

VESTING TENTATIVE TRACT MAP NO. 71216  
CONDITIONAL USE PERMIT R200900126  
EXHIBIT "A" MAP

SANTA CLARITA VALLEY AREA PLAN  
LAND USE DESIGNATIONS

CURRENT LAND USE DESIGNATION:  
W (FLOODWAY/FLOODPLAIN), HM (HILLSIDE MANAGEMENT), AND  
O-NF (NATIONAL FOREST)

PROPOSED LAND USE DESIGNATION FOR VESTING TENTATIVE TRACT MAP NO 71216:  
C (COMMERCIAL)

ZONING INFORMATION

CURRENT ZONING:  
A-2-1 AND A-2-2

PROPOSED ZONING FOR VESTING TENTATIVE TRACT MAP NO 71216:  
C-M-DP

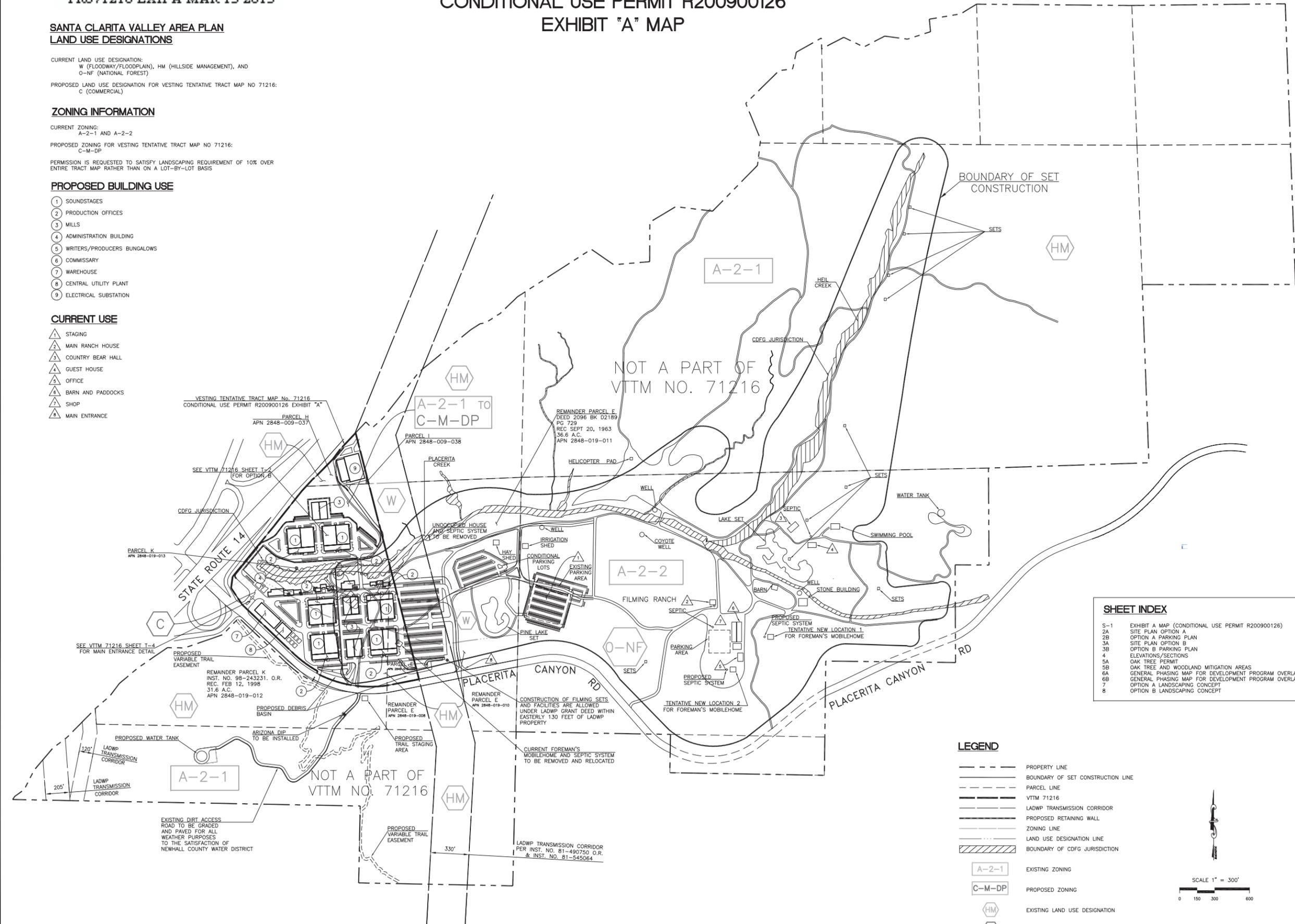
PERMISSION IS REQUESTED TO SATISFY LANDSCAPING REQUIREMENT OF 10% OVER  
ENTIRE TRACT MAP RATHER THAN ON A LOT-BY-LOT BASIS

