Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

July 3, 2013

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Golden Oak Ranch Properties
Attention: Kathleen O'Prey Truman
626 Wilshire Boulevard, Suite 550
Los Angeles, CA 90017

Regarding: **PROJECT NO. TR071216-(5)**
PLAN AMENDMENT NO. 200900010
ZONE CHANGE NO. 200900012
VESTING TENTATIVE TRACT MAP NO. 071216
CONDITIONAL USE PERMIT NO. 200900126
OAK TREE PERMIT NO. 200900041
PARKING PERMIT NO. 201000002
ENVIRONMENTAL ASSESSMENT NO. 200900112
19802 PLACERITA CANYON ROAD

Dear Applicant:

The Regional Planning Commission, by its action of June 19, 2013, is recommending **APPROVAL** of the above described Plan Amendment and Zone Change legislative matters to the Los Angeles County Board of Supervisors, and approved Vesting Tentative Tract Map, Conditional Use Permit, Oak Tree Permit, and Parking Permit. The attached documents contain the Regional Planning Commission's findings and conditions relating to this action. Please carefully review each condition.

Please be advised that all permits associated with the legislative matters are automatically called up for review by the Board of Supervisors. Therefore, final action has not been taken on these matters and no appeal is available at this stage. The Executive Office of the Board of Supervisors will provide notice of a future public hearing on this matter.

For further information pertaining to these approvals and approval recommendation, please contact Mr. Kim Szalay in the Special Projects Section at (213) 974-4876 or e-mail at kszalay@planning.lacounty.gov.

Sincerely,

Richard J. Bruckner
Director

Kim K. Szalay for Samuel B. Dea

Section Head, Supervising Regional Planner
Special Projects Section

Enclosures: Findings and Conditions
c: BOS, DPW (Building and Safety), Zoning Enforcement, Testifiers

SZD:KKS

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION VESTING TENTATIVE TRACT MAP NUMBER TR071216

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Vesting Tentative Tract Map No. TR071216-(5) ("Vesting Map") on June 19, 2013. The Vesting Map was heard concurrently with Plan Amendment No. 200900010 ("Plan Amendment") and Zone Change No. 200900012 ("Zone Change"), Conditional Use Permit No. 200900126 ("CUP"); Oak Tree Permit No. 200900041; and Parking Permit No. 201000002.

2. The Commission heard a presentation from staff and testimony from representatives of the subdividers and members of the public. Two representatives of the applicant and ten members of the public testified in favor of the Project, and two persons testified with concerns regarding the Project.

3. The Commission closed the public hearing and voted 5-0 indicating its intent to adopt the EIR; approve the Vesting Tentative Tract Map, Conditional Use Permit, Oak Tree Permit, and Parking Permit, with findings and conditions of approval; adopt resolutions recommending approval to the Board of Supervisors regarding the Plan Amendment and Zone Change; and direct staff to make modifications as follows: 1) for Department of Public Works to work with the applicant in designing debris basins with minimal impacts to the oak trees and investigate use of underground cisterns as an alternative; and 2) that water be available for horses at the trail head staging area.

4. The subdividers, Golden Oak Ranch Properties ("Subdividers") request the Vesting Map and related entitlements to authorize two alternatives for subdividing 20 lots (Option A: 555,950 square feet with 12 sound stages), or alternatively 18 lots (Option B: 510,000 square feet with 8 sound stages and one office building), located on 44.28 acres ("Map Area") of the 890-acre subject property for development of indoor sound stages and associated production, administrative, parking, and support facilities in the proposed C-M-DP zone with associated off-site infrastructure improvements and the vacation of Delden Road ("Project").

5. The 890-acre Ranch located at 19802 Placerita Canyon Road in the Santa Clarita Valley within unincorporated Los Angeles County and off-site improvements located in unincorporated Los Angeles County and the City of Santa Clarita are approximately 3.3 miles northeast of Interstate 5 and SR 14 interchange at the off ramps at Placerita Canyon Road.

6. The Plan Amendment is a related request to amend the 1990 Santa Clarita Valley Area Plan local plan designation on the 44.28-acre Map Area from Hillside Management (HM) and Floodway/Floodplain (W) to Commercial (C).

7. The Zone Change is a related request to change zoning of the 44.28-acre Map Area from A-2-1 (Heavy Agricultural-One Acre Minimum Lot Area) to C-M-DP

(Commercial Manufacturing-Development Program) pursuant to Section 22.28.230 of the County Zoning Ordinance.

8. The CUP is a related request to 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 development of indoor filming studio facilities (under Option A there would be 555,950 square feet of indoor studio facilities including 12 sound stages and under Option B there would be 510,000 square feet of indoor studio facilities including 8 sound stages and one office building), grading in excess of 100,000 cubic yards, and limiting maximum building height to 60 feet in the proposed C-M-DP zone pursuant to Section 22.28.230, and 22.40 Part 2 of the County Code.

   Within the remaining 846 acres of Ranch property located in the A-2 zone, the 14 acres of the 30-acre Los Angeles Department of Water and Power ("LADWP") transmission line right-of-way proposed for off-site parking, grading in excess of 100,000 cubic yards in conjunction with grading in the Map Area requires a Conditional Use Permit. The 44.28-acre Map Area plus the 14-acre LADWP right-of-way comprises the 58-acre location for primary new development. Subtracting the 58-acre area for primary new development, the remaining 832 acres of the 890-acre Ranch requires a Conditional Use Permit for relocation of a caretaker mobile home, construction of a water tank, exemption from Outdoor Lighting District hours of operation requirements for onsite filming activities, and continued operation and maintenance of existing outdoor motion picture sets and filming ranch on 195 acres with the remaining 637 acres used as buffer area and backdrop beyond the filming area in the existing A-2-1 (Heavy Agricultural-One Acre Minimum Lot Area) and A-2-2 (Heavy Agricultural-Two Acres Minimum Lot Area) zones pursuant to Section 22.24.140 of the County Code. This conditional use permit would supersede and replace Conditional Use Permit No. 04-089 approved by the Regional Planning Commission on January 3, 2007.

9. The Oak Tree Permit is a related request to authorize the removal of 158 oak trees (including 16 heritage trees) located within the Map Area and other portions of the Ranch in the proposed C-M-DP and A-2-1 zones and encroachment into the protected zone of 82 oak trees (including 3 heritage trees) within the Map Area and other portions of the Ranch in the proposed C-M-DP and the A-2-1 and A-2-2 zones.

10. The Parking Permit is a related request to authorize tandem parking and reciprocal parking within the Map Area in the C-M-DP zone, off-site parking within LADWP right-of-way or alternatively use of two on-site parking lots, and use of surplus parking area without paving and striping in the A-2-1 and A-2-2 zones.

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

12. The Project is designed to be developed in six phases for the 20-lot Option A as follows: Phase 1 - Lots 1, 14, 19, and 20; Phase 2 - Lots 3, 7, 8, 9, and 18; Phase 3 – Lots 4, 5, and 6; Phase 4 – Lot 10; Phase 5 – Lot 2; Phase 6 – Lots 15, 16, and 17; Phase 7 – Lots 11, 12, and 13. The 18-lot Option B would follow the same phasing sequence with Lots 15, 16, and 17 consolidated into one lot, Lot 15 for Phase 6 and Lot 18 would become Lot 16 and lots 19 and 20 would become Lots 17 and 18. Although designed to be a unified Project, it is intended that the phasing be done in such a way as to allow for infrastructure, access and priority sound stages to be developed first in the event that the later phases require delayed development.

13. Regional access to the Map Area is provided by SR 14 freeway, which is located adjacent to the west of the Map Area. Immediate access to the south of the Map Area is provided by Placerita Canyon Road.

14. The Map Area is approximately 44.28 gross acres in size, roughly triangular in shape, and split into two portions, one north of Placerita Creek and one south of the creek, with existing westerly 24-acre area comprised of disturbed earth and rock deposited by Caltrans during the construction of SR 14 in the 1970s, and the easterly 20-acre partially vegetated area in the existing flood plain at the toe of a steep slope below the 24-acre portion of the site.

15. The subdividers' site plan, labeled Exhibit "A" for the combined 44.28-acre Vesting Map and the rest of the 890-acre ranch property, depicts a 20-lot (Option A) or 18-lot (Option B) subdivision on the Map Area and the remaining 846 acres of the filming ranch all 890-acres of which are included in the CUP. Primary access to the 890-acre Ranch is proposed to be located directly across from the northbound SR 14 off-ramp at Placerita Canyon Road. Existing primary access is located approximately 0.5 mile southeast of SR 14 and would continue to be used for access to the existing outdoor filming ranch and as secondary access for the 58-acre area to be developed. The project site is comprised of the following areas: the primary 58-acre area for development which is comprised of the 44.28-acre Map Area and the 14-acre LADWP transmission corridor right-of-way ("Development Area"), the location of the required water tank ("Water Tank Area"), the location of the required trail ("Trail Area"), the two optional locations of the relocated mobile home ("Potential Mobile Home Relocation Areas"), and the location of the two alternative parking lots ("Conditional Parking Areas"), all located within the 890-acre Ranch, and the locations of the infrastructure improvement areas not on the Ranch property ("Off-Site Infrastructure Improvement Areas") located within unincorporated Los Angeles County and the City of Santa Clarita (altogether, "Project Site" as analyzed in the Draft Environmental Impact Report ("Draft EIR")). The Project proposes one Vesting

Tentative Tract Map with two development options located within the Map Area as analyzed in the Draft EIR: Option A includes 12 indoor sound stages and supporting facilities (555,950 square feet of total development); Option B includes 8 indoor sound stages with supporting facilities and one media office building (510,000 square feet of total development). Both options include a proposed bridge crossing Placerita Creek to connect the north and south portions of the Project separated by the creek. Due to unforeseeable market conditions, either four sound stages or one office building and accessory structures would be constructed on the pad north of the creek, therefore the proposal for either 20 lots or 18 lots.

16. The Map Area is designated as Categories HM and W on the 1990 Santa Clarita Valley Area Plan ("1990 Area Plan") Land Use Policy Map. This approval is contingent upon the approval of the related Plan Amendment to amend the 44.28-acre Map Area of the Project Site to Category C (Commercial) being adopted and becoming effective. The Project is consistent with the proposed land use classification.

17. All 44.28 acres of the Map Area are currently zoned A-2-1.

18. Surrounding properties are zoned as follows:

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

19. Surrounding properties are developed with land uses as follows:

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

20. On January 21, 2010, an Environmental Impact Report ("EIR") scoping meeting was held 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 agencies raised concerns regarding land use compatibility, air quality, visual and noise impacts, impacts to oak trees and native biota, and local traffic impacts.

21. The Department of Regional Planning ("Department"), on behalf of the County as lead agency pursuant to the California Environmental Quality Act ("CEQA"), conducted an Initial Study of the proposed Project and determined that an EIR was necessary for the Project. The Department sent to agencies a Notice of Preparation for the EIR. The Department conducted a Scoping Meeting on January 21, 2010. An EIR, including Final EIR, Draft EIR, a Mitigation Monitoring and Reporting Program ("MMRP"), and the CEQA Findings of Fact and Statement of Overriding Considerations have been prepared for this project pursuant to CEQA (Cal. Pub. Res. Code §§ 21000, et seq.).

a. Areas of potential environmental impact addressed in the Draft EIR include geotechnical hazard, flood hazards, noise, water quality, air quality, global climate change, biological resources, cultural and paleontological resources, agricultural/forestry resources, visual qualities, traffic, access, and parking, public services including: 1) law enforcement and 2) fire protection, utilities and service systems including: 1)water supply, 2) wastewater/sewage disposal, 3) solid waste, and 4) energy, environmental safety/fire hazards, and land use.

b. 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.

c. Significant and Unavoidable Impacts as identified in the Draft EIR after implementation of the required project design features and mitigation measures as enforced by the Project's MMRP are as follows:

i. 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 during construction of Related Projects, cumulative off-site traffic volumes would result in 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 are 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 central utility plant and pump station so as to keep noise levels below County noise standards, are some of the measures required.

ii. Air Resources. Construction-related Project regional air quality impacts would be significant and unavoidable. Construction-related cumulative

regional air quality impacts during Project and Related Projects construction would be significant and unavoidable. Nine air quality mitigation measures and project design features are required 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, required use of high-rated pollution control equipped equipment, and limiting the amount of grading per day are some of the required measures.

d. A Statement of Overriding Considerations is provided. The benefits and value of the Project outweigh the remaining significant impacts of the Project after all feasible mitigation has been proposed. A Statement of Overriding Considerations is required to allow for the approval of the Project in light of the above remaining significant and unavoidable impacts of the Project. Public benefits of the Project include increased employment in the media and entertainment industry, permanent protection of natural terrain and retention of biotic resources by way of Project conditions and on-site deed restrictions, and the addition of 1,600 oak trees (nearly two-thirds more than required), provision of a publicly accessible multi-use connector trail to the Angeles National Forest, and provision of surplus water storage facilities for community fire protection and water supply. These, and other project design features beyond those that are required, which are more fully described in the CEQA Findings of Fact and Statement of Overriding Considerations, provide benefits supporting the determination that the benefits of the Project outweigh the Project's remaining significant and unavoidable impacts.

