 1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
- 2. Approves Conditional Use Permit No. 201400043, subject to the attached conditions.

**ACTION DATE: December 16, 2015**

RG:RC  
12/16/15

c: Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-00920-(5)  
CONDITIONAL USE PERMIT NO. 2014000043**

**PROJECT DESCRIPTION**

The project is a motion picture set located at 14499 East Avenue Q within a Significant Ecological Area ("SEA"). The project is subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Conditions No. 10, 11 and 14. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall 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 cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use 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.
8. **This grant shall terminate on December 16, 2035.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$2,200.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the

conditions of approval. The fund provides for eleven (11) biennial (one every other year) inspections. Inspections shall be unannounced.

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

11. Within five (5) working days from the day after your appeal period ends **December 30, 2015 (by no later than January 8, 2016)**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the 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 **\$2,285.00** (\$2,210.00 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid. Please note that this fee may change at the beginning of 2016.
12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein. Refer to Conditions No. 29 through 33 for a summary of the mitigation measures, which are fully detailed in the separate MMP document.
13. Within sixty (60) days of the date of the approval of the CUP Exhibit "A", the permittee shall record a covenant and agreement, which attaches the MMP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder along with the Affidavit of Acceptance of the CUP conditions. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to Regional Planning for approval upon request until all MMP requirements have been implemented and completed. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
14. The permittee shall deposit an initial sum of **\$6,000.00** with Regional Planning within sixty (60) days of the date of the approval of the CUP Exhibit "A" in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13, of the County Code.
16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the Fire department.
17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
19. 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.
20. 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.

21. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A."
22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### PROJECT SITE-SPECIFIC CONDITIONS

23. This grant shall authorize the operation of a motion picture set.

24. The permittee shall provide a minimum of 18 parking spaces as shown on the Exhibit "A", including one van-accessible handicapped parking space. All parking shall be within the developed area at the southeast corner of the parcel.
25. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated April 15, 2015.
26. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated June 10, 2015.
27. The permittee shall comply with all conditions set forth in the attached County Parks and Recreation Department letter dated July 9, 2015.
28. The permittee shall comply with all conditions set forth in the attached County Public Works letter dated August 6, 2015.
29. Maintain a permanent fence along the northern and western boundaries of the developed/disturbed area containing the movie set in order to prevent and discourage encroachment into adjacent sensitive habitats. Permanent signage shall be posted at the perimeter of the developed site to inform personnel of the sensitive status of the Joshua tree woodland and Big Rock Wash, as well as the presence of the Big Rock Wash Significant Ecological Area. Signage must also prohibit access by domestic pets with or without leashes in the sensitive habitats.
30. All food-related trash shall be disposed of in predator-proof closed containers. Permanent signage shall be posted to remind personnel to dispose of food-related trash in predator-proof closed containers.
31. The Applicant shall prepare and submit an environmental education handout to Regional Planning for review and approval. The environmental education handout shall address, at a minimum, the following topics: the presence and environmental significance of the Big Rock Wash Significant Ecological Area; the sensitive status of the native habitats surrounding the project site; the potential adverse effects of encroachment of personnel, vehicles, and pets into sensitive habitats; the potential adverse effects of light trespass, glare, and excessive noise during nighttime hours on wildlife and on wildlife movement; and, any permit conditions and mitigation measures required to avoid and reduce potential adverse effects on sensitive habitats, special-status wildlife, and wildlife movement.
32. Parking shall be restricted to the fenced-off developed area at the southeastern part of the property, and shall be prohibited in all off-site areas in the vicinity of the film set, including road shoulders. If the fenced-off developed area cannot accommodate the parking needs of the project, parking shall be at a remote off-site location. If a remote off-site location is to be used, the Applicant must submit the location of the off-site parking area to Regional Planning for review and approval.

33. As a means of ensuring compliance of the MMP mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance reports to the Department of Regional Planning for review upon request.
34. Nighttime filming shall be limited to the film set area and shall be designed so as to avoid illumination, light trespass, and glare in the natural habitat areas of the site and surrounding properties. The site is within the Rural Outdoor Lighting District and is therefore subject to the "Dark Skies" requirements of Title 22.
35. All activities associated with the motion picture set use are restricted to the fenced-off cleared/developed area containing the film set.
36. Personnel using the site are prohibited from entering the natural habitats within the SEA.
37. Pets must be contained and prevented from entering natural habitats within the SEA.
38. Noise, including amplified sound, must be minimized, particularly during nighttime hours. The Project is Subject to the County Noise Ordinance restrictions (Chapter 12.08 of the County Code).
39. Upon termination of this grant, if the facility has ceased to operate, the permittee shall remove such facility and clear the site of all structures and facilities related to the film set use within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility. Failure to remove such facility as required herein shall constitute a public nuisance and be subject to appropriate enforcement actions by the Zoning Enforcement Section of Regional Planning and any other government agency. In the event the facility is not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the facility to be removed at the permittee's expense.
40. Prior to conducting any filming on the site, the permittee shall obtain all necessary approvals from FilmL.A. and any other agencies with jurisdiction over filming on the site.



