Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria, AICP
Acting Director of Planning

NOTICE OF PREPARATION

AND

NOTICE OF SCOPING MEETING

DATE: January 5, 2009

PROJECT TITLE: DISNEY | ABC STUDIOS AT THE RANCH
Tract Map No. TR071216
Conditional Use Permit No. RCUPT200900126
Zone Change No. RZCT200900012
Local Plan Amendment No. RPAT200900010
Oak Tree Permit No. ROAKT200900041
Environmental Review No. RENVT200900112

PROJECT ADDRESS: 19802 Placerita Canyon Road
Newhall, California 91321

PROJECT APPLICANT: Golden Oak Ranch Properties
19802 Placerita Canyon Road
Newhall, California 91321
(818)560-8952

CEQA LEAD AGENCY: County of Los Angeles
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, California 90012

The County of Los Angeles is the lead agency and will prepare an Environmental Impact Report (EIR) for the Proposed Project identified below. In compliance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the County of Los Angeles is sending this Notice of Preparation (NOP) to each responsible agency, interested parties and federal agencies involved in approving the Proposed Project and to trustee agencies responsible for natural resources affected by the Proposed Project. Within 30 days after receiving the Notice of Preparation, each agency shall provide the County of Los Angeles with specific written details about the scope and content of the environmental information related to that agency's area of statutory responsibility.

320 West Temple Street ▪ Los Angeles, CA 90012 ▪ 213-974-6411 ▪ Fax: 213-626-0434 ▪ TDD: 213-617-2292

The purpose of this NOP is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory authority with respect to the Proposed Project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the Proposed Project.

PROJECT LOCATION AND ENVIRONMENTAL SETTING

Golden Oak Ranch (the Ranch) is located at 19802 Placerita Canyon Road in the unincorporated Santa Clarita Valley area of Los Angeles County. The Ranch is bordered to the west and north by State Route 14 (SR-14). In addition, Placerita Canyon Road, a secondary highway, runs through the southern portion of the Ranch in an east-west direction.

The Ranch is situated at the bottom of Placerita Canyon with relatively steep hillsides and ridgelines to the north and south measuring approximately 350 feet in height. The proposed Development Area is comprised of approximately 56 acres of the westernmost portion of the Ranch property. The Development Area is separated from the remainder of the Ranch by a 330-foot strip of land traversing the Ranch in generally a northwest to southeast direction owned by the Los Angeles Department of Water and Power (LADWP).

The Ranch has been used over the past decades for agriculture, horse breeding, cattle ranching and some oil production activities as well as motion picture and television film production. Since even before Walt Disney Productions purchased significant holdings within the Ranch in 1959, the property has been used for a variety of film production and agricultural uses with some oil production. Within the 890-acre Ranch, approximately 225 acres are currently used for outdoor filming/movie ranch and some agricultural uses, with the remaining areas of the Ranch used primarily as a filming backdrop with some agricultural and oil production uses. Over the years, the approximately 225 acres used for filming have been modified continuously to provide for such uses, including the construction of large filming sets.

Existing buildings within the Development Area include an uninhabited structure and the Ranch Foreman's mobile home. A substantial portion of the Development Area is located on two large, mostly barren fill pads formed when Caltrans deposited dirt and gravel from grading during construction of SR-14 in the early 1970s. Minimal vegetation exists on the fill pads. The remainder of the Development Area is vegetated with non-native grassland communities, non-native and ruderal plant communities, ornamental plantings on and around the two gravel pads, and pockets of coast live oaks primarily around the southern fill pad. The two fill pads are separated by Placerita Creek, which extends in an east-west direction across the Development Area and contains a small riparian woodland community.