22. A Hearing Examiner public hearing was held on June 04, 2012 primarily to receive public testimony on the merits of the Draft EIR prior to Project consideration by the Commission. In addition to necessary corrections and clarifications, responses by the County to all of the comments received on the Draft EIR have been provided in the Final EIR.

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

24. The Project is compatible with the surrounding area.

25. The Project is compatible with surrounding land use patterns because its location allows the efficient use of existing infrastructure and services. The Project places commercial space adjacent to an existing freeway and supports State and County efforts to provide employment near major employment centers and transportation corridors, to address global climate change, to decrease air

pollution, and to contribute to the conservation of energy. Design features such as green building design and clustered commercial uses complement and protect surrounding uses. The Map Area's location within an area serviced by existing infrastructure within the filming industries 30-mile radius zone, which includes the majority of other filming-related regional employment centers, makes the Map Area ideal for extending existing outdoor filming uses with complementary indoor sound stages and supporting facilities.

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

27. The Project is subject to the requirements of the proposed C-M-DP zone. The Project is consistent with the uses allowed within the C-M-DP zone.

28. The subdividers have submitted a development program consisting of a site plan and phasing sequence, which complies with the requirements of section 22.40.050 of the County Code.

29. The Commission finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the subdividers 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.

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

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

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

33. Compatibility with surrounding land uses will be ensured through the Plan Amendment, Zone Change, CUP, Oak Tree Permit, and Parking Permit.

34. There is no evidence that the Project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Map Area.

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

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

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

38. Consistent with Chapter 4, Article 3.5 of the Subdivision Map Act, the proposed subdivision does not limit access to any public waterway, river, stream, coastline, shoreline, lake, or reservoir. The Project does not front on a public waterway.

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

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

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

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

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

44. An MMRP consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for the Project.

45. 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.

46. Approval of this Project is conditioned on the subdividers compliance with the attached conditions of approval, the MMRP, and the conditions of approval for the CUP, Oak Tree Permit, and Parking Permit.

47. 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.

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

THEREFORE, THE COMMISSION:

1. Indicates its intent to adopt the EIR; approve the Vesting Tentative Tract Map and the associated Conditional Use Permit, Oak Tree Permit, and Parking Permit, with findings and conditions of approval; adopts resolutions recommending approval to the Board of Supervisors regarding the Plan Amendment and Zone Change; and directs staff to make modifications as follows: 1) for Department of Public Works to work with the applicant in designing debris basins with minimal impacts to the oak trees and investigate use of underground cisterns as an alternative; and 2) that water be available for horses at the trail head staging area.

2. Certifies that the 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 EIR and that the 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 EIR, have either been reduced to an acceptable level or are outweighed by specific social, economic, legal, technological, or other considerations of the Project as stated in the CEQA Findings and SOC for the Project;

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

4. Certifies that it adopted the EIR, the CEQA Findings and SOC, and the MMRP at the conclusion of the public hearing; and

5. Approves Vesting Tentative Tract Map No. TR071216-(5), subject to the attached conditions.

VOTE:

Concurring: Louie, Valadez, Helsley, Pedersen, Modugno

Dissenting: None

Abstaining: None

Absent: None

Action Date: June 19, 2013

SZD:KKS
6-19-13

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

GENERAL CONDITIONS

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

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

   The approval is also subject to all those conditions set forth in Conditional Use Permit ("CUP") No. 200900126, Oak Tree Permit No. 200900041, Parking Permit No. 201000002, and the Project's Environmental Impact Report ("EIR") Mitigation Monitoring and Reporting Program ("MMRP"), which is incorporated herein by reference, and the attached reports recommended by the Los Angeles County Subdivision Committee ("Subdivision Committee") and submitted by the Los Angeles County Department of Public Works ("Public Works"), Los Angeles County Fire Department ("Fire Department"), Los Angeles County Department of Parks and Recreation and Los Angeles County Department of Public Health, which are attached hereto and incorporated by this reference as if set forth fully herein.

2. This subdivision is a major land division and must be filed as a final tract map. No Parcel Map Waiver is allowed.

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

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

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

5. Unless otherwise apparent from the context, the "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the Zoning Ordinance and Section 21.56.010 of the Subdivision Ordinance.

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

7. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with the County Department of Regional Planning ("Regional Planning") in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

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

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

8. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **$3,070.25** ($2,995.25 for an Environmental Impact Report plus $75.00 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.

9. Within 30 days of the date of final approval of the grant by the County the subdivider shall record a covenant and agreement with the attached MMRP at the office of the Recorder. The subdivider agrees to comply with the mitigation measures imposed by the EIR for this project. Prior to recordation of the covenant, the subdivider shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual Mitigation Monitoring Reports to Regional Planning for approval or as required. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

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

11. The subdivider shall deposit the sum of **$6,000.00** with Regional Planning within 30 days of the date of final approval of this grant in order to defray the cost of reviewing the subdivider's reports and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

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

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

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

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

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

CONCURRENT WITH OR PRIOR TO RECORDATION OF THE FINAL MAP

Covenants and Agreements General

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

Roads, Driveways, and Access

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

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

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

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

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

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

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

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

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

27. Permission is granted to vacate Delden Road.

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

Demolition, Construction Restrictions, and Maintenance

29. Subdivider shall submit a copy of the demolition permit for the building located on lot 13, and submit the approved building and septic permits for the relocated mobile home from lot 6 to one of two locations as depicted on Exhibit A, Sheet S-1, prior to recordation of first final map.

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

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

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

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

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

Landscaping and Trails

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

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

Recording Multiple Maps

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

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

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

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

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

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

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

Attachments: County Departments Map Conditions

KKS
6/19/13

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

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

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

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

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

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

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

7. Quitclaim or relocate easements running through proposed structures.

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

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

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

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

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

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

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

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

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

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

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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT NO.: 071216

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

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

Prior to Improvement Plans Approval:

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

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

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

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

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

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

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

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

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

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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
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satisfaction of the Department of Public Works. By acceptance of this condition, the applicant acknowledges and agrees to waive their rights to request condemnation under Government Code Section 66462.5 and agrees to process a revised TR 71216 with the County, which would remove the work and improvements from the Offsite Property and would include other improvements the County determines necessary to provide flood protection and mitigate potential flood control impacts.

Prior to recordation of a Final Map:

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

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

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

5. Show and label all natural drainage courses.

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

Prior to Improvement Acceptance for Public Maintenance:

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

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

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

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

Sheet 1 of 1

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

DISTRIBUTION
1 Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

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

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

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

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

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

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

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

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

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

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

Reviewed by _____ Date 3/21/13
Geir Mathisen

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

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

SOILS ENGINEERING REVIEW SHEET

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

District Office ---
PCA LX001129
Sheet 1 of 1

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

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

Review of:

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

ACTION:

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

REMARKS:

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

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

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

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

Prepared by _____ Date 3/25/13

Please complete a Customer Service Survey at http://dpw.lacounty.gov/gmed/surveysurvey.
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT MAP NO. 71216 Rev 3

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

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

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

2. Provide approval of:

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

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

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

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

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

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

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

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

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

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

CONDITIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Department of Water and Power the City of Los Angeles

ANTONIO R. VILLARAIGOSA
Mayor

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

RONALD O. NICHOLS
General Manager

February 22, 2013

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

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

Dear Mr. Ibrahim:

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

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

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

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

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

Recyclable and made from recycled waste.

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

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

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

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

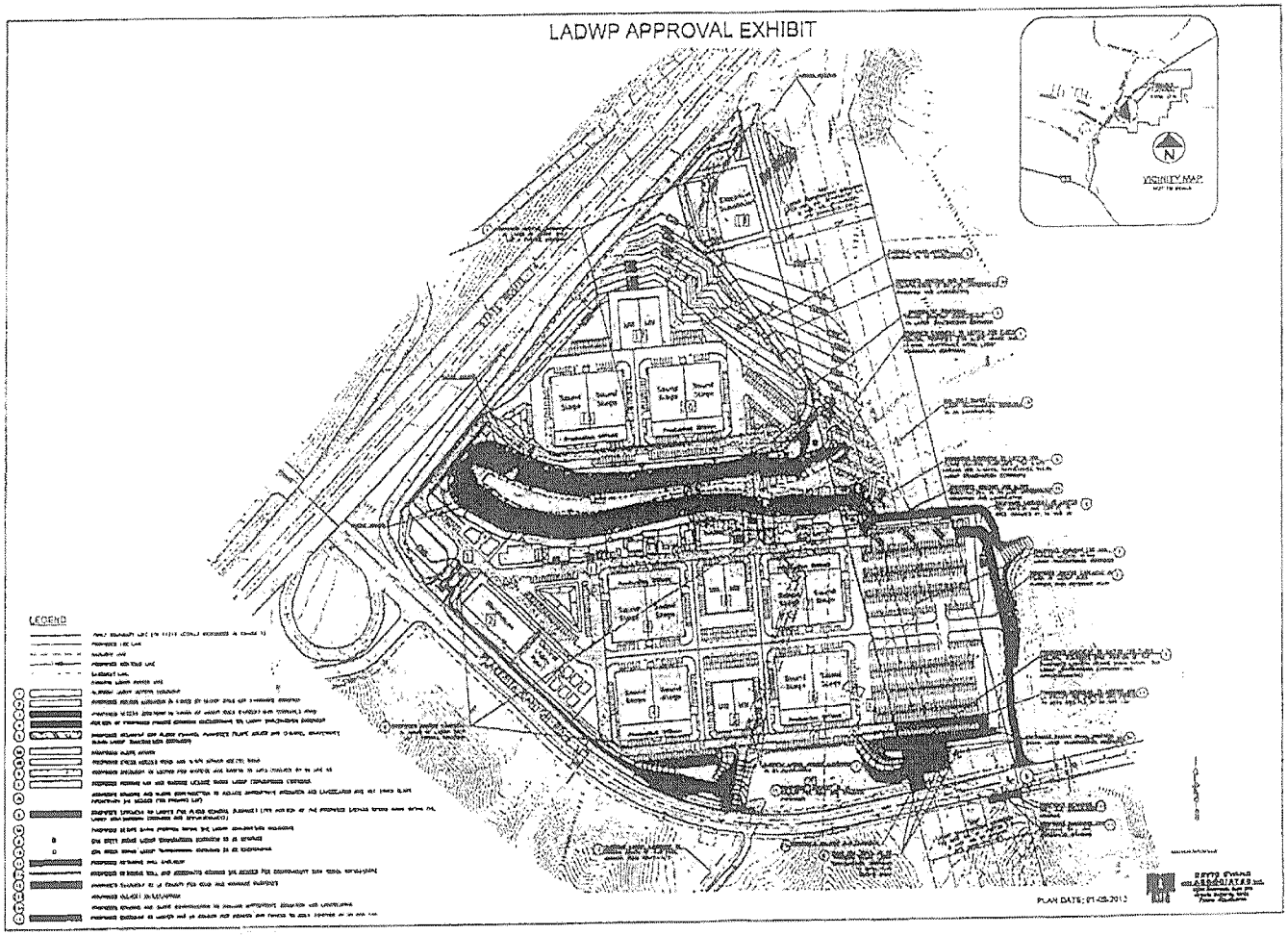
While final approval is subject to review and approval by LADWP's General Manager, the Board of Water and Power Commissioners, and the Los Angeles City Council and subject to finalizing the precise easement areas with the County of Los Angeles and the Los Angeles County Flood Control District and negotiating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

Sincerely,

Reynan Ledesma
Manager of Real Estate

CW:ryd
Enclosures

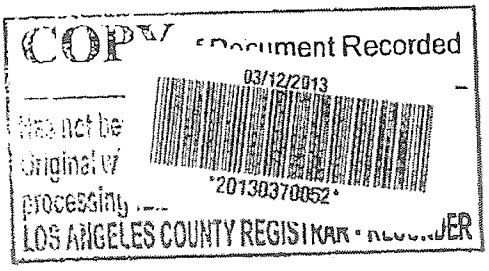
c: Mr. Adam Gilbert (w/encls.)
Kathleen O'Prey Truman (w/encls.)