CYNTHIA A. HARDING, M.P.H.  
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.  
Interim Health Officer

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

TERRI S. WILLIAMS, REHS  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5100 • FAX (626) 813-3000

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

BOARD OF SUPERVISORS

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October 23, 2014

TO: Richard Claghorn  
Principal Regional Planning Assistant  
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, MPA (M.T)  
Environmental Health Division  
Department of Public Health

SUBJECT: CUP CONSULTATION  
PROJECT NO. R2014-00920  
Four Aces Movie Set  
14499 E. Avenue Q, Palmdale

- Public Health recommends approval of this CUP.
- Public Health does NOT recommend approval of this CUP.

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The CUP request is for the continued operation of a permanent movie set/film location. The project consists of interconnected sets of a motel, diner, and gas station located at the southeast corner of the property. The Department clears this CUP for public hearing.

Drinking Water Program

The Drinking Water Program recommends approval of this CUP.

The Drinking Water Program approves the use of portable water tanks as the source of drinking water for crews and staff while on location, as no employees reside onsite. The following conditions shall be observed:

- Potable water shall be provided in a manner as to be readily accessible to employees and crews.
- Drinking water containers shall be maintained in a manner to prevent contamination of the drinking water.

- Single use disposable cups shall be used as necessary to prevent contamination of the drinking water.
- Open containers such as barrels, pails, or tanks used for drinking water which the water must be dipped or poured, whether or not they are fitted with a cover, are prohibited. The container must have a secured lid to protect the water supply at all times

For questions regarding the above requirements, please contact Richard Lavin or Epifanio Braganza at (626) 430-5420 or e-mail [rlavin@ph.lacounty.gov](mailto:rlavin@ph.lacounty.gov) or [ebraganza@ph.lacounty.gov](mailto:ebraganza@ph.lacounty.gov).

### **Land Use Program**

**The Land Use Program recommends approval of this CUP.**

The Land Use Program approves the use of portable toilets as no employees reside onsite. The following items shall be provided:

- A toilet, a hand washing sink, and a waste water storage container.

For questions regarding the above section, please contact Eric Edwards or Vicente Banada at (626) 430-5380 or e-mail [eedwards@ph.lacounty.gov](mailto:eedwards@ph.lacounty.gov) or [vbanada@ph.lacounty.gov](mailto:vbanada@ph.lacounty.gov).

For any other questions regarding this report, please feel free to contact me at (626) 430-5382 or at [mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov).



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2014-00920

MAP DATE: February 1, 2014

LOCATION: 14499 East Avenue Q, Palmdale (unincorporated)

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**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO  
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE  
FOLLOWING CONDITIONS OF APPROVAL.**

**CONDITIONS OF APPROVAL – ACCESS**

1. Maintain access as noted on the site plan, and provide an unobstructed vertical clearance “clear to sky” Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.2
2. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1

**CONDITIONS OF APPROVAL – WATER STSTEM**

1. Maintain the current 5000 gallon water tank.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at [Wally.Collins@fire.lacounty.gov](mailto:Wally.Collins@fire.lacounty.gov).



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION  
"Parks Make Life Better!"

John Wicker, Acting Director

October 21, 2015

Sent via e-mail: rclaghorn@planning.lacounty.gov

TO: Richard Claghorn, Principal Planner  
Department of Regional Planning  
Zoning Permits North Section

FROM: Kathline J. King, Chief of Planning *kking*  
Department of Parks and Recreation  
Planning Division

SUBJECT: **PROJECT NO. R2014-00920 CONDITIONAL USE PERMIT (CUP) NO.  
201400043 FOUR ACES MOVIE SET**

**NOTICE OF TRAIL CONDITIONS**

The Department of Parks and Recreation (DPR) has completed the review of the proposed project located at 14499 East Avenue Q in Lake Los Angeles (APN 3029-010-009). The proposed project includes a movie set with "interconnected" sets made to appear as a motel, diner, and gas station, including related interiors for each of the structures. The project site is located within the Antelope Valley East Zoning District and is also within the sphere of the Adopted County Trails Master Plan (Trails Plan). Within the Trails Plan is an alignment for the "San Bernardino Connector Trail", which is proposed on the south side of the project area (see attached "San Bernardino Conn Trail" Map).