PROJECT SUMMARY

Disney | ABC Studios at The Ranch (the Proposed Project) would provide for the development of state-of-the-art studio uses and associated film and television production facilities on the westernmost portion of the Ranch. Specifically, the proposed project would provide up to 12 soundstages, production offices, six mills, a warehouse, writers/producers bungalows, a

commissary with associated amenities, an administration building, a central utility plant, an electrical substation, a 220-foot long bridge over Placerita Creek, drainage devices, associated onsite parking, and two surplus parking lots on 11.72 acres (of which 10.04 acres are located within the City of Los Angeles Department of Water and Power transmission line right of way) within the proposed development area of approximately 56 acres of the 890-acre Golden Oak Ranch. These uses would comprise approximately 555,950 gross square feet of building area. The Proposed Project also includes an option to develop studio office uses in lieu of four soundstages and six mills within the northern portion of the Development Area. Buildout of the Proposed Project with the studio office uses option would result in a total of approximately 510,000 gross square feet of building area. The proposed project would also require the relocation of the foreman's mobile home from the Development Area to one of two tentative sites located east of the Development Area within the outdoor filming portion of the Ranch with a new septic system. In addition, offsite traffic and utilities improvements as well as vacation of the portion of Delden Road through the Development Area are also proposed as part of the project. Approximately 30 acres of the existing 225-acre outdoor filming area are located within the proposed Development Area. Thus, with implementation of the Proposed Project, approximately 195 acres of the Ranch would continue to be used for outdoor filming/movie ranch uses with some agricultural uses. In addition, approximately 639 acres of the Ranch would be used primarily as a filming backdrop with some agricultural and oil production uses.

The Proposed Project would recognize the synergy of having outdoor filming and indoor film production consolidated on the same site and would help satisfy the increased demand for film production studio space in the Los Angeles area. An expanded description of the Proposed Project is provided below.

ENTITLEMENT REQUIREMENTS AND DISCRETIONARY APPROVALS

Discretionary approvals required for implementation of the Proposed Project may include, but are not limited to, the following:

- Certification of an Environmental Impact Report;
- Approval of a Vesting Tentative Tract Map to create 18 lots located on 44.28 acres of the Development Area;
- Approval of a Local Plan Amendment to change the land use designation in the Santa Clarita Valley Area Plan for the 44.28-acre area covered by the proposed Vesting Tentative Tract Map from HM (Hillside Management) to C (Regional Commercial) for approximately 20 acres and from W (Floodway/Flood Plain) to C (Regional Commercial) for approximately 24.28 acres. The remaining portion of the 56-acre Development Area, most of which is owned by the City of Los Angeles Department of Water and Power, would remain designated as HM (Hillside Management) and W (Floodway/Flood Plain);

- Approval of a Zone Change to change the zone from A-2-1 (Heavy Agriculture – one acre minimum area) to C-M-DP (Commercial Manufacturing, Development Program) on the 44.28-acre area covered by the proposed Vesting Tentative Tract Map. The remaining portion of the 56-acre Development Area, most of which is owned by the City of Los Angeles Department of Water and Power, would remain zoned A-2-1;

- Approval of a Conditional Use Permit to authorize 700,000 cubic yards of grading including 500,000 cubic yards of export and 200,000 cubic yards of onsite fill; allow the proposed development within a Development Program zone; and allow the continued operation and maintenance of the existing outdoor filming/movie ranch uses with some agricultural uses on 195 acres with the remaining 639 acres of the property to be used primarily as filming backdrop with some agricultural and oil production uses;

- Approval of an Oak Tree Permit to County remove of 174 and encroach upon 8 oak trees within the Development Area;

- Vacation of the portion of Delden Road through the Development Area;

- Approval by the Los Angeles County Local Agency Formation Commission (LAFCO) to annex the Ranch into the Santa Clarita Valley Sanitation District of Los Angeles County and potentially the Santa Clarita Water Division of the Castaic Lake Water Agency;

- Approval by the California Department of Transportation of off-site traffic improvements;

- Issuance of a U.S. Army Corps of Engineers Nationwide Permit pursuant to Clean Water Act Section 404;

- Issuance of a streambed alteration agreement from the California Department of Fish and Game pursuant to the Fish and Game Code Section 1603;

- Issuance of a Water Quality Certification from the Regional Water Quality Control Board pursuant to Clean Water Act Section 401;

- Approval of Fuel Modification Plan from the Los Angeles County Fire Department; and

- Additional County and other governmental actions as may be determined necessary.