LADWP APPROVAL EXHIBIT
VICINITY MAP
LEGEND
PLAN DATE: 01-05-2015

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

WHEN RECORDED MAIL TO:

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



Space above this line is for Recorder's use

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

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

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

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

Golden Oak Ranch Properties

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

State of **California**

County of **Los Angeles**

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

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

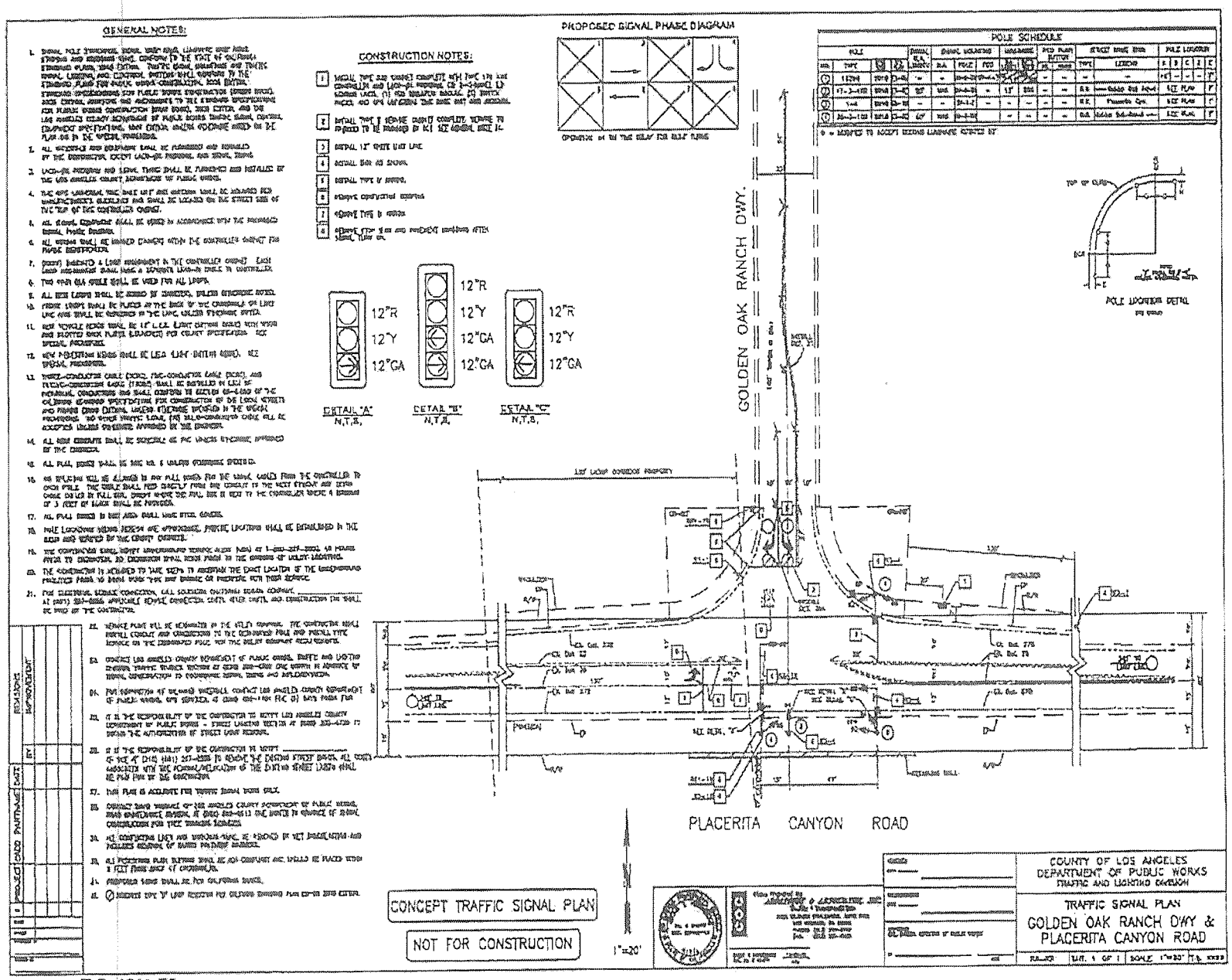
WITNESS my hand and official seal.

Signature _____
Notary Public

JENINA M. ATKINSON
Commission # 1921313
Notary Public - California
Los Angeles County
My Comm. Expires Feb 6, 2015

(Seal)

EXHIBIT A



T.G. 4641-E2

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

GAIL FARBER, Director

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

IN REPLY PLEASE
REFER TO FILE: T-4

February 28, 2013

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

Dear Mr. Gibson:

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

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

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

Sierra Highway at State Route 14 Southbound Ramps

North approach: Install protected left-turn phasing.

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

Install traffic signal.

FILE COPY

Sierra Highway at Placerita Canyon Road

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

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

Sierra Highway at State Route 14 Southbound Ramps

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

Project's pro rata share is 20.9 percent.

Sierra Highway at Placerita Canyon Road

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

Project's pro rata share is 16.2 percent.

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

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

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

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

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

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

Reconfigure intersection and install traffic signal.

Current Ranch Main Entrance at Placerita Canyon Road

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

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

Install traffic signal.

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

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

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

Very truly yours,

GAIL FARBER
Director of Public Works

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

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

Enc.

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

bc: Land Development (Narag)

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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

GAIL FARBER, Director

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

IN REPLY PLEASE
REFER TO FILE: T-4

October 28, 2010

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

Dear Ms. Maheshwari:

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

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

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

Sierra Highway at State Route 14 southbound ramps

North approach: Install protected left-turn phasing.

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

Install traffic signal.

FILE COPY

Sierra Highway at Placerita Canyon Road

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

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

Sierra Highway at State Route 14 southbound ramps

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

Project's pro rata share is 20.9 percent.

Sierra Highway at Placerita Canyon Road

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

Project's pro rata share is 16.2 percent.

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

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

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

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

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

Reconfigure intersection and install traffic signal.

Current Ranch Main Entrance at Placerita Canyon Road

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

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

Install traffic signal.

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

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

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

Very truly yours,

GAIL FARBER
Director of Public Works

William Winter

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

NV:cn
P:\pub\WPFILES\FILES\STU\Nayiri\GOLDEN OAK-2 2.doc

CM
OFP

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

bc: Land Development (Narag)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Flex your power!
Be energy efficient!

October 11, 2012

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

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

Dear Mr. Pletyak:

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

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

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

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

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

Sincerely,

DIANNA WATSON
IGR/CEQA Branch Chief
Caltrans, District 7

cc: Patrick Gibson, Gibson Transportation Inc.

DAVID EVANS
AND ASSOCIATES

Re: Sewer Area Study Approval
for Tract No. 71316

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

City of Santa Clarita
Development Services Division

Signature: Date: 8/28/12

Approval Expires After 2 Years

August 22, 2012

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

Dear Mr. Niebla:

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

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

Please call if we may be of additional service.

Thank you.

David Evans and Associates, Inc.

Rob Bathke, P.E.
Project Manager

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

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

Date: October 3, 2011

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

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

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

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

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

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

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

MH:aw

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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GAIL FARBER, Director

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

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

September 22, 2011

IN REPLY PLEASE
REFER TO FILE: SMP-5
M1088108

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

Attention Alice W. Wong

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

PROPOSED VACATION
DELDEN ROAD
NORTH OF PLACERITA CANYON ROAD

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

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

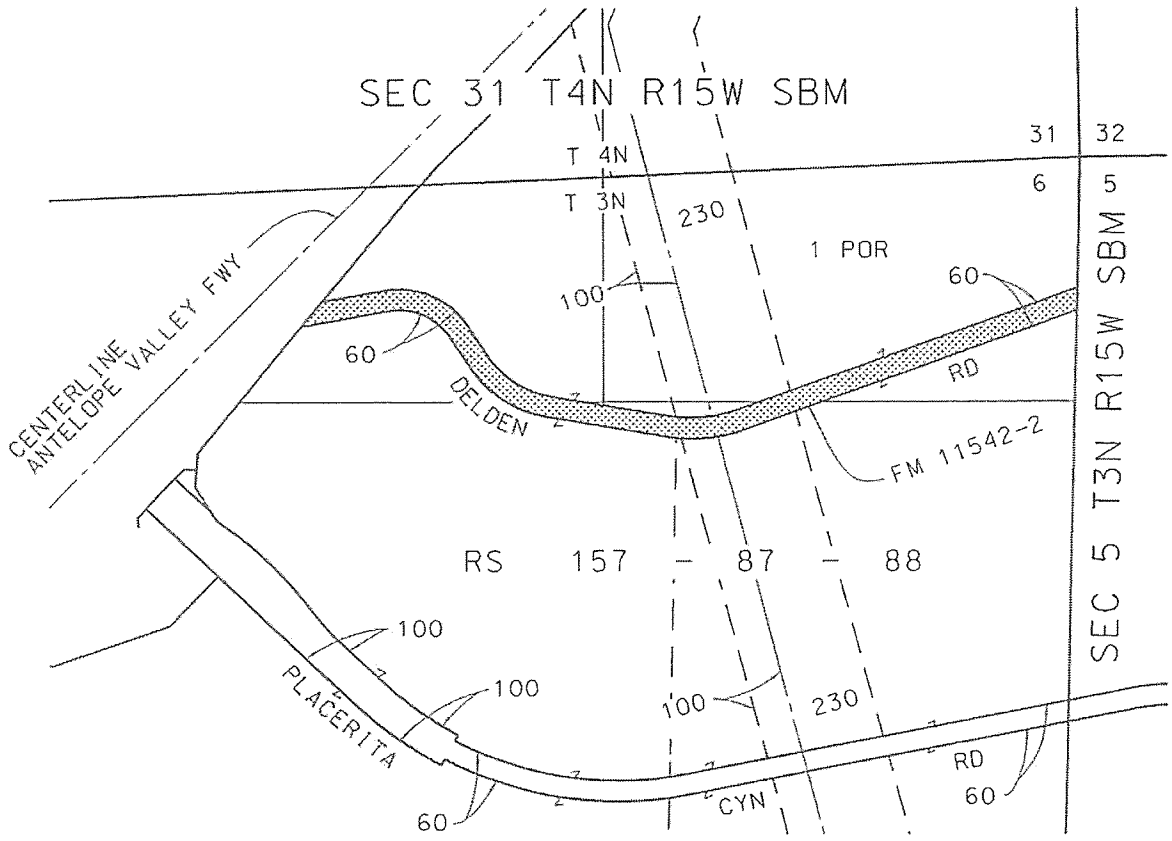
Please review the proposed vacation in accordance with Title 7, Section 65402, of the California Government Code and determine that it is not in conflict with the County General Plan and that it is not required for public access or circulation, or for trail, bicycle path, or route. If we do not receive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

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

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

Attach.

SEP 27 2011



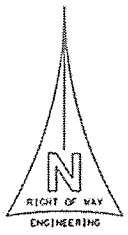
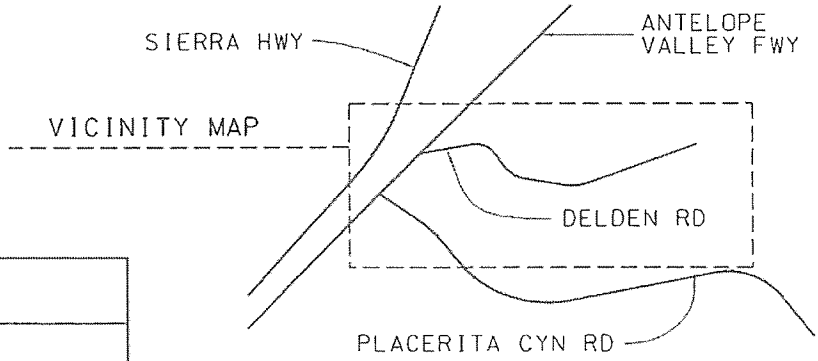


EXHIBIT B

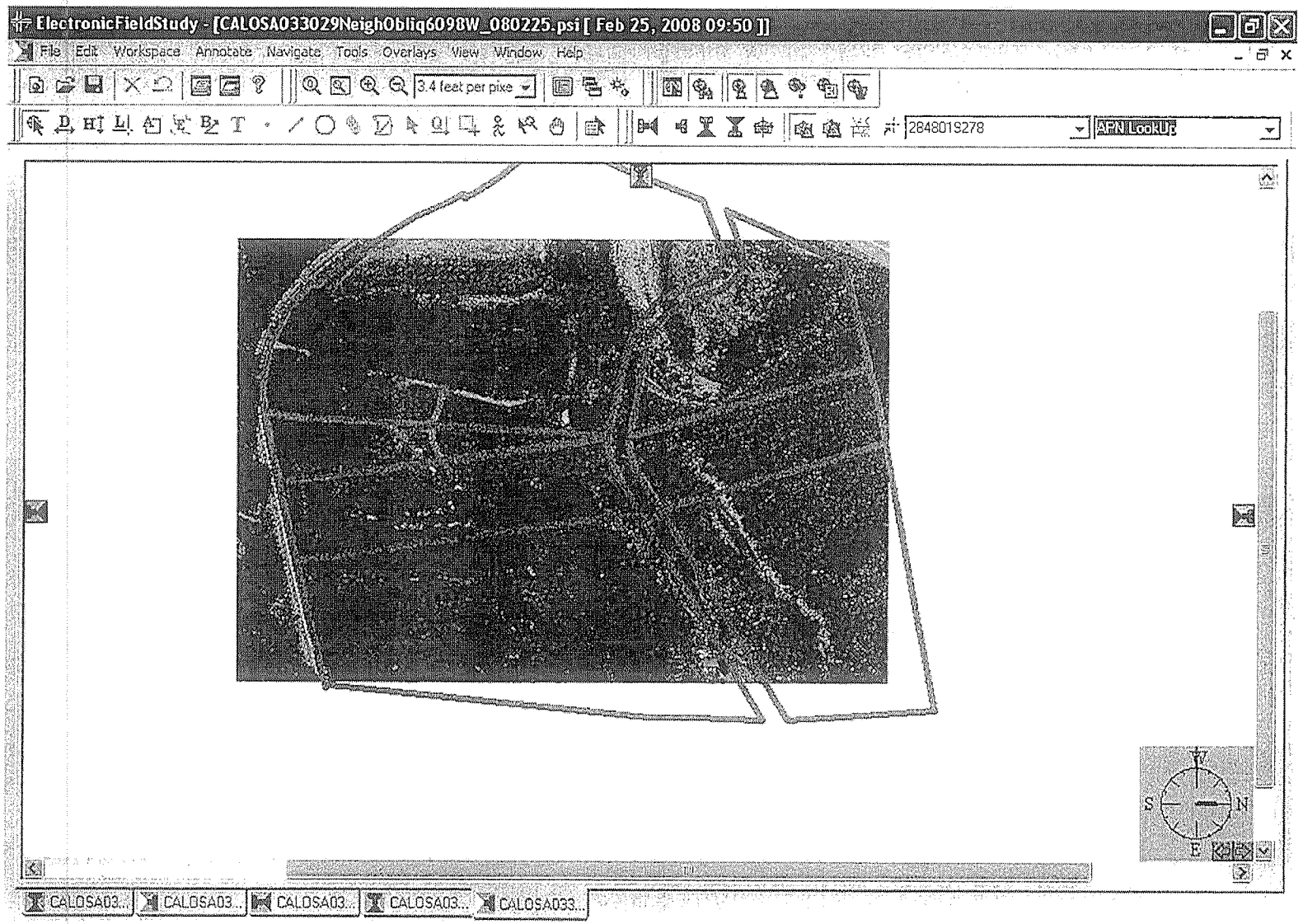


LEGEND
Proposed area to be vacated Total Area: 3.22±ac.