PROPOSED BUILDING USE

- 1 SOUNDSTAGES
- 2 PRODUCTION OFFICES
- 3 MILLS
- 4 ADMINISTRATION BUILDING
- 5 WRITERS/PRODUCERS BUNGALOWS
- 6 COMMISSARY
- 7 WAREHOUSE
- 8 CENTRAL UTILITY PLANT
- 9 ELECTRICAL SUBSTATION

CURRENT USE

- ▲ STAGING
- ▲ MAIN RANCH HOUSE
- ▲ COUNTRY BEAR HALL
- ▲ GUEST HOUSE
- ▲ OFFICE
- ▲ BARN AND PADDOCKS
- ▲ SHOP
- ▲ MAIN ENTRANCE



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LEGEND

- PROPERTY LINE
  - - - BOUNDARY OF SET CONSTRUCTION LINE
  - PARCEL LINE
  - - - VTTM 71216
  - LADWP TRANSMISSION CORRIDOR
  - - - PROPOSED RETAINING WALL
  - ZONING LINE
  - - - LAND USE DESIGNATION LINE
  - BOUNDARY OF CDFG JURISDICTION
- A-2-1 EXISTING ZONING  
C-M-DP PROPOSED ZONING  
HM EXISTING LAND USE DESIGNATION  
C PROPOSED LAND USE DESIGNATION



VESTING TENTATIVE TRACT MAP NO. 71216  
CONDITIONAL USE PERMIT R200900126  
EXHIBIT "A" MAP

OWNER  
COLBERT OAK RANCH PROPERTIES  
13902 PLACERITA CANYON ROAD  
NEWHALL, CALIFORNIA 91321



DAVID EVANS  
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20000 California 81764  
Ontario, California 91764  
Phone: 909.481.5750



REVISIONS: APPD.

DATE PREPARED:  
MARCH 13, 2013

SCALE: 1"=300'

PROJECT NUMBER:  
WATE000-0002

DRAWING FILE:  
EXHIBIT-A-MAP.dwg

SHEET NO.

S-1

DWG: P:\PROJECTS\2013\TR071216\EXHIBIT-A-MAP.dwg BY: bml Mar. 12, 2013 10:56:25am