POTENTIAL PROJECT IMPACTS: Because of the requested entitlement requirements identified above, and based on the Initial Study determination, an Environmental Impact Report (EIR) is necessary for the proposed Project. Based on a preliminary assessment of potential environmental impacts that may occur as a result of the proposed Project (see Attached Initial Study), the areas of potential environmental impact to be addressed in the Project EIR will include at least the following:

Potential Hazards

- Geotechnical

- Flood
- Fire
- Noise

Potential Impacts to Resources

- Water Quality
- Air Quality
- Biota
- Cultural Resources
- Agricultural Resources
- Visual Qualities

Potential Impacts to Services

- Traffic/Access
- Sewage Disposal
- Fire/Sheriff Services
- Utilities/Other Services

Potential Other Impacts

- General (Change in pattern, scale, or character; reduction in agricultural land)
- Environmental Safety
- Land Use
- Population/Housing/Employment/Recreation

To provide a complete record of the County's environmental decision-making, environmental issues that do not rise to the level of significant impacts will be addressed in the EIR in a separate section entitled "Impacts Found to Be Less than Significant."

NOTICE OF PREPARATION REVIEW AND COMMENTS

The review period for the NOP will be from January 7, 2010 to February 8, 2010.

Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but not later than February 10, 2010. Please direct all written comments to the following address. In your written response, please include the name of a contact person in your agency.

Christina Tran
County of Los Angeles Regional Planning Department
Impact Analysis Section
320 West Temple Street, Room 1348
Los Angeles, California 90012
Tel: (213) 974-6461
Fax: (213) 626-0434
Email: ctran@planning.lacounty.gov

SCOPING MEETING

To assist in local participation, a Scoping Meeting will be held to present the proposed project and to solicit suggestions from the public and responsible agencies on the content of the Draft EIR. The Scoping Meeting will be held in Hart Hall at William S. Hart Regional Park, located at 24151 Newhall Avenue, Newhall, California 91321, on January 21, 2010 from 7:00 p.m. to 9:00 p.m.

REVIEW MATERIALS

The County of Los Angeles Department of Regional Planning is soliciting input based on your views and opinions concerning the scope of the EIR for the Proposed Project. To facilitate your review, the following materials are attached:

- Expanded Project Description
- Los Angeles County Initial Study
- 500-foot Radius Land Use Map

Additional copies of the Notice of Preparation are available for public review on the Department of Regional Planning website http://planning.lacounty.gov/case, as well as at the follow libraries:

Castaic Library
27971 Sloan Canyon Road
Castaic, CA 91384

Newhall Library
22704 W. 9th St.
Newhall, CA 91321

Canyon Country Jo Anne Darcy Library
18601 Soledad Canyon Road
Santa Clarita, CA 91351

