Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012  
Telephone (213)  

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

PUBLIC HEARING DATE  
June 4, 2012 Hearing Examiner

RPC CONSENT DATE  
CONTINUE TO

APPLICANT  
Golden Oak Ranch Properties

OWNER  
Golden Oak Ranch Properties

REPRESENTATIVE  
Kathleen O’Prey Truman, Truman and Elliot

PROJECT DESCRIPTION

The Project elements proposed within the Ranch, which includes approximately 30 acres of offsite City of Los Angeles Department of Water and Power (“LADWP”) transmission corridor right-of-way, consist of the following: a 58-acre Development Area, including 44 acres of new onsite development associated with a vesting tentative tract map (“44-acre Area”) and approximately 14 acres within the LADWP transmission corridor for two adjacent parking lots. The 44-acre 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, in lieu of four soundstages, two mills, and two production offices within the northern portion of the 44-acre Area, an optional single media office building is proposed, reducing total development to 510,000 square feet; 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 44-acre Area; parking exceeding County Code requirements is proposed onsite within the 44-acre Area and within the LADWP transmission corridor right-of-way in the Development Area, or, alternatively additional parking within two Conditional Parking Areas located east of the Development Area; removal of 158 oak trees and encroachment into the protected zone of 82 oak trees; the relocation of the Ranch foreman’s mobile home residence from the 44-acre Area to one of two potential sites on the southeastern corner of the Ranch; demolition of an abandoned structure located on the 44-acre Area; vacation of Delden Road located within the 44-acre Area; a 2,000,000-gallon water tank, 40 feet in height, proposed south of Placerita Canyon Road; a trail, approximately 4,600 feet in length, proposed 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 possible night hauling. The Project also proposes infrastructure improvements located onsite and offsite 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 agricultural and oil production uses.

REQUIRED ENTITLEMENTS

General Plan Amendment to change the Santa Clarita Valley Area Plan local plan designation on the 44-acre site associated with Vesting Tentative Tract Map (VTTM) No. 071216 from Hillside Management (HM) and Floodplain/Floodway (W) to Commercial (C).

Zone Change on the 44-acre site associated with VTTM No. 071216 from A-2-1 (Heavy Agricultural-One Acre Minimum Lot Area) to C-M-DP (Commercial Manufacturing-Development Program).

Vesting Tentative Tract Map for creation of 20, or, alternatively 18 lots located on 44 acres 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.

Conditional Use Permit to authorize a Development Program including: indoor filming studio development on 44 acres within the 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 distribution substation, construction of a water tank, construction of a trail and trailhead, exemption from certain outdoor night lighting requirements, construction of permitted existing agricultural and oil production uses, constrained operation and maintenance of existing outdoor sets filming ranch on 195 acres with the remaining 637 acres used as filming backdrop in the proposed C-M-DP, A-2-1 and A-2-2 (Heavy Agricultural-Two Acres Minimum Lot Area) zones.

Oak Tree Permit to authorize removal of 158 oak trees (including 16 heritage trees) in the A-2-1 zone and encroachment into the protected zone of 82 oak trees (including 3 heritage trees) in the A-2-1 and A-2-2 zones.

Parking Permit to authorize tandem parking, use of shared off-lot parking, and an exemption from paving and striping requirements for surplus parking within the conditional parking lots unless parking in the LADWP transmission corridor is later revoked by LADWP in the A-2-1 and A-2-2 zones.

LOCATION/ADDRESS

19802 Placerita Canyon Road adjacent to and southeast of SR 14, Newhall, CA 91321.

SITE DESCRIPTION

The 44-acre portion of the 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, comprised of disturbed earth and rock fill from Caltrans construction of SR 14. The proposed 14-acre parking area is located on flat disturbed land mostly under the LADWP transmission line right of way owned by LADWP. The remaining existing filming ranch property is comprised of a valley (following Placerita Creek) and a side canyon (following Heil Creek) surrounded by hillsides to the northeast, east, south, and southwest. Oak trees surround most of the perimeter of the developed valley and side canyon set areas, and Oak trees to be removed are located within the southeast corner 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 tank and trail areas are comprised of hilly natural and disturbed land, and access to the tank area is via an existing dirt road.

ACCESS

Proposed: Placerita Canyon Road at SR 14 northbound onramp  
Existing: 5 miles southeast of SR 14 northbound off-ramp on Placerita Canyon Road

ASSESSORS PARCEL NUMBER

44-acre VTTM area: 2848019009 & 2848019013; 2848009037 & 2848009038

Remaining property: 2848019008, 2848019010-2848019012; 2848018012 & 2848018014; 2848010015, 2848010016, 2848010018-2848010020; 2848009020-2848009023, 2848009029, 2848009030, 2848009038 remain

SIZE

890 acres (44 acres new onsite development; 30 acres LADWP ROW; 816 acres remaining onsite property)

ZONED DISTRICT

Newhall and Sand Canyon

COMMUNITY

Newhall and Santa Clarita

COMMUNITY STANDARDS DISTRICT

None
<table>
<thead>
<tr>
<th>EXISTING LAND USE</th>
<th>EXISTING ZONING</th>
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<tbody>
<tr>
<td>Project Site  Outdoor Sets Filming Ranch and Agriculture</td>
<td>A-2-1 and A-2-2</td>
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<tr>
<td>North Shopping Center, Residential, Transmission Lines ROW</td>
<td>City of Santa Clarita (Residential, Industrial and Commercial)</td>
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<tr>
<td>East National Forest, State/County-State Park, Residential</td>
<td>RPD-1-U (Residential Planned Development – 1 unit per acre), W, A-2-1, A-2-2, and City of Santa Clarita (Residential)</td>
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<tr>
<td>South Vacant Open Space, National Forest, State/County Park, Transmission Lines ROW</td>
<td>A-2-1, A-2-2</td>
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<td>West SR 14, Vacant Open Space, Oil Production, Residential</td>
<td>City of Santa Clarita (Residential, Industrial and Commercial)</td>
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**GENERAL PLAN/COMMUNITY PLAN**
Santa Clarita Valley Area Plan

**LAND USE DESIGNATION**
HM (Hillside Management) ,W (Floodplain/Floodway), O-NF (Open Space-National Forest)

**MAXIMUM DENSITY**
N/A

**ENVIRONMENTAL DETERMINATION**
Environmental Impact Report (EIR)

**RPC LAST MEETING ACTION SUMMARY**

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<thead>
<tr>
<th>LAST RPC MEETING DATE</th>
<th>RPC ACTION</th>
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<td>MEMBERS VOTING NO</td>
<td>MEMBERS ABSTAINING/ABSENT</td>
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**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

| STAFF CONTACT PERSON: | | |
|-----------------------| | |
| RPC HEARING DATE(S)   | RPC ACTION DATE | RPC RECOMMENDATION |
| MEMBERS VOTING AYE    | MEMBERS VOTING NO | MEMBERS ABSTAINING |

**STAFF RECOMMENDATION (PRIOR TO HEARING):**

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<th>SPEAKERS* (O)</th>
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*(O) = Opponents (F) = In Favor