REVISIONS	1.	2.	3.

DEPARTMENT OF PUBLIC WORKS — MAPPING & PROPERTY MANAGEMENT DIVISION

SD.	RD.	A.I.N.	T.G.		DRAWING NO.
5	553	2848-019-009, 011, 013, 278	4641-D1 4641-E1	DELDEN RD N/O PLACERITA CYN RD	M1088108
SCALE		DATE	I.M.		
NONE		2-09-10	249-137		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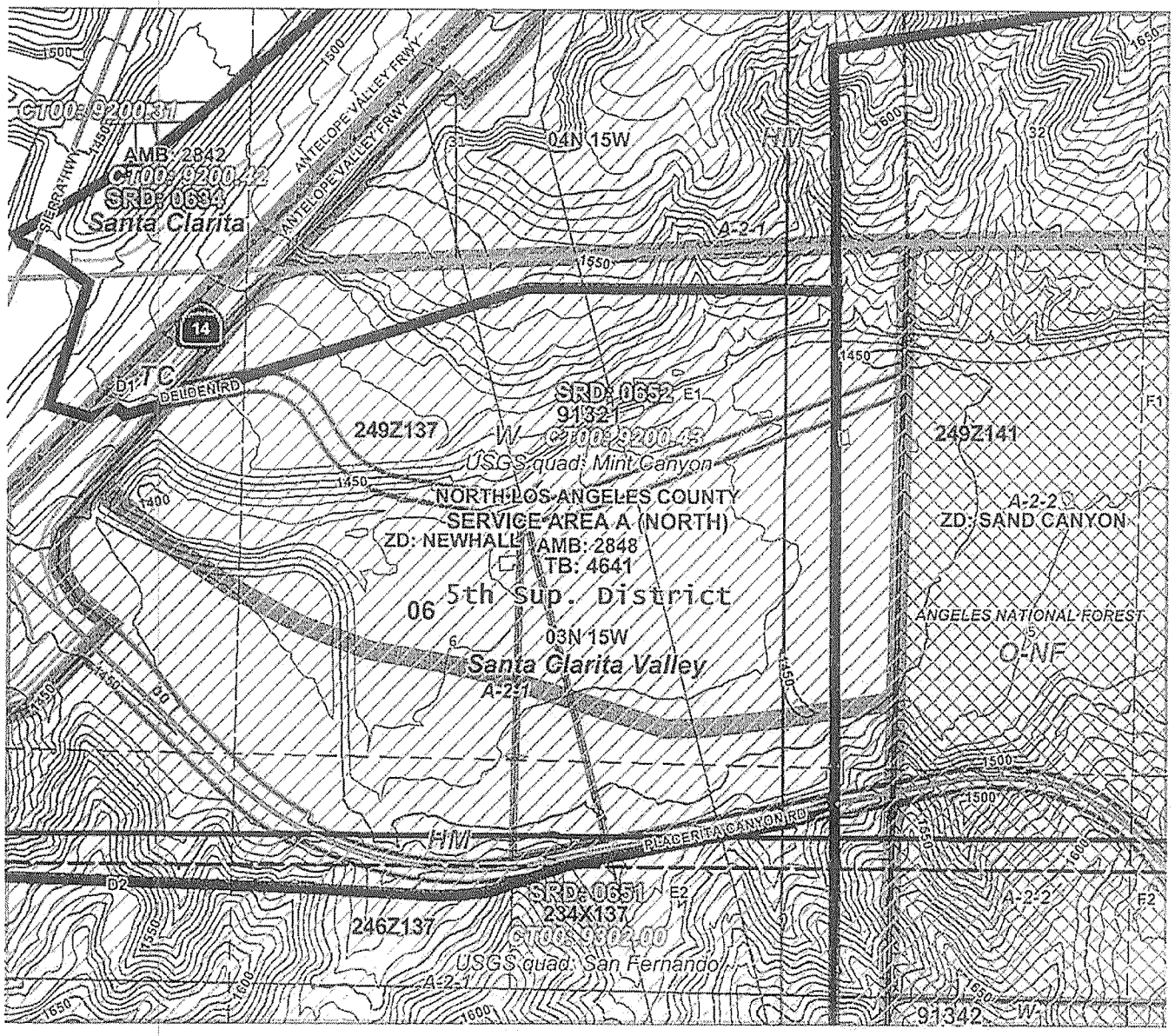


Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (s)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (s)
- Parkway - (e)
- Parkway - (s)
- Major Highway - (e)
- Major Highway - (s)
- Secondary Highway - (e)
- Secondary Highway - (s)
- (e)=Existing (s)=Proposed

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

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

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

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

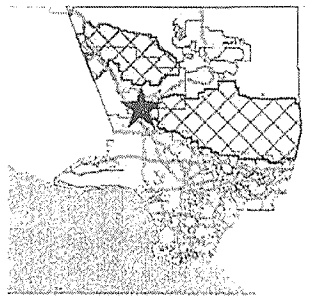
- Zoning (Boundary)

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

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

Inland Waterbody
- Perennial
- Intermittent
- Dry

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



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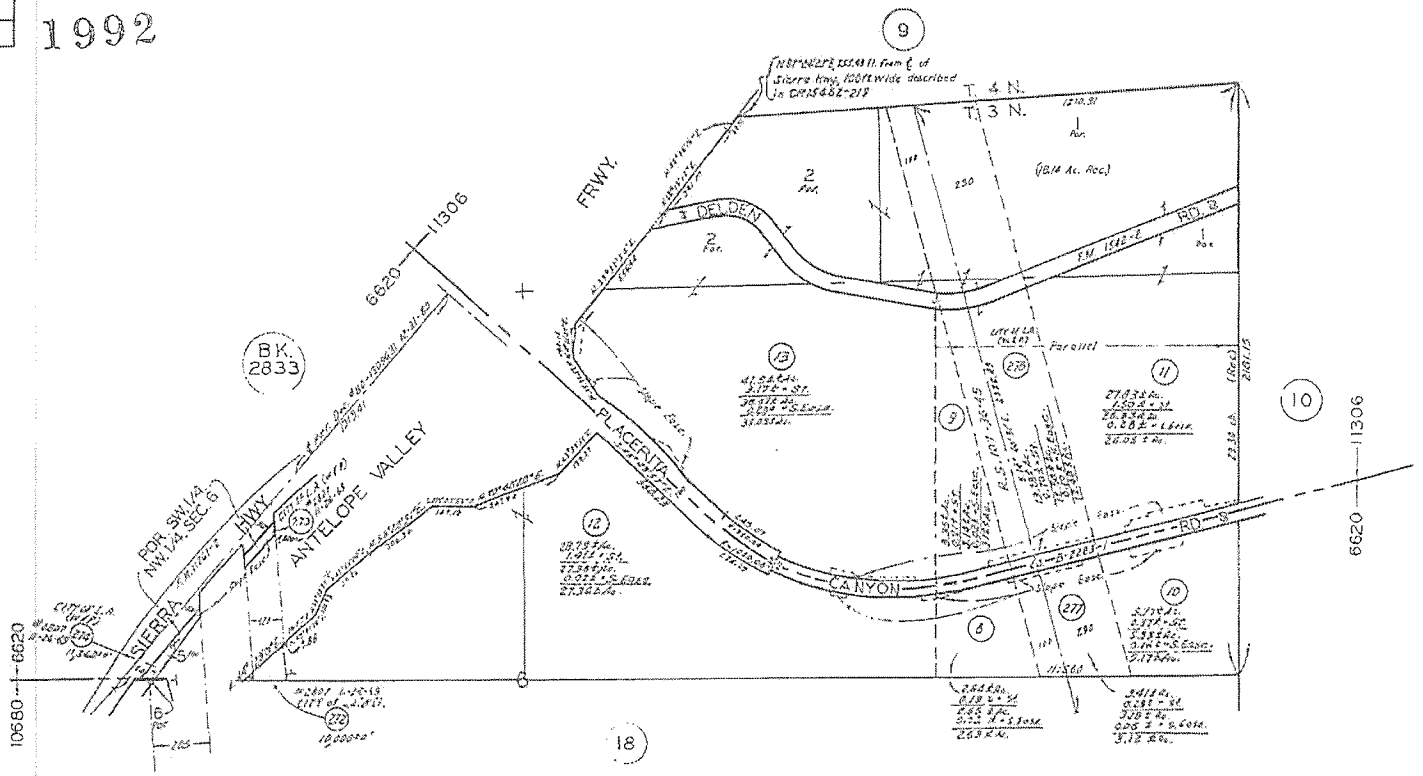
1992



CODE
6620
10680
11306

FOR PREV. ASSM'T SEE:
2842-15
2848-16

T. 3 N., R. 15 W.

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

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

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

C.U.P. _____ Vicinity _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

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

Revised Report ____

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

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

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

☒ Fire hydrant requirements are as follows:

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

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

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

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

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

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

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

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

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

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

By Inspector Juan C. Padilla Date April 09, 2013

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

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS
ADDITIONAL PAGE

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

TENTATIVE MAP / EXHIBIT MAP - CONDITIONS OF APPROVAL

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

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

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

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

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

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

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

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

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

COUNTY OF LOS ANGELES
Public Health

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

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

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

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

BOARD OF SUPERVISORS

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Mark Ridley-Thomas
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Tract Map No. 71216

Vicinity: Newhall

Tentative Map Date: March 13, 2013

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

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

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

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

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

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

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

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

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

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

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

Total Units [0] = Proposed Units [0] + Exempt Units [0]

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	$0

Conditions of the map approval:

The park obligation for this development will be met by:

This project is exempt from park obligation requirements because:

Non-residential subdivision.

Trails:

See also attached Trail Report.

Comments:

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

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

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

By: _____
James Barber, Land Acquisition & Development Section

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April 03, 2013 07:37:04
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

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

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

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

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

Where:

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

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

U = Total approved number of Dwelling Units.

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

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

Total Units 0 = Proposed Units 0 + Exempt Units 0

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

Park Planning Area = 35E PLACERITA CANYON

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

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

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

COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

April 1, 2013
Revised April 9, 2013

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. TR071216-(5)
CONDITIONAL USE PERMIT NO. 200900126
OAK TREE PERMIT NO. 200900041
PARKING PERMIT NO. 201000002

1. **ENTITLEMENTS REQUESTED.** The applicant, Golden Oak Ranch Properties ("Applicant") is proposing to expand filming related activities within a 44.28-acre portion of land associated with a vesting tentative tract map ("Map Area") plus supporting facilities outside the Map Area within the 890-acre Golden Oak Ranch ("Ranch"), and to continue existing filming and other activities on the Ranch (together, "Project"). The applicant proposes to subdivide the Map Area, to change the land use designation under the 1990 Santa Clarita Valley Area Plan and the zoning of the Map Area, and to obtain related entitlements for the proposed development on the Map Area and for supporting facilities within other portions of the Ranch in addition to continued use of existing filming, agricultural, and oil production activities on the Ranch. In order to implement the Project, the applicant requests the following:

   a. A Plan Amendment to amend the 1990 Santa Clarita Valley Area Plan local plan designation on the 44.28-acre Map Area from Hillside Management (HM) and Floodway/Floodplain (W) to Commercial (C);

   b. A Zone Change to change zoning of the 44.28-acre Map Area from A-2-1 (Heavy Agricultural-One Acre Minimum Lot Area) to C-M-DP (Commercial Manufacturing-Development Program) pursuant to Section 22.28.230 of the County Zoning Ordinance;

   c. A Vesting Tentative Tract Map to authorize two alternatives: to subdivide the Map Area into 20 lots (Option A: 555,950 square feet with 12 sound stages), or alternatively 18 lots (Option B: 510,000 square feet with 8 sound stages and one office building), to facilitate development of indoor sound stages and associated production, administrative, parking, and support facilities in the proposed C-M-DP zone with associated off-site infrastructure improvements and the vacation of Delden Road;

   d. A Conditional Use Permit ("CUP") to 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 development of indoor filming studio facilities (under Option A there would be 555,950 square feet of indoor studio facilities including 12 sound stages and under Option B there would be 510,000 square feet of indoor studio facilities including 8 sound stages and one office building), grading in excess of 100,000 cubic yards, and

limiting maximum building height to 60 feet in the proposed C-M-DP zone pursuant to Section 22.28.230, and 22.40 Part 2 of the County Code.