Valencia Library
23743 W. Valencia Blvd.
Santa Clarita, CA 91355

ATTACHMENT A
EXPANDED PROJECT DESCRIPTION

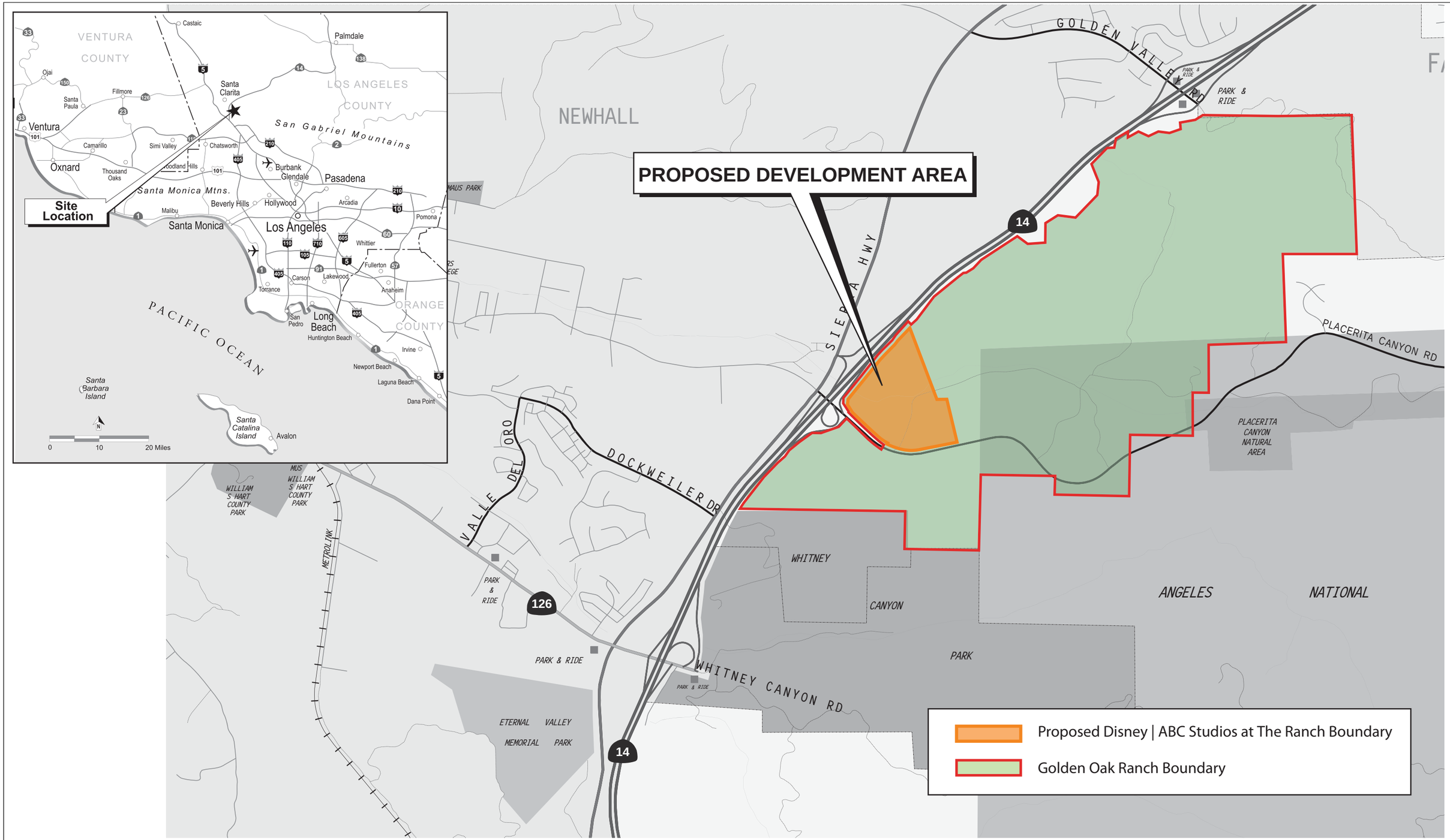
1. Project Location and Setting

Golden Oak Ranch (the Ranch) comprises approximately 890 acres located in the unincorporated Santa Clarita Valley area of Los Angeles County.[1] The Ranch is located within the "Thirty Mile Zone", the area within a 30-mile radius of the intersection of Beverly and La Cienega Boulevards in the City of Los Angeles which is home to the greatest concentration of studio-related activities in California. The Santa Clarita Valley, part of which lies within the Thirty Mile Zone, has become an established location for filming and is one of the most filmed areas in southern California due to its location, varied topography, and abundance of settings. The Santa Clarita Valley area is home to a substantial number of filming ranches, including Golden Oak Ranch. As such, the film industry is an important contributor to the local and regional economy.

Within a regional context, the Ranch is located within the unincorporated Santa Clarita Valley area of Los Angeles County, immediately east of State Route 14 (SR-14). In addition, Placerita Canyon Road, a secondary highway, runs through the southern portion of the Ranch in an east-west direction. Other major roadways in the Project vicinity include Sierra Highway (SR-126), San Fernando Road, and Interstate 5 (I-5). The location of the Ranch from both a regional and local perspective is depicted in Figure A-1 on page A-2.

The Ranch is situated at the bottom of Placerita Canyon with relatively steep hillsides and ridgelines to the north and south measuring approximately 350 feet in height. The bottom of the canyon is relatively flat with topography descending gently toward the west. The eastern portion of the Ranch property includes private in-holdings within the Angeles National Forest. The Development Area is comprised of approximately 56 acres of the westernmost portion of the Ranch, a substantial portion of which is located on two large, mostly barren fill pads (described later in this Project Description). The Development Area is separated from the remainder of the Ranch by a 330-foot strip of land that traverses the Ranch in a generally northwest to southeast direction and is owned by the City of Los Angeles Department of Water and Power (LADWP) and used to support existing electrical transmission lines. The proposed Development Area is shown in Figure A-1.