DPR is requiring the Subdivider to dedicate a twelve foot wide (12') trail easement for multi-use (hiking, mountain biking, and equestrian) trail purposes to the satisfaction of DPR.

DPR requests that the Department of Regional Planning include the following trail conditions of approval as a component of the conditional use permit:

**Trail Easement Recordation Conditions**

1. Applicant shall revise site plans and show a twelve foot (12') wide multi-use (hiking, mountain biking, and equestrian) trail easement to be dedicated to the County.
2. Prior to issuance of conditional use permit, the Applicant shall:

- a. Dedicate by separate document to the County of Los Angeles, a twelve foot (12') wide multi-use (hiking, mountain biking, and equestrian) trail easement on the south side of the project site adjacent to East Avenue Q for purposes of the "San Bernardino Connector Trail". The trail easement shall be recorded within the same document and the plat map and legal description shall be attached and submitted to DPR for review and acceptance, prior to recordation.
- b. Dedications and the following language must be shown for trail dedication(s) in the easement document:

We hereby dedicate to the County of Los Angeles a twelve foot (12') wide multi-use (hiking, mountain biking and equestrian) trail easement, approximate length of two hundred and fifty linear feet (250'), for the "San Bernardino Connector Trail," as legally described and depicted on Exhibit "A". Full public recreation and maintenance access shall be provided in perpetuity within the multi-use trail easement. Please note that once the subject trail easement has been recorded, the easement area shall be free from any at-grade impediments or structures.

3. Trail easement must be outside of the road right-of-way unless approved by the County Department of Public Works (DPW).

For any trail related questions, please contact Olga Ruano, Park Planning Assistant at (213) 351-5141 or by e-mail at [oruano@parks.lacounty.gov](mailto:oruano@parks.lacounty.gov).

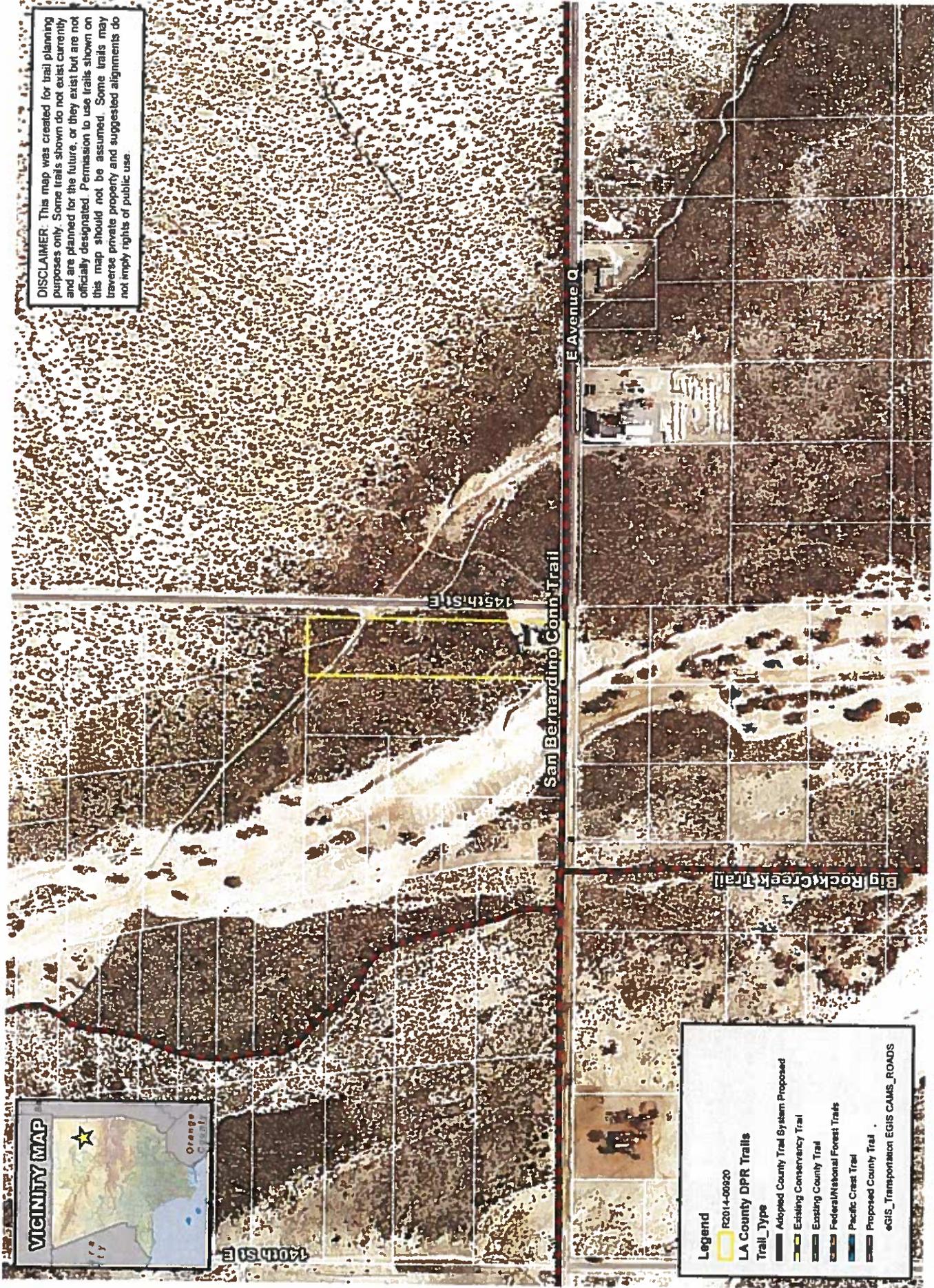
FM:OR R2014-00920 Four Aces Trail Report