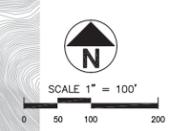
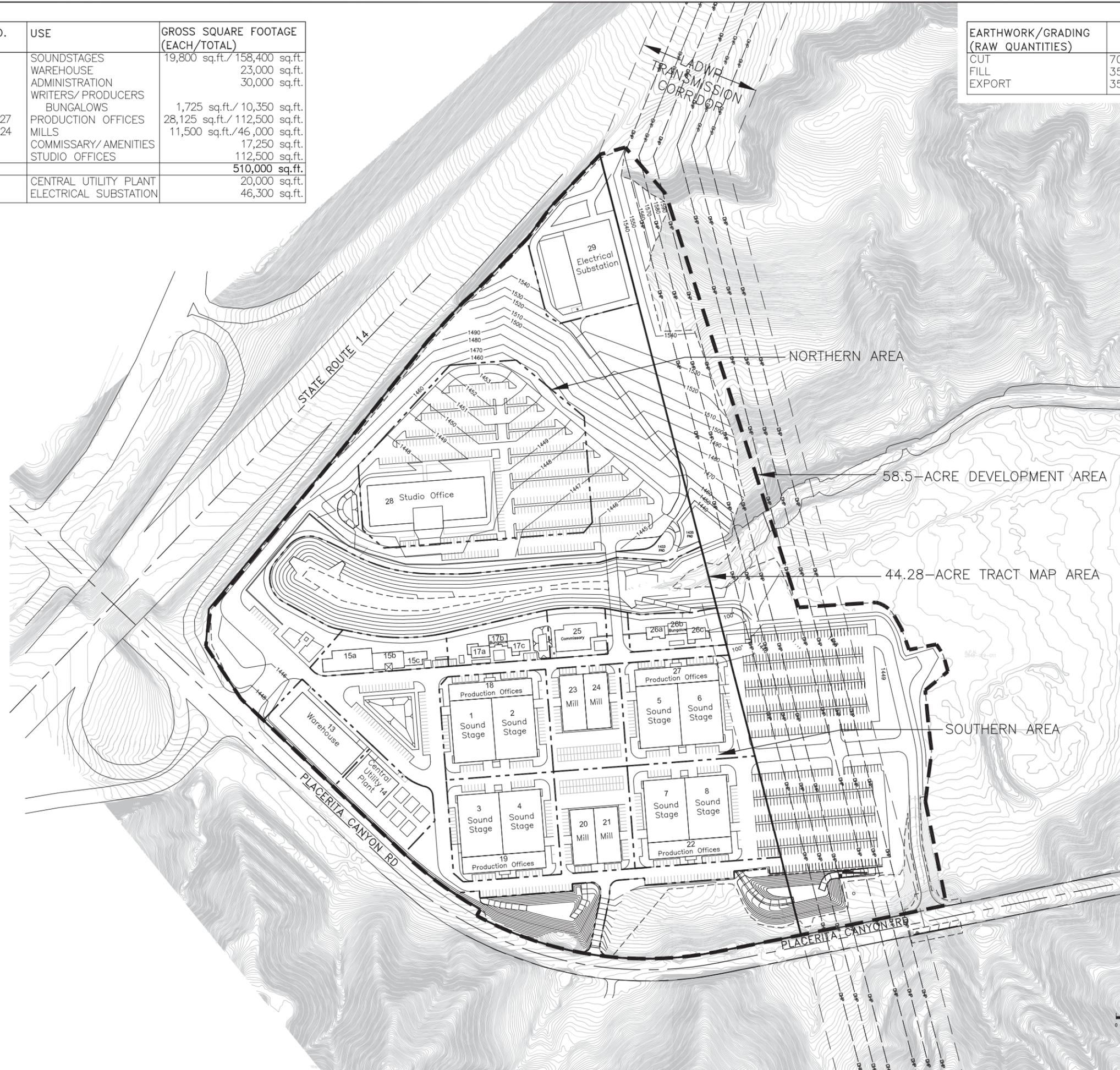




BLDG. NO.	USE	GROSS SQUARE FOOTAGE (EACH/TOTAL)
1-8	SOUNDSTAGES	19,800 sq.ft./ 158,400 sq.ft.
13	WAREHOUSE	23,000 sq.ft.
15	ADMINISTRATION	30,000 sq.ft.
17, 26	WRITERS/ PRODUCERS BUNGALOWS	1,725 sq.ft./ 10,350 sq.ft.
18, 19, 22, 27	PRODUCTION OFFICES	28,125 sq.ft./ 112,500 sq.ft.
20, 21, 23, 24	MILLS	11,500 sq.ft./46,000 sq.ft.
25	COMMISSARY/ AMENITIES	17,250 sq.ft.
28	STUDIO OFFICES	112,500 sq.ft.
<b>TOTAL</b>		<b>510,000 sq.ft.</b>
14	CENTRAL UTILITY PLANT	20,000 sq.ft.
29	ELECTRICAL SUBSTATION	46,300 sq.ft.