[1] *The 890-acre Ranch includes an approximately 30-acre strip of land that traverses the Ranch in a generally northwest to southeast direction and is owned by the City of Los Angeles Department of Water and Power.*



Source: Source: Thomas Bros. Maps, 2009; Matrix Environmental, 2009

Disney | ABC Studios at The Ranch

matrix environmental

0’ 2250’ 4500’
Approximate Scale in Feet

Figure A-1
Regional and Local Vicinity Map

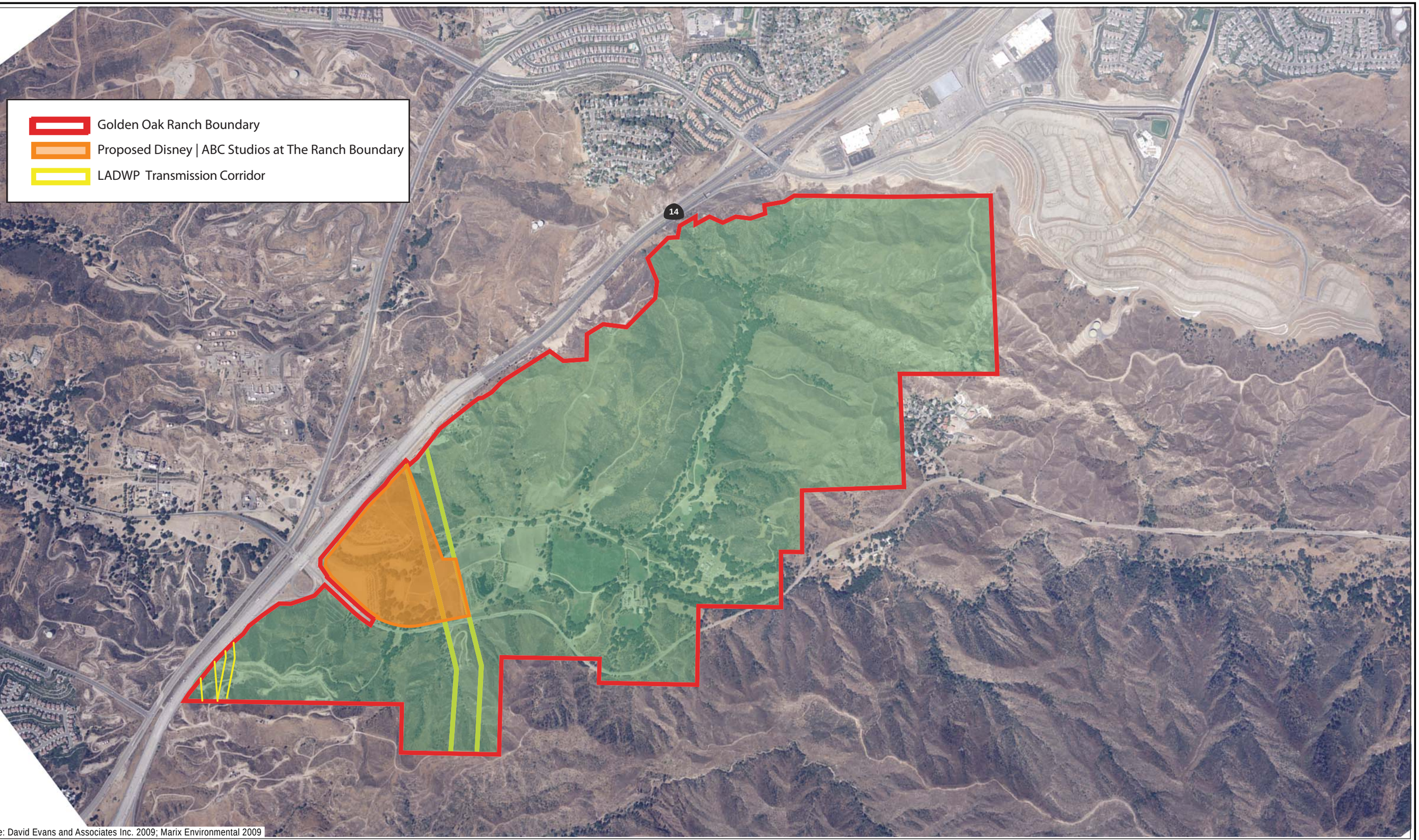
As shown in the aerial photograph provided in Figure A-2 on page A-4, the Proposed Project vicinity includes a variety of uses. New development within the recently approved Golden Valley Ranch planned community is underway to the north of the Ranch within the City of Santa Clarita. Upon completion, new uses within the 1,259-acre Golden Valley Ranch will include approximately 500 single-family residential units, approximately 610,000 square feet of community-serving commercial uses, a school, parks, and a fire station. While these uses are located just to the north of the Ranch, steep ridgelines separate and preclude visibility of these uses from the Ranch. Residential subdivisions are also located to the northwest of the Ranch on the other side of SR-14 within the City of Santa Clarita and are generally not visible from the Ranch due to distance and topography. To the south of the Ranch are the Angeles National Forest and State Park lands as well as residential subdivisions further to the southwest. To the east of the Ranch are undeveloped areas and a small residential subdivision that is also separated from uses within the Ranch by steep ridgelines. The primarily undeveloped ridgelines are used as a backdrop for the filming activities on the Ranch floor and are referred to as the "Filming Backdrop". This eastern residential subdivision is located approximately 1.25 miles from the proposed Development Area within the Ranch. To the west of the Ranch and the Development Area across SR-14 in the City of Santa Clarita are oil production wells and industrial uses, with The Master's College and residential subdivisions further to the west.