c: Parks and Recreation: (F. Moreno, O. Ruano)

**VICINITY MAP**



**DISCLAIMER:** This map was created for trail planning purposes only. Some trails shown do not exist currently and are planned for the future, or they exist but are not officially designated. Permission to use trails shown on this map should not be assumed. Some trails may traverse private property and suggested alignments do not imply rights of public use.



**Legend**

- R2014-00920
- LA County DPR Trails
- Trail\_Type**
- Adopted County Trail System Proposed
- Existing Conservancy Trail
- Existing County Trail
- Federal/National Forest Trails
- Pacific Crest Trail
- Proposed County Trail
- eGIS\_Transportation EGIS CAMS\_ROADS

Date: 02/28/15  
 Prepared By: Planning  
 Aerial: LAR\_IAC4  
 Trails: EGIS DPR\_TRAILS  
 Parcels: EGIS ASST\_PARCELS  
 Roads: Thomas Booters (All rights reserved)



**TRAIL REVIEW: R2014-00920 FOUR ACES MOVIE SET**  
 County of Los Angeles | Department of Parks & Recreation





GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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

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

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

November 3, 2015

IN REPLY PLEASE  
REFER TO FILE: LD-2

TO: Robert Glaser  
Zoning Permits North Section  
Department of Regional Planning

Attention Richard Claghorn

FROM: Art Vander Vis   
Land Development Division  
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201400043**  
**PROJECT NO. R2014-00920**  
**14499 EAST AVENUE Q**  
**ASSESSOR'S MAP BOOK NO. 3029, PAGE 10, PARCEL NO. 9**  
**UNINCORPORATED COUNTY COMMUNITY OF LAKE LOS ANGELES**

Thank you for the opportunity to review the site plan and zoning permit application for the project located at 14499 East Avenue Q in the unincorporated County community of Lake Los Angeles. The applicant is requesting authorization for a CUP to allow the use of a movie set and film location that was established on the property in approximately 1998. The project consists of interconnected motel, diner, and gas station sets located at the southeast corner of the property. The majority of the parcel is undisturbed and no new permanent development activity is proposed. The developed/disturbed area of the property covers 0.7 acre of the 6.15 acre site. The entire parcel is within a Significant Ecological Area.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents and therefore a Public Hearing shall **NOT** be scheduled until the following comments have been addressed:

Robert Glaser  
November 3, 2015  
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1. Building and Safety

- 1.1 Submit building plans for review and approval to Public Works' Building and Safety Division, Antelope Valley District office.