EARTHWORK/GRADING (RAW QUANTITIES)	
CUT	700,000cy
FILL	350,000cy
EXPORT	350,000cy

**JOHNSON FAIN**  
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ISSUE DESCRIPTION

DISNEY | ABC STUDIOS  
 AT THE RANCH

SHEET TITLE  
 DISNEY | ABC STUDIOS AT THE RANCH  
 SITE PLAN OPTION B

ARCHITECT  
 JOHNSON FAIN  
 DATE  
 03/13/2013  
 CADD FILE SHEET-3-B STAGES.dwg PROJECT NUMBER 8052  
 SHEET NUMBER

**3A**

NOTES

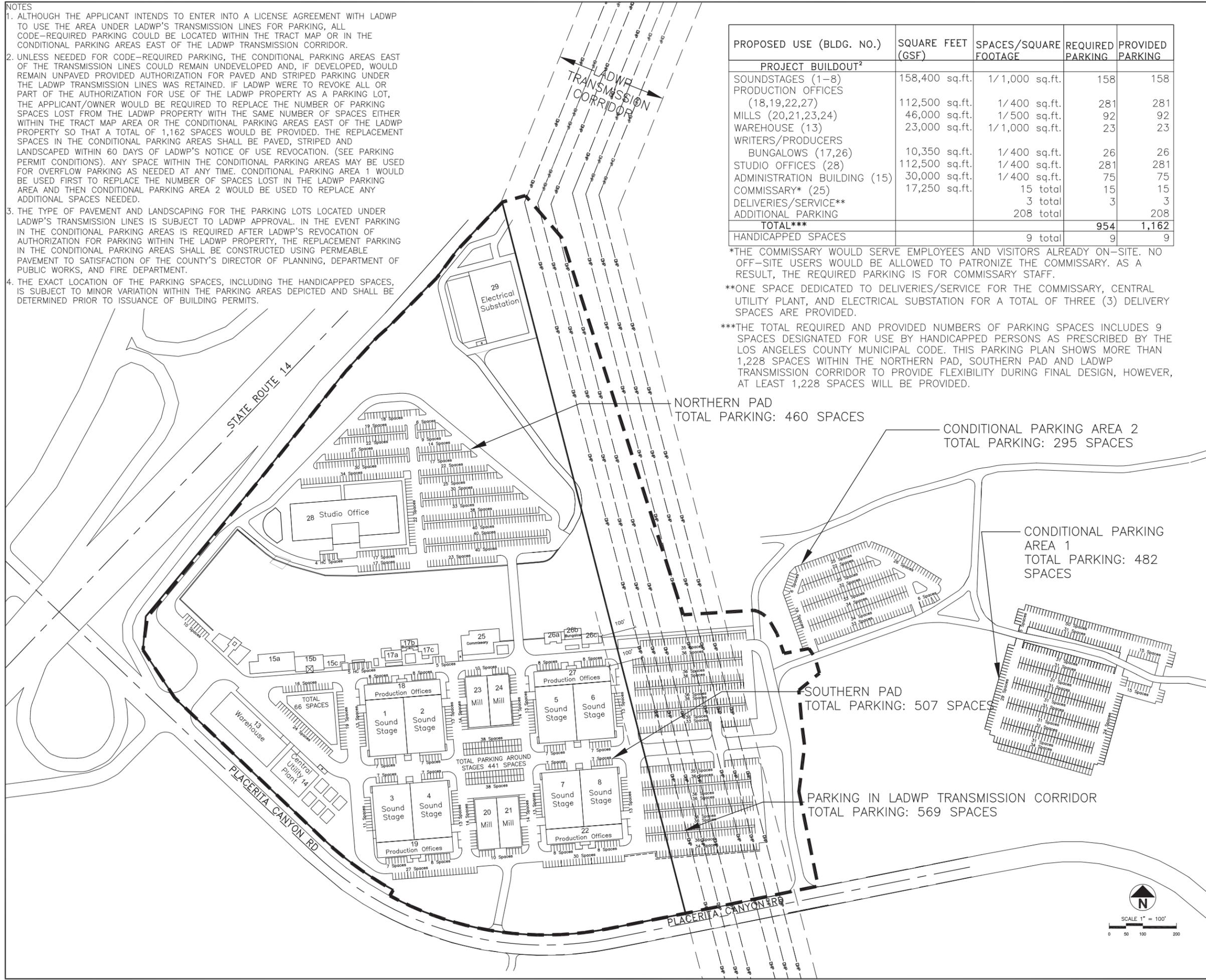
- ALTHOUGH THE APPLICANT INTENDS TO ENTER INTO A LICENSE AGREEMENT WITH LADWP TO USE THE AREA UNDER LADWP'S TRANSMISSION LINES FOR PARKING, ALL CODE-REQUIRED PARKING COULD BE LOCATED WITHIN THE TRACT MAP OR IN THE CONDITIONAL PARKING AREAS EAST OF THE LADWP TRANSMISSION CORRIDOR.
- UNLESS NEEDED FOR CODE-REQUIRED PARKING, THE CONDITIONAL PARKING AREAS EAST OF THE TRANSMISSION LINES COULD REMAIN UNDEVELOPED AND, IF DEVELOPED, WOULD REMAIN UNPAVED PROVIDED AUTHORIZATION FOR PAVED AND STRIPED PARKING UNDER THE LADWP TRANSMISSION LINES WAS RETAINED. IF LADWP WERE TO REVOKE ALL OR PART OF THE AUTHORIZATION FOR USE OF THE LADWP PROPERTY AS A PARKING LOT, THE APPLICANT/OWNER WOULD BE REQUIRED TO REPLACE THE NUMBER OF PARKING SPACES LOST FROM THE LADWP PROPERTY WITH THE SAME NUMBER OF SPACES EITHER WITHIN THE TRACT MAP AREA