2. Project Background and Existing Uses

The Ranch has been used over the past decades for agriculture, horse breeding, cattle ranching, and some oil production activities as well as motion picture and television film production. Since even before Walt Disney Productions purchased significant holdings within the Ranch in 1959, the property has been used for a variety of film production and agricultural uses with some oil production. Specifically, within the 890-acre Ranch, approximately 225 acres are used for outdoor filming/movie ranch and some agricultural uses, with the remaining areas of the Ranch, which are mostly undeveloped hillsides, used primarily as a filming backdrop with some agricultural and oil production uses.[2] Over the years, the approximately 225 acres used for filming have been modified continuously to provide for such uses, including the construction of large filming sets.

The film production uses at the Ranch are currently permitted by a Conditional Use Permit (CUP) issued by the County of Los Angeles. Specifically, CUP No. 04-089-(5), granted in 2006, allows the Ranch to be used for motion picture and television filming, film set construction, and agricultural activities consistent with the operation of a working filming

[2] *The 890-acre Ranch includes an approximately 30-acre strip of land that is owned by the City of Los Angeles Department of Water and Power. This land traverses the Ranch, including the outdoor filming area, in a generally northwest to southeast direction.*



Disney | ABC Studios at The Ranch

matrix environmental

0' 1500' 3000'
Approximate Scale in Feet

Figure A-2
Aerial Photograph of Golden Oak Ranch

ranch, including existing living space for on-site workers originally authorized under CUP 1494, which was granted in 1979. CUP No. 04-089-(5) allows set construction on approximately 225 acres of the Ranch as shown in Figure A-3 on page A-6.

Existing buildings within the Ranch include the Ranch manager's house, the Ranch foreman's mobile home, a guest house, uninhabited structures, a Ranch office, and various barns, stables and sheds. There are also several temporary filming sets on the Ranch, including farm houses, cottages, mine entrances and a rural bridge over a man-made water feature used as a set. One of the uninhabited structures and the Ranch Foreman's mobile home are currently located within the proposed Development Area. The Ranch also includes another man-made water feature used for filming, agricultural uses, meadows, and mature stands of trees, including heritage oak trees, as shown in Figure A-2. Many of the existing oaks within the Ranch have been planted by the Applicant over time. The Ranch also includes two designated blue line streams: Placerita Creek, which traverses the Development Area and overall Ranch in an east-west direction, and Heil Creek, which connects with Placerita Creek and extends to the north. There are also two small ephemeral drainages just east of the southern fill pad within the Development Area. A small portion of a third ephemeral drainage is located within the northeastern portion of the Development Area north of Placerita Creek and would not be impacted by the Proposed Project As shown in Figure A-3, the steep ridgelines within the northern portion of the Ranch are undeveloped and currently serve as a backdrop for filming.