Within the remaining 846 acres of Ranch property located in the A-2 zone, the 14 acres of the 30-acre Los Angeles Department of Water and Power ("LADWP") transmission line right-of-way proposed for off-site parking, grading in excess of 100,000 cubic yards in conjunction with grading in the Map Area requires a Conditional Use Permit. The 44.28-acre Map Area plus the 14-acre LADWP right-of-way comprises the 58-acre location for primary new development. Subtracting the 58-acre area for primary new development, the remaining 832 acres of the 890-acre Ranch requires a Conditional Use Permit for relocation of a caretaker mobile home, construction of a water tank, exemption from Outdoor Lighting District hours of operation requirements for onsite filming activities, and continued operation and maintenance of existing outdoor motion picture sets and filming ranch on 195 acres with the remaining 637 acres used as buffer area and backdrop beyond the filming area in the existing A-2-1 (Heavy Agricultural-One Acre Minimum Lot Area) and A-2-2 (Heavy Agricultural-Two Acres Minimum Lot Area) zones pursuant to Section 22.24.140 of the County Code. This conditional use permit would supersede and replace Conditional Use Permit No. 04-089 approved by the Regional Planning Commission on January 3, 2007.

e. An Oak Tree Permit for the removal of 158 oak trees (including 16 heritage trees) located within the Map Area and other portions of the Ranch in the proposed C-M-DP and A-2-1 zones and encroachment into the protected zone of 82 oak trees (including 3 heritage trees) within the Map Area and other portions of the Ranch in the proposed C-M-DP and the A-2-1 and A-2-2 zones.

f. A Parking Permit for tandem parking and reciprocal parking within the Map Area in the C-M-DP zone, off-site parking within LADWP right-of-way or alternatively use of two on-site parking lots, and use of surplus parking area without paving and striping in the A-2-1 and A-2-2 zones.

2. **HEARING DATES.** A public hearing was held before the Regional Planning Commission on June 19, 2013.

3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.** A duly noticed public hearing was held on June 19, 2013 before the Regional Planning Commission. Commissioners Louie, Valadez, Helsley, Pedersen, and Modugno were present. The applicant's representatives, Richard Ballering and Adam Gilbert presented testimony in favor of the request and answered questions presented by the Commission. Testimony was heard from twelve additional members of the public, including 10 in favor and two with concerns, followed by the applicant's rebuttal. The Commission closed the public hearing and voted 5-0 indicating its

intent to adopt the EIR; approve the Vesting Tentative Tract Map, Conditional Use Permit, Oak Tree Permit, and Parking Permit, with findings and conditions of approval; adopt resolutions recommending approval to the Board of Supervisors regarding the Plan Amendment and Zone Change; and directed staff to make modifications as follows: 1) for Department of Public Works to work with the applicant in designing debris basins with minimal impacts to the oak trees and investigate use of underground cisterns as an alternative; and 2) that water be available for horses at the trail head staging area.

4. **PROJECT DESCRIPTION OVERVIEW.** The Applicant proposes what is called the Disney | ABC Studios At The Ranch Project. This Project provides an expansion of employment at the 890-acre Ranch which provides an investment into the media sector of the regional economy. The subject property is located in unincorporated Los Angeles County ("County") adjacent to the east side of State Route 14 freeway ("SR 14") approximately 3.3 miles north of the Interstate 5 in proximity to the City of Santa Clarita. The applicant requests a vesting tentative tract map, plan amendment and a zone change on a 44.28-acre portion of the 890-acre Ranch in order to develop sound stages and supporting facilities on previously disturbed land adjacent to the freeway. The plan amendment and zone change with a ()-DP overlay zone would facilitate a development program for indoor motion picture production uses. Existing zoning and land use designations would remain the same on the remaining 846 acres of the subject property. A conditional use permit, oak tree permit, and parking permit are requested 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.

5. **LOCATION.** The 890-acre Ranch located at 19802 Placerita Canyon Road in the Santa Clarita Valley within unincorporated Los Angeles County and off-site infrastructure improvements located in unincorporated Los Angeles County and the City of Santa Clarita are approximately 3.3 miles northeast of Interstate 5 and SR 14 interchange at the SR 14 off ramps at Placerita Canyon Road.

6. **SITE PLAN: PROJECT DESCRIPTION**

   a. Access and Project Components. Primary access to the 890-acre Ranch is proposed to be located directly across from the northbound SR 14 off-ramp at Placerita Canyon Road. Existing primary access is located approximately 0.5 mile southeast of SR 14 and would continue to be used for access to the existing outdoor filming ranch and as secondary access for the 58-acre primary area to be developed. The project site is comprised of the following areas: the 58-acre area for new development which is comprised of the 44.28-acre Map Area and a 14-acre portion of the LADWP transmission corridor right-of-way ("Development Area"), the location of the required water tank ("Water Tank Area"), the location of the required trail ("Trail Area"), the two optional locations

of the relocated mobile home ("Potential Mobile Home Relocation Areas"), and the location of the two alternative parking lots ("Conditional Parking Areas"), all located within the 890-acre Ranch, and the locations of the infrastructure improvement areas not on the Ranch property ("Off-Site Infrastructure Improvement Areas") located within unincorporated Los Angeles County and the City of Santa Clarita. The Project proposes one Vesting Tentative Tract Map with two development options located within the Map Area as analyzed in the Draft Environmental Impact Report ("Draft EIR"): Option A includes 12 indoor sound stages and supporting facilities (555,950 square feet of total development); Option B includes 8 indoor sound stages with supporting facilities and one media office building (510,000 square feet of total development). Both options include a proposed bridge crossing Placerita Creek to connect the north and south portions of the Project separated by the creek. Due to unforeseeable market conditions, either four sound stages or one office building would be constructed on the pad north of the creek, therefore the proposal for either 20 lots or 18 lots.

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

7. **EXISTING ZONING.** Existing zoning refers to the County zoning existing at the time the Project's application was deemed complete on May 4, 2010. City of Santa Clarita zoning is at the time of this report. The subject property 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 of Santa Clarita: RS (Residential Suburban) and CC (Community Commercial)
South: A-2-1, A-2-2 and City of Santa Clarita OS-MOCA (Open Space, Mineral Oil Conservation Area)

East: RPD-1-U (Residential Planned Development – 1 unit per acre), W (Watershed), A-2-1, A-2-2, and City of Santa Clarita RS and OS-MOCA
West: City of Santa Clarita: RS and RL (Residential Low), BP-PD-MOCA (Business Park-Planned Development-MOCA), and CC-PD

8. **EXISTING LAND USES.** The subject property is developed with outdoor sets and filming ranch, and agricultural uses. Surrounding properties are developed as follows:

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

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

10. **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY.** Project consistency with the County of Los Angeles Countywide General Plan and 1990 Santa Clarita Valley Area Plan is evaluated below. Additionally, for informational purposes only, an additional analysis of Project consistency with the 2012 Santa Clarita Valley Area Plan is also provided in the evaluation. Since the Project application was deemed complete prior to adoption of the 2012 Area Plan (also known as OVOV), the Project consistency analysis is performed in relationship to the applicable Plan at that time, which is the 1990 Area Plan. The Project is consistent with each of the Elements of the General Plan.

11. **GENERAL PLAN CONSISTENCY.** An extensive detailed analysis of General Plan policies applicable to the proposed Project is included in Table V.N-1 of the Draft EIR. The Project is consistent with the General Plan Elements and policies.

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

    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 substantially increased by the Project, and the media industry is further supported and retained in the region due to the project site's proximity to media centers such as Burbank and Hollywood.

    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 Project design proposed clusters the bulk of new development on previously disturbed land adjacent to the freeway minimizing encroachment on undeveloped land. Compatibility with a nearby State and County park and National Forest is maintained through large buffer areas of undeveloped land and limiting new development to the previously disturbed southwestern edge of the property. 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 Project requirements.

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

g. Transportation Element. Freeway off-ramp improvements, intersection improvements, and roadway lane configuration improvements are required by the Project to reduce traffic impacts to an insignificant level.

h. Water and Waste Management Element. Construction waste is required to divert 75 percent to recycling facilities and 50 percent of operational waste would be recycled. Extensive 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 is designed in collaboration with the City of Santa Clarita.

12. **1990 SANTA CLARITA VALLEY AREA PLAN CONSISTENCY.** An extensive detailed analysis of 1990 Area Plan policies applicable to the proposed Project is included in Table V.N-2 of the Draft EIR. The Project is consistent with each of the applicable elements and policies of the 1990 Area Plan.

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

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

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 with the 30-mile Studio Zone which keeps costs of production lower.

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 the number required for replacement trees per County Ordinance. Dedication of a multi-use trail south of Placerita Canyon Road would connect to Angeles National Forest and avoid sensitive on-site habitats.

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

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

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

13. **2012 SANTA CLARITA VALLEY AREA PLAN CONSITENCY.** The applicable local plan for this Project is the 1990 Area Plan. The 2012 plan is not applicable since pursuant to the provisions of the 2012 Area Plan a complete application was filed prior to adoption of the 2012 Area Plan, thereby allowing the Project to be evaluated under the existing 1990 Area Plan then in full force and effect. Nevertheless, the Project is consistent with the 2012 Area Plan for each of the impact issues analyzed in the Project's EIR in relationship to the goals and policies of the 2012 Area Plan. An extensive detailed analysis of the 2012 Area Plan policies that relate to the Project's impact considerations are included in an attachment to this report. The Project has been found to be consistent with 2012 Area Plan policies pertaining to geotechnical hazards, flood hazards, noise, water quality, air quality, climate change, biological resources, cultural resources, agricultural resources, visual resources, traffic, access and parking, public services for fire and law enforcement, utilities and service systems including water supply, energy supply, wastewater and solid waste processing, environmental safety, land use, and conservation and open space.

14. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS.** Various components of the Project fall within various zoning designations. The zone requirements are as follows.

    a. ()-DP Zone Development Standards. Section 22.40 Part 2 requires projects located within the Development Program zone to comply with certain additional conditions for development. These conditions are incorporated in the Conditional Use Permit conditions of approval pertaining to the development proposed within the 44.28-acre Map Area in the proposed C-M-DP zone. The project complies.

    b. A-2 Zone Development Standards. According to Section 22.24.150 of the Los Angeles County Zoning Ordinance, uses requiring a conditional use permit in the A-2 zone pertaining to the subject Project include 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 premises, water tanks, and theaters/amphitheaters having a seating capacity of not to exceed 500 seats. The A-2 Zone standards would apply to 846 acres of the 890 Ranch property located in the A-2-1 and A-2-2 zones.

        i. According to Section 22.24.170.A, yard requirements reference the R-1 zone yard standards. The project complies with yard standards. The subject site is 890 acres of Ranch property. An existing caretaker's mobile home and septic system are located within the proposed Development Area and are proposed to be relocated to one of two

possible locations depicted on Exhibit "A" in compliance with yard requirements.

ii. According to Section 22.24.170.B, single-family residences in the A-2 zone are subject to development standards applicable to the R-1 zone. The Project complies with single-family residence development standards. The manager's residence labeled as No. 2 "Main Ranch House", and worker's mobile home residence labeled as "Tentative New Location 1" and "Tentative New Location 2" on the Exhibit "A" Sheet S-1, complies with R-1 zone development standards. The residences are required to comply with all requirements of the Department of Public Works, Building and Safety Division.

iii. Section 22.24.160 prohibits the keeping of wild animals. The project complies with the prohibition of permanently keeping wild animals on site. The applicant requests continued authorization to temporarily keep wild and domestic animals. No wild animals would be kept permanently.

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

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

c. C-M-DP Zone Development Standards.

i. Section 22.28.270.A requires, "That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area." The Project complies with C-M-DP zone requirements. The conditions of approval require the 58-acre Development Area to include 10 percent landscaping according to required landscape plans subject to approval by the Director of Planning and the Department of Public Works. The 10 percent landscaping requirement shall apply to the 58-acre Development Area and not on a lot by lot basis.

ii. Section 22.28.270.B requires "That there be parking facilities provided as required by Part 11 of Chapter 22.52" Parking is addressed in the discussion of General Regulations, Parking below.