OR THE CONDITIONAL PARKING AREAS EAST OF THE LADWP PROPERTY SO THAT A TOTAL OF 1,162 SPACES WOULD BE PROVIDED. THE REPLACEMENT SPACES IN THE CONDITIONAL PARKING AREAS SHALL BE PAVED, STRIPED AND LANDSCAPED WITHIN 60 DAYS OF LADWP'S NOTICE OF USE REVOCATION. (SEE PARKING PERMIT CONDITIONS). ANY SPACE WITHIN THE CONDITIONAL PARKING AREAS MAY BE USED FOR OVERFLOW PARKING AS NEEDED AT ANY TIME. CONDITIONAL PARKING AREA 1 WOULD BE USED FIRST TO REPLACE THE NUMBER OF SPACES LOST IN THE LADWP PARKING AREA AND THEN CONDITIONAL PARKING AREA 2 WOULD BE USED TO REPLACE ANY ADDITIONAL SPACES NEEDED.
- THE TYPE OF PAVEMENT AND LANDSCAPING FOR THE PARKING LOTS LOCATED UNDER LADWP'S TRANSMISSION LINES IS SUBJECT TO LADWP APPROVAL. IN THE EVENT PARKING IN THE CONDITIONAL PARKING AREAS IS REQUIRED AFTER LADWP'S REVOCATION OF AUTHORIZATION FOR PARKING WITHIN THE LADWP PROPERTY, THE REPLACEMENT PARKING IN THE CONDITIONAL PARKING AREAS SHALL BE CONSTRUCTED USING PERMEABLE PAVEMENT TO SATISFACTION OF THE COUNTY'S DIRECTOR OF PLANNING, DEPARTMENT OF PUBLIC WORKS, AND FIRE DEPARTMENT.
- THE EXACT LOCATION OF THE PARKING SPACES, INCLUDING THE HANDICAPPED SPACES, IS SUBJECT TO MINOR VARIATION WITHIN THE PARKING AREAS DEPICTED AND SHALL BE DETERMINED PRIOR TO ISSUANCE OF BUILDING PERMITS.