For questions regarding the building and safety condition, please contact Francis Dominguez of Building and Safety Division at (661) 524-2397 or [fdominqu@dpw.lacounty.gov](mailto:fdominqu@dpw.lacounty.gov)

If you have any other questions or require additional information, please contact Ruben Cruz of Public Works' Land Development Division at (626) 458-4910 or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

RC:tb

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**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)  
PROJECT NO. R2014-00920 / PERMIT NO. RCUP 201400043 / ENV NO. RENV 201400085**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	<p><b>Protective Fencing and Signage:</b> Maintain a permanent fence along the northern and western boundaries of the developed/disturbed area containing the movie set in order to prevent and discourage encroachment into adjacent sensitive habitats. Permanent signage shall be posted at the perimeter of the developed site to inform personnel of the sensitive status of the Joshua tree woodland and Big Rock Wash, as well as the presence of the Big Rock Wash Significant Ecological Area. Signage must also prohibit access by domestic pets with or without leashes in the sensitive habitats.</p>	<p>Prior to approval of the Exhibit A for the CUP, the Applicant must submit a plan for the design and installation of the required fencing and signage to the Los Angeles County Department of Regional Planning (LACDRP) for review and approval. At the discretion of the LACDRP, the existing barbed wire fencing at the site may be considered adequate to prevent and discourage encroachment. LACDRP shall conduct site inspections to ensure that appropriate fencing has been installed and that the permanent signage has been posted. The installation of the required fencing and signage must be completed before issuance of the approval of the Exhibit A for the CUP.</p>	After approval of the CUP	Applicant and consulting biologist	Los Angeles County Department of Regional Planning (LACDRP)

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Biological Resources	Post required signage and properly dispose of trash.	After approval of the CUP	Applicant	Los Angeles County Department of Regional Planning (LACDRP)
4.2	<p><b>Trash Disposal:</b> All food-related trash shall be disposed of in predator-proof closed containers. Permanent signage shall be posted to remind personnel to dispose of food-related trash in predator-proof closed containers. LACDRP shall conduct site inspections to ensure that the permanent signage has been posted.</p>	<p>The environmental education materials shall be distributed to all lessees and key personnel managing the site. Upon receipt of the environmental education materials, all lessees and key personnel shall indicate by signature that they have received and understand the environmental education materials. The Applicant shall maintain the signatures on file to be provided at the request of the LACDRP.</p>	Applicant and consulting biologist	Los Angeles County Department of Regional Planning (LACDRP)
4.3	<p><b>Environmental Education Handout:</b> The Applicant shall prepare and submit an environmental education handout to LACDRP for review and approval. The environmental education handout shall address, at a minimum, the following topics: the presence and environmental significance of the Big Rock Wash Significant Ecological Area; the sensitive status of the native habitats surrounding the project site; the potential adverse effects of encroachment of personnel, vehicles, and pets into sensitive habitats; the potential adverse effects of light trespass, glare, and excessive noise during nighttime hours on wildlife and on wildlife movement; and, any permit conditions and mitigation measures required to avoid and reduce potential adverse effects on sensitive habitats, special-status wildlife, and wildlife movement.</p>			

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4.4	Biological Resources	<p><b>Parking Restriction:</b> Parking shall be restricted to the fenced-off developed area at the southeastern part of the property, and shall be prohibited in all off-site areas in the vicinity of the firm set, including road shoulders. If the fenced-off developed area cannot accommodate the parking needs of the project, parking shall be at a remote off-site location. If a remote off-site location is to be used, the Applicant must submit the location of the off-site parking area to the Los Angeles County Department of Regional Planning (LACDRP) for review and approval.</p>	<p>The applicant/permittee shall observe the parking restrictions, which will be monitored and enforced by Regional Planning. The applicant shall notify Regional Planning and obtain advance authorization prior to any use of off-site parking.</p>	After approval of the CUP	Los Angeles County Department of Regional Planning (LACDRP)	
19	Mitigation Compliance	<p><b>Deposit:</b> As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance reports to the Department of Regional Planning for review upon request, and for replenishing the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed. A deposit of \$6,000 for mitigation monitoring must be paid to the Department of Regional Planning within 60 days of the approval of the Exhibit A. Any unused funds in the account after the MMRP monitoring is completed will be refunded to the payer upon request.</p>	<p>Submittal and approval of compliance report, payment of mitigation monitoring deposit, and replenishing mitigation monitoring account</p>	Yearly or upon request by LACDRP or until all measures are completed; Completion shall be determined by LACDRP	Applicant	Los Angeles County Department of Regional Planning (LACDRP)

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The Department of Regional Planning staff has determined that the attached mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of \$8,000.00 with the Department of Regional Planning within 60 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring and Reporting Program.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as mitigation measures.

  
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Applicant

12-1-2015

\_\_\_\_\_ Date

  
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Staff

12-1-2015

\_\_\_\_\_ Date