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

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

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

i. Section 22.52.1110.A Entertainment, Assembly and Dining. Parking for assembly halls is to be provided as follows: "Except as otherwise provided in this Part 11, every structure used for amusement, assembly, drinking, eating or entertainment shall provide one or more automobile parking spaces: for each three persons based on the occupant load as determined by the county engineer. These uses include but are not limited conference rooms; dining rooms, cafes, cafeterias, coffee shops, nightclubs, restaurants, and other similar uses; drinking establishments, bars, cocktail lounges, nightclubs, soda fountains, tasting rooms, taverns, and other similar uses; exhibit rooms, stages, lounges, and other similar uses; theaters, auditoriums, lodge rooms, stadiums or other places of amusement and entertainment, not otherwise enumerated in this Part 11; mortuaries; dancehalls, skating rinks, and gymnasiums; and health clubs and centers." Pursuant to CUP No. 04-089, the applicant may use the "Country Bear Hall" building as an assembly hall and "backstage" area if brought into compliance with applicable building and safety and fire regulations. Theater use can be considered a similar use to future potential use of "Country Bear Hall" as an assembly facility should the applicant choose to retrofit or replace the facility to building and safety and fire code standards should assembly use be desired at a future date. The conditions of approval require that Country Bear Hall shall comply with all requirements of the Department of Public Works, Building and Safety Division and comply with all building fire safety regulations of the County of Los Angeles Fire Department prior to assembly use or other permanent use of the facility. It is currently classified as an outdoor motion picture set. The County Engineer has determined an occupant load of 237 persons for this building for assembly use. Seventy-nine parking spaces are required (237/3=79). The requirement to pave and stripe the parking lot labeled "Parking Area" adjacent to the existing office labeled No. 5 on Exhibit "A" sheet S-1 is modified by this permit and the associated parking permit to allow compacted dirt and gravel parking areas in character with the Ranch facility, with the exception of two existing paved and striped handicapped spaces. All other applicable parking requirements of Section 22.52 Part 11 shall be met by the applicant. The project shall provide at least 79 spaces prior to assembly use of the Hall including the two existing handicapped spaces.

ii. Section 22.52.1070.A Parking for Handicapped Persons (existing lot). Two handicapped parking spaces are required for a parking lot of 79 total spaces. According to Section 22.52.1070.B, "parking spaces for the

physically handicapped shall be located as near as practical to a primary entrance. When more than one space is provided, in lieu of providing a 14 foot wide space for each parking space, two spaces can be provided within a 23-foot wide area striped to provide a nine-foot parking area on each side of a five-foot loading and unloading area in the center. The minimum length of each parking space shall be 18 feet. These parking spaces shall be designed substantially in conformance with the illustration in Appendix 3 of this Title 22." The existing use complies with handicapped parking requirements. The existing site provides at least two paved and striped handicapped parking spaces in the lot labeled "Parking Area" adjacent to the existing office labeled No. 5 on Exhibit "A".

iii. The Project complies with parking requirements for commercial, industrial, handicapped, and loading area parking.

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

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

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

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

Required parking for Option A is 940 spaces including nine handicapped spaces and Option A provides 1,228 spaces including nine handicapped spaces. Required parking for Option B is 954 spaces including nine handicapped spaces and Option B provides 1,162 spaces including nine handicapped spaces.

f. General Regulations, Other.

i. Section 22.52 Part 1 General Design Requirements state that building height is limited to buildings with total floor area up to 13 times the buildable area per parcel. The Project complies with building height requirements. Buildings proposed by the Project are limited to a maximum height of 60 feet by the conditions of approval.

ii. Section 22.52 Part 7 Outside Storage and Display. Fencing and landscaping screening provisions are required for outside storage open to view from the exterior boundary of a lot. The Project shall comply with outside storage requirements. The Project does not propose outside display.

iii. Section 22.52 Part 10 Signage. Dimensions, height, area, lighting and types of signage are regulated in Part 10. The Project shall comply with signage requirements. The Project proposes signage for new entryway, wayfinding, and signage for trailhead and staging area. The conditions of approval require a sign program for review and approval.

iv. Section 22.52 Part 20 Green Building. Standards for review and modification of, or, allowed exemption from applicable Green Building standards, are incorporated in the Project. The Project complies with Green Building standards. The Project is required to meet Green Building standards for permanent buildings. Temporary sets are exempt from these standards.

v. Section 22.52 Part 21 Drought Tolerant Landscaping. Seventy-five percent of landscaping provided shall be drought tolerant plantings from the County's drought tolerant plant list, and efficient water systems must be used for irrigation. The Project complies with drought tolerant landscaping requirements. The Project proposes that 75 percent of its landscaping shall be drought tolerant and be irrigated by water efficient systems.

vi. Section 22.52 Part 22 Low Impact Development. Stormwater runoff must be maintained similar to naturally existing conditions prior to development. The Project complies with Low Impact Development requirements. The Project is designed with above and below ground retention basins, bioswales, proposes other best management practices, and uses grading elevations that meet requirements for control of stormwater to minimize flooding and maximize replenishing groundwater and mimicking natural characteristics of water movement in the area.

g. Oak Tree Permit Regulations (Section 22.56 Part 16 of the County Code). The Project proposes removal of 158 oak trees (including 16 heritage trees) and encroachment into the protected zone of 82 oak trees (including 3 heritage trees). The majority of the trees proposed for removal are due to topographical requirements for flood control, which requires placement of debris basins in certain locations heavily covered with existing oak trees that must be removed in order to comply with flood control requirements to ensure public safety. The existing disturbed area is proposed to be lowered and

joined to portions of the adjacent flood plain, which must be filled to accommodate the 58-acre Development Area proposed, and would require the removal of oak trees located in the flood plain just below and along the easterly drop off from the existing disturbed area. As indicated in the oak tree report reviewed by the County Forester, all but two of the Heritage tree removals had a "C" or "D" overall health rating on an A-F rating scale, A being the best condition, F being the worst. The Project proposes 1,600 replacement oak trees and must meet all other oak tree permit conditions and mitigation measures required by the County Code and County Forester. (Though not part of the oak tree permit provisions, oak woodlands are present on 4.97 acres of the Project Site mostly within the proposed 58-acre Development Area (4.79 acres). Nearly 12 acres of oak woodland mitigation land is required (2.4 acres of mitigation to 1 acre of impact) by the Project's mitigation monitoring and reporting program.)

h. Parking Permit Regulations (Section 22.56 Part 7 of the County Code). The existing disturbed area adjacent to the intersection of SR 14 and Placerita Canyon Road has been used for intermittent overflow parking during operations of the existing filming ranch in accordance with existing CUP No. 04-089. The Project proposes to develop the existing disturbed area and a filled portion of the flood plain with indoor studios and supporting uses including sufficient on-site parking to meet approximately 75 percent of the required parking. The remaining parking plus additional overflow parking is proposed to be met using either two paved and striped off-site parking lots located on LADWP property in a transmission line corridor, or, alternatively by providing two conditional on-site parking lots in the event permission is not granted or is granted and taken away at a later time. A Parking Permit is required for the preferred off-site parking option. Additionally, the applicant would have the authorization to construct, according to the appropriate development standards, two on-site parking lots that would be used to accommodate the required parking in the event that they are unable to secure the necessary permission from LADWP to use the area under the power lines.

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

15. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The Project's design, required mitigation measures, and compliance with applicable zoning regulations ensure that the Project is compatible with the surrounding community minimizing Project impacts to the community to the greatest extent feasible. The 890-acre Ranch property is buffered from its neighbors on the east, north, and south boundaries by hilly topography and undeveloped land. The westerly boundary of the Project Site is adjacent to the SR 14 freeway and comprised of mostly undeveloped hilly terrain. With the addition of the new Development Area (five percent of the total property), a total of approximately 27 percent of the property would be the combined new and existing filming ranch uses. Optional night hauling would be required to comply with County night noise standards. Permitted night lighting would be required to be retained on-site with no off-site spillover. Landscaped screening or buffering of developed portions of the Project Site visible from Placerita Canyon Road and SR 14 freeway is required. Reduced building pad height from existing grade is proposed for the new Development Area, and height of buildings is restricted to a maximum of 60 feet in height to limit visual impacts. Minimal entry and wayfinding signage is proposed keeping visual clutter in the area to a minimum.

16. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** County Department comments and conditions are attached. The Department of Public Works 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 located in a Very High Fire Hazard Severity Zone and Oak Tree Permit requirements are delineated. Public Health conditions include onsite wastewater treatment system approval prior to relocation of a mobile home caretaker residence. The Department of Parks and Recreation require dedication and construction of the Placerita Canyon Connector Trail and associated staging area prior to recordation of the Project's Final Map. The Newhall County Water District updated its Water Supply Assessment pertaining to the Project in April, 2013. Water supply for the Project was determined to be adequate.

17. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** No additional comments were received from other agencies.

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

subject property by May 20, 2013 and notices were made available on the Department's website on May 16, 2013. On June 6, 2013 the Final EIR was distributed to County departments, agencies, and interested parties according to CEQA requirements, and posted on the Department's website.

19. **PUBLIC COMMENTS.**

a. A Hearing Examiner public hearing was held on June 04, 2012 primarily to receive public testimony on the merits of the Draft EIR prior to Project consideration by the Regional Planning Commission ("Planning Commission"). A copy of the Hearing Examiner transcript is attached. In addition to necessary corrections and clarifications, responses by the County to all of the comments received on the Draft EIR have been provided in the Final EIR.

b. Public Comments were received subsequent to the Hearing Examiner Public Hearing and Prior to Planning Commission. Written comments were provided by 54 members of the public regarding the Project at the time of the staff report.

i. Fifty two (52) comments in favor of the project were received at the time of this report including comments in support of job creation, traffic improvements, addition of a public trail with access to Angeles Forest, retention of the filming industry in the area, extra oak tree plantings, and further restoration of Placerita Creek. The City of Santa Clarita indicated its support for the Project through a letter from the Mayor.

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

20. **BURDENS OF PROOF.** The applicant must substantiate the required burden of proof for a Plan Amendment and substantiate all facts identified by the following sections of the County Code for each of the entitlements requested: Section 22.16.110 (Zone Change); Section 22.56.040 (Conditional Use Permit); Section 22.56.2100 (Oak Tree Permit); and Section 22.56.1020 (Parking Permit). The applicant's burden of proof responses are included in the record.

21. **BURDEN OF PROOF: REQUIRED FINDINGS FOR A PLAN AMENDMENT.** The applicant shall substantiate the following facts:

a. *That a need for the proposed Plan Amendment exists.* Changing the land use designation from W (Watershed) and HM (Hillside Management) to C (Commercial) will enable a needed commercial use that encourages business attraction and clean industry, along with synergy between existing outdoor filming sets with proposed indoor sound stages and office space, providing increased job opportunities for the local area in an efficient manner with minimal impacts to the surrounding area.

b. *That the particular amendment proposed is appropriate and proper.* The change in land use designation would provide regional commercial economic development opportunities consistent with local plan policies, be compatible with other nearby uses, meet community design priorities to mitigate potential impacts to the surroundings, and minimize further disturbance of undisturbed land consistent with County land use goals.

c. *That modified conditions warrant a revision to the Countywide General Plan as it pertains to the area or district under consideration.* The recent One Valley One Vision process completed between the County and the City of Santa Clarita identified filming in the Santa Clarita Valley as one of four priority industries for growth in the area. The change to a commercial designation would allow the expansion of indoor filming uses complementary to existing outdoor filming sets.

d. *That approval of the proposed Plan Amendment will be in the interest of the public health, safety and general welfare and in conformity with good planning practices.* Clustered commercial development with minimal ground disturbance to the existing 890-acre ranch, employment opportunities within the filming industry's 30-mile Zone, traffic improvements at key nearby intersections, sustainable building and landscaping design, minimal impacts to viewshed in the area, dedication of land and construction of a connector trail to Angeles National Forest, and increased water supply storage for the local water district provide benefits to the public without creating new hazards to the community.

22. **BURDEN OF PROOF: REQUIRED FINDINGS FOR A ZONE CHANGE.** In addition to the information required by Section 22.16.100 of the Zoning Code, the applicant has substantiated to the satisfaction of the Commission the following facts:

a. *That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration.* Similar to the change in plan designation, the change in zoning from A-2-1 (Heavy Agricultural) to CM-DP (Commercial Manufacturing-Development Program) would enable further growth in the filming industry at this site, which is one of the four priority industries identified for growth by the One Valley One Vision process recently

completed between the County and the City of Santa Clarita. The change to a commercial designation would allow the expansion of indoor filming uses complementary to existing use of outdoor filming sets, and the Development Program zoning designation further insures that the entire development planned meets County requirements and good planning practices.

b. *That a need for the proposed zone classification exists within such area or district.* Similar to the change in land use designation, the change in zoning from A-2-1 (Heavy Agricultural) to CM-DP (Commercial Manufacturing-Development Program) would enable a needed commercial use that encourages business attraction and clean industry, along with synergy between existing outdoor filming sets with proposed indoor sound stages and office space, providing increased job opportunities for the local area in an efficient manner with minimal impacts to the surrounding area.

c. *That the particular property under consideration is a proper location for said zone classification within such area or district.* The Project location adjacent to the SR 14 freeway and clustered on mostly disturbed fill, minimizes further disturbances to the 890-acre ranch and provides a location compatible with other commercial uses located along the freeway. Easy ingress and egress, intersection and road improvements required by the Project, and minimal infrastructure demands in an existing developed area, make the Project site suitable for commercial development contributing to the local and regional economy.

d. *That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.* The Project is significantly buffered by hillsides and natural vegetation from nearby county and state parks which are located to the south and east, and includes a connector trail to Angeles National Forest. The nearest residential uses to the new development proposed are located across the freeway to the west and southwest. Residences located near the northeasterly boundary of the ranch are not near any of the existing or proposed development and are buffered by otherwise secluded natural vegetation and hillsides. Similar to the change in plan designation, the change in zoning will further employment opportunities within the filming industry's 30-mile Zone, enable traffic improvements at key nearby intersections, require sustainable building and landscaping design, minimize impacts to viewshed in the area, and provide increased water supply storage for the local water district.