PROPOSED USE (BLDG. NO.)	SQUARE FEET (GSF)	SPACES/SQUARE FOOTAGE	REQUIRED PARKING	PROVIDED PARKING
<b>PROJECT BUILDOUT<sup>2</sup></b>				
SOUNDSTAGES (1-8)	158,400 sq.ft.	1/1,000 sq.ft.	158	158
PRODUCTION OFFICES (18,19,22,27)	112,500 sq.ft.	1/400 sq.ft.	281	281
MILLS (20,21,23,24)	46,000 sq.ft.	1/500 sq.ft.	92	92
WAREHOUSE (13)	23,000 sq.ft.	1/1,000 sq.ft.	23	23
WRITERS/PRODUCERS BUNGALOWS (17,26)	10,350 sq.ft.	1/400 sq.ft.	26	26
STUDIO OFFICES (28)	112,500 sq.ft.	1/400 sq.ft.	281	281
ADMINISTRATION BUILDING (15)	30,000 sq.ft.	1/400 sq.ft.	75	75
COMMISSARY* (25)	17,250 sq.ft.	15 total	15	15
DELIVERIES/SERVICE**		3 total	3	3
ADDITIONAL PARKING		208 total		208
<b>TOTAL***</b>			<b>954</b>	<b>1,162</b>
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. THIS PARKING PLAN SHOWS MORE THAN 1,228 SPACES WITHIN THE NORTHERN PAD, SOUTHERN PAD AND LADWP TRANSMISSION CORRIDOR TO PROVIDE FLEXIBILITY DURING FINAL DESIGN, HOWEVER, AT LEAST 1,228 SPACES WILL BE PROVIDED.