23. **BURDEN OF PROOF: REQUIRED FINDINGS FOR A CONDITIONAL USE PERMIT**. In addition to the information required in the application by Section 22.56.030 the applicant has substantiated to the satisfaction of the Commission the following facts:

a. *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.

b. *That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.* The Project design complies with County requirements for construction of necessary facilities supporting the development and provides project design features beyond County standard requirements.

c. *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.

24. **()-DP ZONE REQUIRED FINDINGS.** Section 22.40.050 of the County Code requires development within the ()-DP zone to provide the following in addition to the materials required in Part 1 of Chapter 22.56 of the County Code.

a. *"A plot plan 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 and arrangement of buildings and structures, signs, the color and appearance of buildings and structures, and other features as may be needed to make the development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the character of the surrounding area."* The project provides the required plot plan and complies.

b. *"A progress schedule, which shall include all phases of development and indicate the sequence and time period within which the improvements described will be made."* The project provides a seven-phase time-sequenced phasing schedule for development and complies.

The Commission finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the subdividers 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.

25. **BURDEN OF PROOF: REQUIRED FINDINGS FOR AN OAK TREE PERMIT.** In addition to the information required in the application by Section 22.56.2090, the application has substantiated to the satisfaction of the director the following facts:

a. *That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property.* Of the more than 3,000 oak trees present on the Ranch, 158 maximum removals and 82 encroachments are requested. Since new development is primarily clustered within the 58-acre Development Area, no other oak trees would be impacted by the Project.

b. *That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.* Required water quality and flood control measures including onsite 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 and part of the Project.

c. *That in addition to the above facts, at least one of the following findings apply:*

i. *That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that: Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized,*

ii. *That the oak tree(s) proposed for removal or relocation interferes 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 tree(s), or*

iii. *That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger or falling is such that it cannot be remedied through reasonable preservation procedures and practices.*

The Project's proposed grading would prepare 24 acres comprised of two mostly barren existing fill pads that were created by Caltrans during construction of SR 14 and an additional 20 acres significantly below the pads for receiving fill from the lowered 24-acre pad area, plus leveling of the existing 14-acre LADWP transmission corridor right-of-way for the proposed parking lots. The filling of 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 oaks would be for preparation of required debris basins located in the southernmost portion of the 58-acre 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 functionally efficient use of sound stages and supporting facilities that require large trucks to circle the facilities for serving filming operations. Additionally, the lowering of the 24-acre pad area will provide less visual intrusion from development on the site by enabling lower elevations of building heights with regard to the viewshed from the public rights-of-way.

d. *That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.* The Project keeps to the intent of the oak tree permit process by minimizing impacts to oak trees through clustered development and by providing a greater number of oak tree replacements than required by 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 more than 12 60-inch box trees, for a total of at least 1,600 new oak trees within restoration areas on the Ranch collectively comprised of approximately 21 acres.

25. **BURDEN OF PROOF: REQUIRED FINDINGS FOR A PARKING PERMIT.** In addition to the information required in the application by Section 22.56.1010, the applicant has substantiated the following facts:

a. *That there will be no need for the number of vehicle parking spaces required by Part 11 of Chapter 22.52 because:*

i. *The age and/or physical condition of the residents is such that the use of automobile is unlikely; or*

ii. *The nature of the use is such that there is a reduced occupancy, or*

iii. *The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than*

the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration, or

iv. *Sufficient land area is reserved or an alternative arrangement is approved to insure that the parking requirements may be complied with should the use, occupancy, or transportation program change. Such reservation or alternative may be waived for certain housing developments for senior citizens and persons with disabilities, where the Director finds that it is unnecessary because of the anticipated permanent nature of such use. If required, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed; or*

v. *The reduction in the number of vehicle parking spaces will be offset by the provision of bicycle parking spaces, at a minimum ratio of two bicycle spaces for every one vehicle parking space above the minimum number of bicycle parking spaces otherwise required under Section 22.52.1225.*

The Project proposes a greater number of parking spaces than required by County Code due to the fluctuating needs for parking characteristic of the filming industry. Primary parking is proposed within the 58-acre Development Area including the two parking lots proposed within the LADWP right-of-way through a parking license agreement. Should LADWP need the subject area back at a future date, permittee would be required to establish equivalent replacement parking using two on-site conditional parking lots just east of the LADWP right-of-way.

b. *That there will be no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because:*

i. *Uses sharing vehicle parking facilities operate at different times of the day or days of the week; or*

ii. *Vehicle parking facilities using tandem spaces will employ valets or will utilize other means to insure a workable plan; or*

iii. *Apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces;*

Parking in excess of County Code requirements is proposed providing an excess of 288 spaces for Option A and an excess of 208 spaces for Option B including optional compact parking arrangements. Tandem parking is also proposed in addition to required parking, and it would include use of parking attendants to supervise tandem parking logistics.

c. *That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential vehicle parking spaces will provide the required parking for uses because: Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use, or Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces, or Such transitional lots are designed to minimize adverse effects on surrounding properties, or Uncovered parking for low and moderate income residential developments will be appropriately screened and compatible with the surrounding neighborhood.* All required parking is proposed to be provided on-site. With either subdivision option (Option A: 20-lot; or Option B: 18-lot) a reciprocal parking easement would enable shared parking between all lots within the 44.28-acre Vesting Tentative Tract Map. An agreement in process with LADWP would enable a portion of required parking on the off-site LADWP transmission corridor right-of-way (500 spaces). In the event the agreement with LADWP should end at a future date, two conditional on-site parking lots would be developed in their place to provide all remaining required and additional surplus parking.

d. *That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.* Though classified as "off-site" parking, the portion of parking proposed within the LADWP right-of-way is already within property currently used by the Ranch through an easement for filming operations and does not allow public access. The Ranch surrounds the subject portion of the right-of-way; therefore the parking arrangement would have no effect on public traffic circulation or parking in the surrounding area.

e. *That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22.* The proposed 58-acre Development Area is sufficient in space to accommodate the proposed indoor sound stages and supporting facilities in proximity to the existing filming ranch which operates outdoor filming sets on 195 acres plus 637 acres of forested hillsides for back drop and buffering the site.

26. **ENVIRONMENTAL DETERMINATION.** The Department of Regional Planning ("Department"), on behalf of the County as lead agency pursuant to the California Environmental Quality Act ("CEQA"), conducted an Initial Study of the proposed Project and determined that an environmental impact report ("EIR") was necessary for the Project. The Department sent to agencies a Notice of Preparation for the EIR. The Department conducted a Scoping Meeting on January 21, 2010. An EIR, including Final EIR, Draft EIR, a Mitigation Monitoring and Reporting Program ("MMRP"), and the CEQA Findings of Fact and Statement of Overriding Considerations have been prepared for this project pursuant to CEQA (Cal. Pub. Res. Code §§ 21000, et seq.).

a. Areas of potential environmental impact addressed in the Draft EIR include geotechnical hazard, flood hazards, noise, water quality, air quality, global climate change, biological resources, cultural and paleontological resources, agricultural/forestry resources, visual qualities, traffic, access, and parking, public services including: 1) law enforcement and 2) fire protection, utilities and service systems including: 1)water supply, 2) wastewater/sewage disposal, 3) solid waste, and 4) energy, environmental safety/fire hazards, and land use.

b. 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.

c. Significant and Unavoidable Impacts as identified in the Draft EIR after implementation of the required project design features and mitigation measures as enforced by the Project's MMRP are as follows:

    i. 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 during construction of Related Projects, cumulative off-site traffic volumes would result in 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 are 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 central utility plant and pump station so as to keep noise levels below County noise standards, are some of the measures required.

ii. Air Resources. Construction-related Project regional air quality impacts would be significant and unavoidable. Construction-related cumulative regional air quality impacts during Project and Related Projects construction would be significant and unavoidable. Nine air quality mitigation measures and project design features are required 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, required use of high-rated pollution control equipped equipment, and limiting the amount of grading per day are some of the required measures.

d. A Statement of Overriding Considerations is provided. The benefits and value of the Project outweigh the remaining significant impacts of the Project after all feasible mitigation has been proposed. A Statement of Overriding Considerations is required to allow for the approval of the Project in light of the above remaining significant and unavoidable impacts of the Project. Public benefits of the Project include increased employment in the media and entertainment industry, permanent protection of natural terrain and retention of biotic resources by way of Project conditions and on-site deed restrictions, and the addition of 1,600 oak trees (nearly two-thirds more than required), provision of a publicly accessible multi-use connector trail to the Angeles National Forest, and provision of surplus water storage facilities for community fire protection and water supply. These, and other project design features beyond those that are required, which are more fully described in the CEQA Findings of Fact and Statement of Overriding Considerations, provide benefits supporting the determination that the benefits of the Project outweigh the Project's remaining significant and unavoidable impacts.

27. **TERM LIMIT.** 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 Conditional Use Permit and applicable Mitigation Monitoring and Reporting Program requirements in perpetuity.

28. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning 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, CA 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 REGIONAL PLANNING COMMISSION CONCLUDES:

WITH RESPECT TO THE CONDITIONAL USE PERMIT:

A. 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;

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

C. 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.

WITH RESPECT TO THE OAK TREE PERMIT:

A. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property;

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;

C. That in addition to the above facts, at least one of the following findings apply: That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that: alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; That the oak tree(s) proposed for removal or relocation interferes 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 tree(s); or, That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger or falling is such that it cannot be remedied through reasonable preservation procedures and practices; and

D. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

WITH RESPECT TO THE PARKING PERMIT:

A. That there will be no need for the number of vehicle parking spaces required by Part 11 of Chapter 22.52 because: The age and/or physical condition of the residents is such that the use of automobile is unlikely; or the nature of the use is such that there is a reduced occupancy, or the business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration; or sufficient land area is reserved or an alternative arrangement is approved to insure that the parking requirements may be complied with should the use, occupancy, or transportation program change. Such reservation or alternative may be waived for certain housing developments for senior citizens and persons with disabilities, where the Director finds that it is unnecessary because of the anticipated permanent nature of such use. If required, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed; or the reduction in the number of vehicle parking spaces will be offset by the provision of bicycle parking spaces, at a minimum ratio of two bicycle spaces for every one vehicle parking space above the minimum number of bicycle parking spaces otherwise required under Section 22.52.1225;

B. That there will be no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because: uses sharing vehicle parking facilities operate at different times of the day or days of the week; or vehicle parking facilities using tandem spaces will employ valets or will utilize other means to insure a workable plan; or apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces;

C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential vehicle parking spaces will provide the required parking for uses because: Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use, or such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces, or such transitional lots are designed to minimize adverse effects on surrounding properties, or uncovered parking for low and moderate

income residential developments will be appropriately screened and compatible with the surrounding neighborhood;

D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property; and

E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required burden of proof findings for a Plan Amendment, a Zone Change as set forth in Section 22.16.110 of the County Code, a Conditional Use Permit as set forth in Section 22.56.040, an Oak Tree Permit as set for the in Section 22.56.2100, and a Parking Permit as set forth in Section 22.56.1020.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission, acting in its role as responsible agency for the project, certifies that it has independently reviewed and considered the information contained in the Final Environmental Impact Report State Clearing House No. 2010011010, County Environmental Assessment No. 200900041 prepared by Los Angeles County Department of Regional Planning as lead agency prior to approving the project; adopts the mitigation monitoring program which is appended to and included in the attached conditions of approval, finding that, pursuant to California Public Resources Code Section 21081.6, the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation; determines that the conditions of approval attached hereto are the only mitigation measures for the project which are feasible and that the unavoidable significant effects of the project after adoption of said mitigation measures are as described in these findings; determines that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social and/or environmental benefits of the project as stated in the findings and in the Environmental Findings of Fact and Statement of Overriding Considerations adopted by the lead agency for the project, which findings and statement are incorporated herein by reference.

2. In view of the findings of fact and conclusions presented above resolutions for Plan Amendment No. 200900010 and Zone Change No. 200900012 are recommended by the Planning Commission to the Board of Supervisors for approval; and Vesting Tentative Tract Map No. 071216, Conditional Use Permit No. 200900126, Oak

Tree Permit No. 200900041, and Parking Permit No. 201000002 are approved subject to the attached conditions.

VOTE:

Concurring: Louie, Valadez, Helsley, Pedersen, Modugno

Dissenting: None

Abstaining: None

Absent: None

Action Date: June 19, 2013

SZD:KKS
6/19/13

c: Each Commissioner, Zoning Enforcement, Building and Safety

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

PROJECT DESCRIPTION

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

GENERAL CONDITIONS

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

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

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

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

5. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

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

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

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

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

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

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

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

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

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

11. Within three (3) days of the date of final approval of this grant, the Permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the Permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **$3,070.25** ($2,995.25 for an Environmental Impact Report plus $75.00 processing fee.) No land use project subject to this requirement is final, vested, or operative until the fee is paid.

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

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

14. The Permittee shall deposit an initial sum of **$6,000.00** with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed. There shall be no limit the number of additional deposits that may be required.

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

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

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

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

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

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

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

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

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

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

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

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

Zone ()-DP Conditions

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

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

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

        ii. "No existing building or structure which under the program is to be demolished shall be used." The Project shall comply by not using one structure that is proposed for demolition.

iii. "No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered." A caretaker's mobile home, proposed for relocation, shall not be used until all necessary authorizations are completed.

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

v. "Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings." The portion of the primary buildings proposed for the second phase of development shall have foundations constructed prior to issuing building permits for those buildings not so designated.

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

Hours of Operation

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

Conditions of County Departments

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

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

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

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

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

Construction Conditions

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

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

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

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

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

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

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

appropriate mitigation measures in compliance with the attached Mitigation Monitoring and Reporting Program. Construction shall not commence until compliance with said mitigation is completed.

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

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

41. A continuously available water supply shall be constructed at the trailhead staging area for horses using the trail.

Grading-Related Conditions

42. Grading of the 58-acre 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 Applicant and the Department of Public Works shall research and to the extent feasible implement a design which minimizes impacts on oak trees, including minimizing the need to remove oak trees within and around the debris basins. The applicant and the Department of Public Works shall also investigate the feasibility of additional use of underground cisterns to further minimize visual impacts and impacts to oak trees.

43. Public Works Condition G.1 contained in the 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 42 above shall be removed to the satisfaction of Public Works.

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

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

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

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

Landscaping Conditions

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

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

50. Permittee shall maintain all landscaping in a neat, clean and healthy condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all

landscaped areas except where there is turf or other ground cover. Existing and ongoing farming operations may use other water-efficient systems suitable to the crops grown.

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

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

Filming-Related Conditions

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

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

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

Section 22.56.2060.B of the County Code; and pruning of branches greater than two inches.

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

57. All temporary structures, including movie sets, shall not encroach upon two blue line streams, Placerita Creek and Heil Creek and their riparian embankments without the Permittee first obtaining a stream alteration permit pursuant to Sections 1601 through 1603 of the State Fish and Game Code.
58. Vegetation outside of set construction boundary depicted on the Exhibit "A" and within blue line streams and their riparian embankments, shall not be disturbed without obtaining appropriate permits.

Night Lighting Conditions

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

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

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

Other Conditional Use Permit Conditions

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

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

64. Any signage in any zone of the subject property shall comply with the requirements of Part 10 of Chapter 22.52 of the Los Angeles County Code. A sign program shall

be submitted for review and approval by the Director **prior to issuance of the first building permit**.

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

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

OAKTREE PERMIT CONDITIONS APPLICABLE TO 890-ACRE RANCH

67. This grant authorizes removal of 158 (142 non-heritage + 16 heritage) trees and due to the size and complexity of this project up to an additional 10 percent tree removal (15 trees) as authorized by the County Forester and encroachment into the protected zone of 82 (79 non-heritage + 3 heritage) trees of the Oak genus (Quercus Agrifolia) located within the subject property to be used for new construction of a development program within the Project Site subject to the following additional conditions.

68. 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.

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

PARKING PERMIT CONDITIONS APPLICABLE TO 890-ACRE RANCH

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

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

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

Parking Table: Option A

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

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

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

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

Parking Table: Option B

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

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

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

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

73. The parking area located near the ranch office between existing uses 5 and 7 on the Exhibit "A" site plan Sheet S-1 shall accommodate at least 79 parking spaces including two required handicapped spaces according to the requirements of Section 22.52 Part 11 of the Los Angeles County Code. The requirement to pave and stripe the subject parking lots is modified to permit compacted dirt and/or gravel in keeping with the character of a ranch with the exception of two handicapped spaces to be paved and striped.

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

KKS
6/19/13

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: LD-2

May 2, 2013

TO: Sam Dae
Special Projects Section
Department of Regional Planning

Attention Kim Szalay

FROM: Steve Burger
Land Development Division
Department of Public Works

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

☒ Public Works recommends approval of this CUP.

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

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

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

A. Right of Way and Road Improvements

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

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

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

B. Grading

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

For questions regarding the grading condition, please contact Tony 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:\ldpub\SUBPCHECK\Plan Checking Files\CUP\CUP 200900126\CUP 200900126, Disney-ABC Studios at the Ranch Final.docx

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: March 8, 2010

TO: Department of Regional Planning
Permits and Variances

PROJECT #: TR 71216 (T200900126)

LOCATION: 19802 Placerita Canyon Road, Newhall

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

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

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

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

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

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

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

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

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

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

Inspector: *Juan C. Padilla*

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

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

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

April 25, 2013

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

Dear Mr. Szalay:

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

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

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

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

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

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

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

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

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

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

PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:

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

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

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

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

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

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

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

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

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

MITIGATION TREES:

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

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

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

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

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

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

NON-PERMITTED ACTIONS AND VIOLATIONS:

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

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

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

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

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

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

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

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

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

Very truly yours,

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

JL: jl

Enclosure

COUNTY OF LOS ANGELES
Public Health

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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

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

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

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Third District

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Michael D. Antonovich
Fifth District

May 6, 2010

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

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

☒ Environmental Health recommends approval of this CUP.

☐ Environmental Health does NOT recommend approval of this CUP.

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

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

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

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

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

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

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

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

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

Sincerely,

Ken Habaradas, MS, REHS
Bureau of Environmental Protection

COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

April 1, 2013
Revised April 9, 2013

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

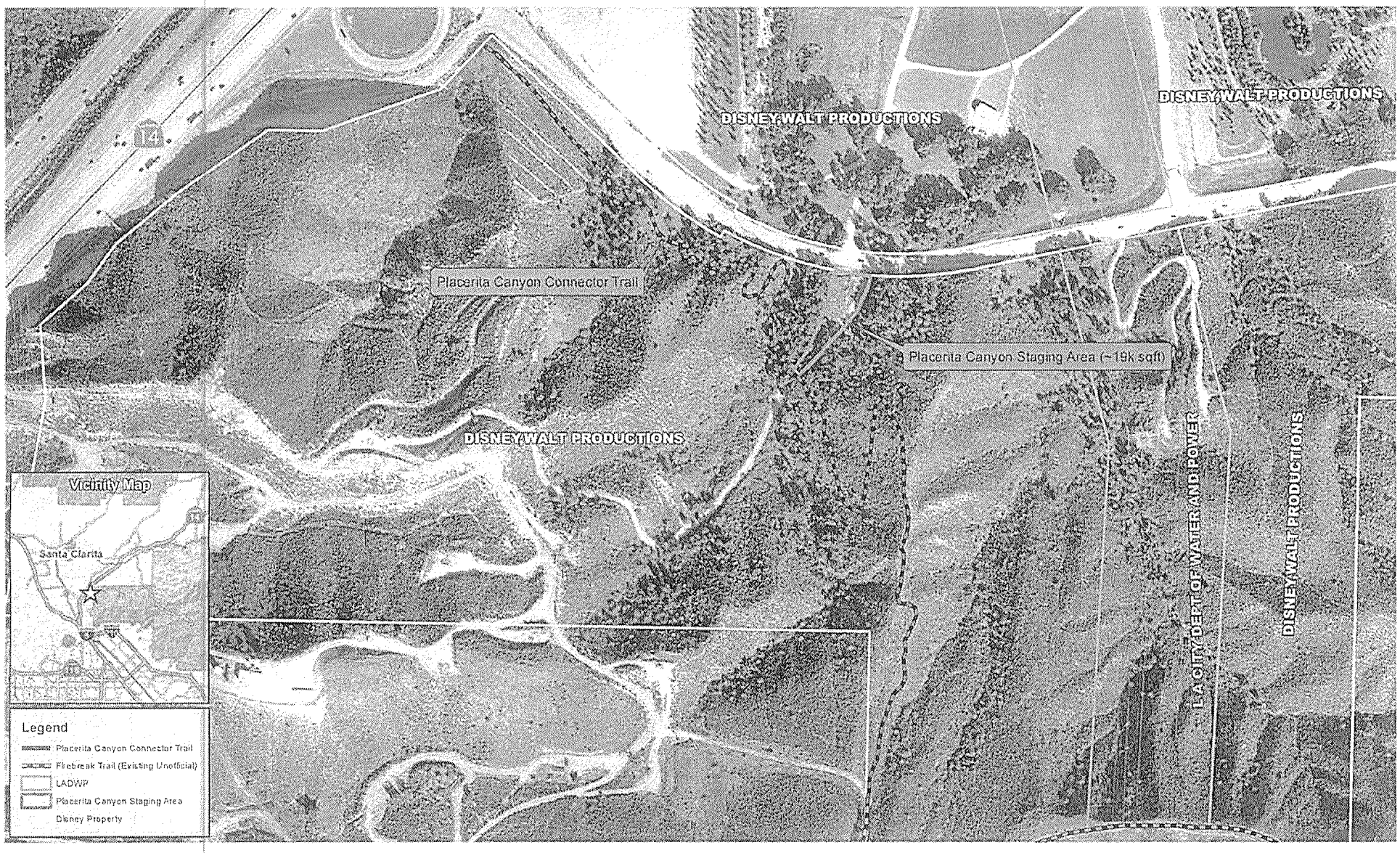

EXHIBIT A: PLACERITA CANYON CONNECTOR TRAIL & STAGING AREA (APRIL 1, 2013)

County of Los Angeles | Department of Parks & Recreation

500 Feet

Date: 04/00/13
Prepared By: Planning_ZL
Aerial: LAR-IAC3
Parcels: Assessor 2010
Roads: Thomas Brothers (All rights reserved)
Trails: DPR

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

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

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

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

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

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

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

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
cameras to monitor the Development Area and the Ranch, fencing around portions of the Development Area bordering SR-14 and Placerita Canyon Road, and alarm systems for all Project buildings with motion sensors and video surveillance.				
PDF K.1-4: Upon Project completion and prior to issuance of the first certificate of occupancy, the Applicant shall provide the County of Los Angeles Sheriff's Department Santa Clarita Valley Station Commander with a diagram of each portion of the Development Area, including access routes.	Submit diagram of Development Area with access routes	Prior to issuance of first certificate of occupancy	Applicant	◦ LACSD
PDF K.1-5: The Project's design shall incorporate a Knox Box entry system and lighted building address numbers to facilitate emergency response.	Site visit verification	Prior to issuance of first certificate of occupancy	Applicant	◦ LACDRP
K.2 PUBLIC SERVICES—FIRE PROTECTION				
PDF K.2-1: The Applicant shall notify the County of Los Angeles Fire Department a minimum of five business days prior to any Project-related lane closures or other road construction and ensure that emergency access remains clear and unobstructed.	A. Provide notification	Minimum of five business days prior to lane closures	Applicant	◦ LACFD
	B. Maintain documentation demonstrating compliance	During construction	Applicant	◦ LACDRP
PDF K.2-2: In accordance with County of Los Angeles Fire Department requirements, all required fire hydrants shall be installed, tested, and accepted prior to combustible building construction, and vehicular access to such hydrants shall be maintained during construction.	Submit required plans for review and approval	Prior to issuance of building permit(s)	Applicant	◦ LACFD

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

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
PDF K.2-7: Fire suppression equipment specific to Project construction activities shall be maintained on the construction site in accordance with Occupational Safety and Health Administration and County of Los Angeles Fire Code requirements.	Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	◦ LACFD ◦ OSHA
PDF K.2-8: The Project shall incorporate building design features that comply with applicable Los Angeles County Code fire safety requirements. Fire safety design features shall include, but shall not be limited to, the following: use of fire-resistant building materials where appropriate, smoke detection and fire alarm systems throughout most buildings, automatic sprinkler systems where necessary, portable fire extinguishers, and emergency exit signage in all buildings.	Submit required plans for review and approval	Prior to issuance of building permit(s)	Applicant	◦ LACFD
PDF K.2-9: The Project shall provide approved street signs, building access numbers, and all-weather emergency access to and within the Development Area. Secondary emergency access shall be provided via a gated driveway on Placerita Canyon Road, between the new main entrance and the current Ranch main entrance. With the exception of the access drive to the proposed electrical substation and the proposed water tank, none of the Project's driveways shall be of a single access design.	A. Submit required plans for review and approval	Prior to issuance of building permit(s)	Applicant	◦ LACFD
	B. Site inspection as needed	Prior to issuance of certificate of occupancy	Applicant	◦ LACFD
L.1 UTILITIES AND SERVICE SYSTEMS—WATER SUPPLY				
PDF L.1-1: The Project shall include the construction of a 2,000,000 gallon water tank and associated water line to be located on the Ranch south of Placerita Canyon Road (i.e., within the Water Tank Area).	Submit building plans for review and approval	Prior to issuance of building permit(s)	Applicant	◦ LACDPW ◦ NCWD

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

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

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

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

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

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

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

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

List of Acronyms:

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

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