**JOHNSON FAIN**

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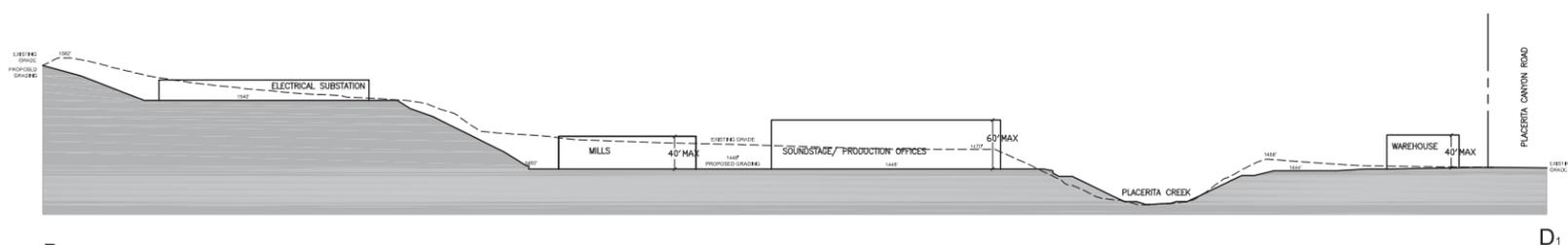
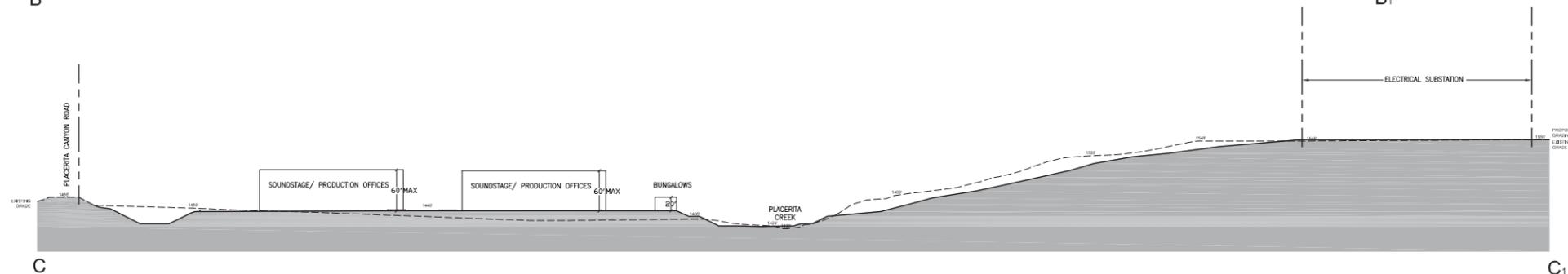
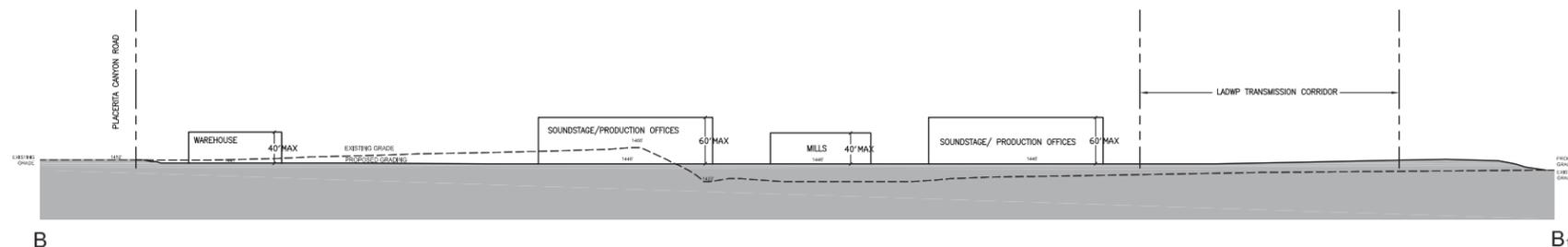
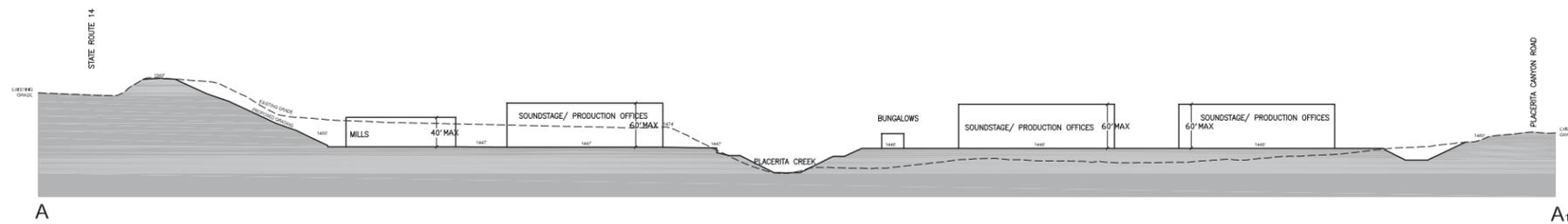
ISSUE DESCRIPTION

DISNEY | ABC STUDIOS  
AT THE RANCH

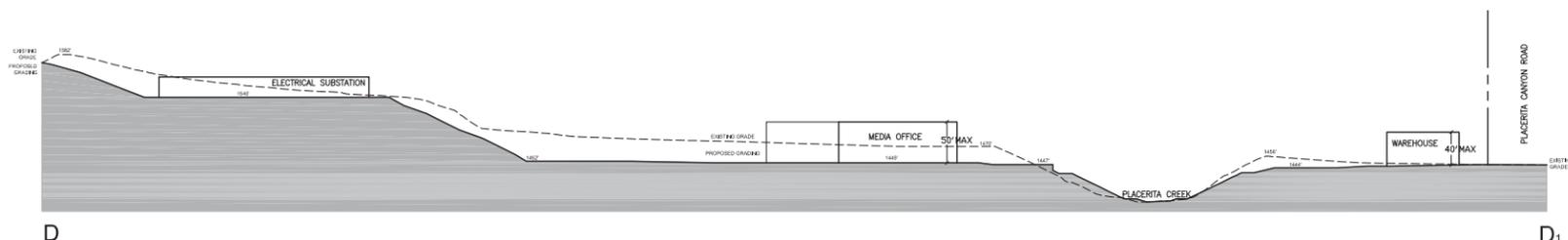
SHEET TITLE  
DISNEY | ABC STUDIOS AT THE RANCH  
OPTION B PARKING PLAN

ARCHITECT  
JOHNSON FAIN  
DATE  
03/13/2013  
CADD FILE  
SHEET-3-B STAGES.dwg PROJECT NUMBER  
8052

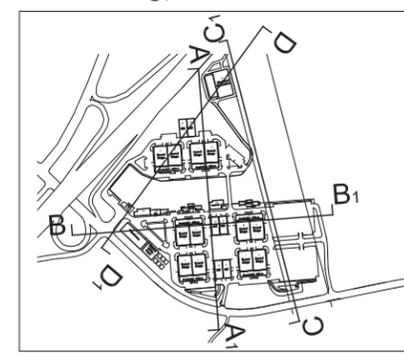
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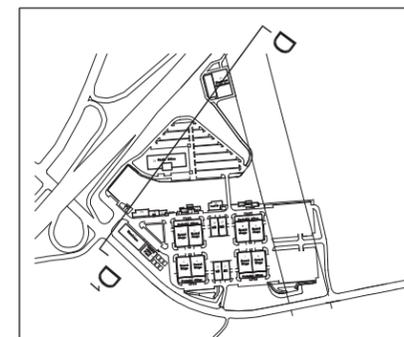
SITE PLAN ELEVATION/ SECTION



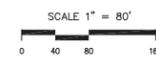
OPTION BUILD OUT ELEVATION/ SECTION



SITE PLAN KEYMAP



SITE PLAN - OPTION BUILD OUT KEYMAP



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DISNEY | ABC STUDIOS AT THE RANCH  
ELEVATIONS/SECTIONS

ARCHITECT  
JOHNSON FAIN  
DATE  
03/13/2013  
CADD FILE  
SECTIONS-JF.dwg PROJECT NUMBER  
8052 SHEET NUMBER

**4**







PHASE I



PHASE II



PHASE III



PHASE IV

SCALE 1" = 200'

ISSUE DESCRIPTION

DISNEY | ABC STUDIOS  
AT THE RANCH

SHEET TITLE  
DISNEY | ABC STUDIOS AT THE RANCH  
GENERAL PHASING MAP FOR  
DEVELOPMENT PROGRAM OVERLAY

ARCHITECT  
JOHNSON FAIN  
DATE  
03/13/2013  
CADD FILE  
SHEETS-2+6.dwg  
PROJECT NUMBER  
8052  
SHEET NUMBER

6A



PHASE V



PHASE VI



PHASE VII

SCALE 1" = 200'

ISSUE DESCRIPTION

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AT THE RANCH

SHEET TITLE  
DISNEY | ABC STUDIOS AT THE RANCH  
GENERAL PHASING MAP FOR  
DEVELOPMENT PROGRAM OVERLAY

ARCHITECT  
JOHNSON FAIN  
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03/13/2013  
CADD FILE PROJECT NUMBER  
SHEETS-2+6.dwg 8052  
SHEET NUMBER

6B