The topography within the Development Area varies with the lowest elevation being approximately 1,400 feet above mean sea level (msl) located within Placerita Creek near SR-14 and the highest elevation being approximately 1,567 feet above msl located within the northernmost portion of the Development Area. In addition, as shown in the aerial photograph provided in Figure A-2, a portion of the Development Area is located on two large, mostly barren fill pads that were formed when Caltrans deposited dirt and gravel from grading during the construction of SR-14 in the early 1970s. These two fill pads comprise approximately 23.6 acres and are separated by Placerita Creek, which extends in an east-west direction across the Development Area. The northern fill pad is approximately 12 acres, approximately 60 feet deep, and approximately 10 to 25 feet below the elevated SR-14 to the northwest. The southern fill pad is approximately 11.6 acres, 45 to 50 feet deep, and at approximately the same grade as Placerita Canyon Road within its southern portion.

Due to the heavy gravel content of the fill, minimal vegetation exists within the fill pad areas of the Development Area. The remainder of the Development Area is vegetated with non-native grassland communities, non-native and ruderal plant communities, and ornamental plantings on and around the two gravel pads, including bush sunflower (*Encelia californica*), yellow star thistle (*Centuarea melitensis*), brome (*Bromus madritensis*), eucalyptus (*Eucalyptus sp*.), pine (*Pinus sp.*), and areas of mixed sage scrub that include

Existing Outdoor Filming / Movie Ranch
Existing Filming Backdrop
Golden Oak Ranch
LADWP Transmission Corridor

14

Source: David Evans and Associates Inc. 2009; Marix Environmental 2009

Disney | ABC Studios at The Ranch

matrix environmental

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0' 1500' 3000'
Approximate Scale in Feet

Figure A-3
Existing Uses

white sage (*Salvia apiana*), California buckwheat (*Eriogonum fasciculatum*), deerweed (*Lotus scoparius*), and California sagebrush (*Artemisia californica*). The Development Area also includes pockets of coast live oak (*Quercus agrifolia*) primarily around the southern pad, and a small riparian woodland community associated with Placerita Creek, which is characterized as a mixed mule fat scrub/southern willow scrub community that includes red willow (*Salix laevigata*), arroyo willow (*Salix lasiolepus*), mule fat (*Baccharis salicifolia*), a few western sycamore (*Platanus racemosa*), coast live oak, and poison oak (*Toxicodendron diversilobum*).

The remainder of the Ranch includes both disturbed and non-native plant communities, and a number of native scrub and woodland plant communities. The non-native plant communities are associated with ranching and filming activities and include non-native grassland and ornamental plantings. Native vegetation observed within the uplands of the Ranch is dominated by a mixed sage scrub community with localized pockets of coast live oak woodlands. In addition, riparian coast live oak-sycamore woodland, a mixed mule fat scrub and southern willow scrub communities are dominant within Placerita Creek. The Applicant has and continues to plant and protect coast live oaks within the Ranch.

With regard to animal species, the Development Area, and in particular Placerita Creek, is used most frequently by mule deer (*Odocoileus hemionus*), bobcat (*Felis rufus*), coyote (*Canis latrans*), domestic dog (*Canis familiaris*), raccoon (*Procyon lotor*), gray fox (*Urocyon cinereoargenteus*), striped skunk (*Mephitis mephitis*), desert cottontail (*Sylvilagus audubonii*), and western fence lizard (*Sceloporus occidentialis*).

Primary access to the Ranch is currently provided from Placerita Canyon Road. Unpaved roads within the Ranch property provide internal circulation. The Ranch also holds an easement from the LADWP to access the land under the transmission lines that traverse the western portion of the Ranch in a northwest-southeast direction. The eastern portion of the transmission line corridor forms the eastern boundary of the Development Area.

The Ranch is designated in the current County General Plan as Rural and is zoned A-2-1 and A-2-2 (heavy agriculture), a designation and zoning that provides for “motion pictures sets” as conditionally permitted uses. As indicated above, the existing CUP No. 04-089-(5) allows for filming and associated production activities within the Ranch. The Ranch is also located within the Santa Clarita Valley Area Plan, which currently designates the Ranch as N-1 (Non Urban 1), HM (Hillside Management Area), W (Floodway/Flood Plain) and O-NF (Open Space/National Forest). In addition, portions of the Ranch, including portions of the Development Area are located within the 100-year flood plain established by the Federal Emergency Management Agency (FEMA).

3. Project Characteristics

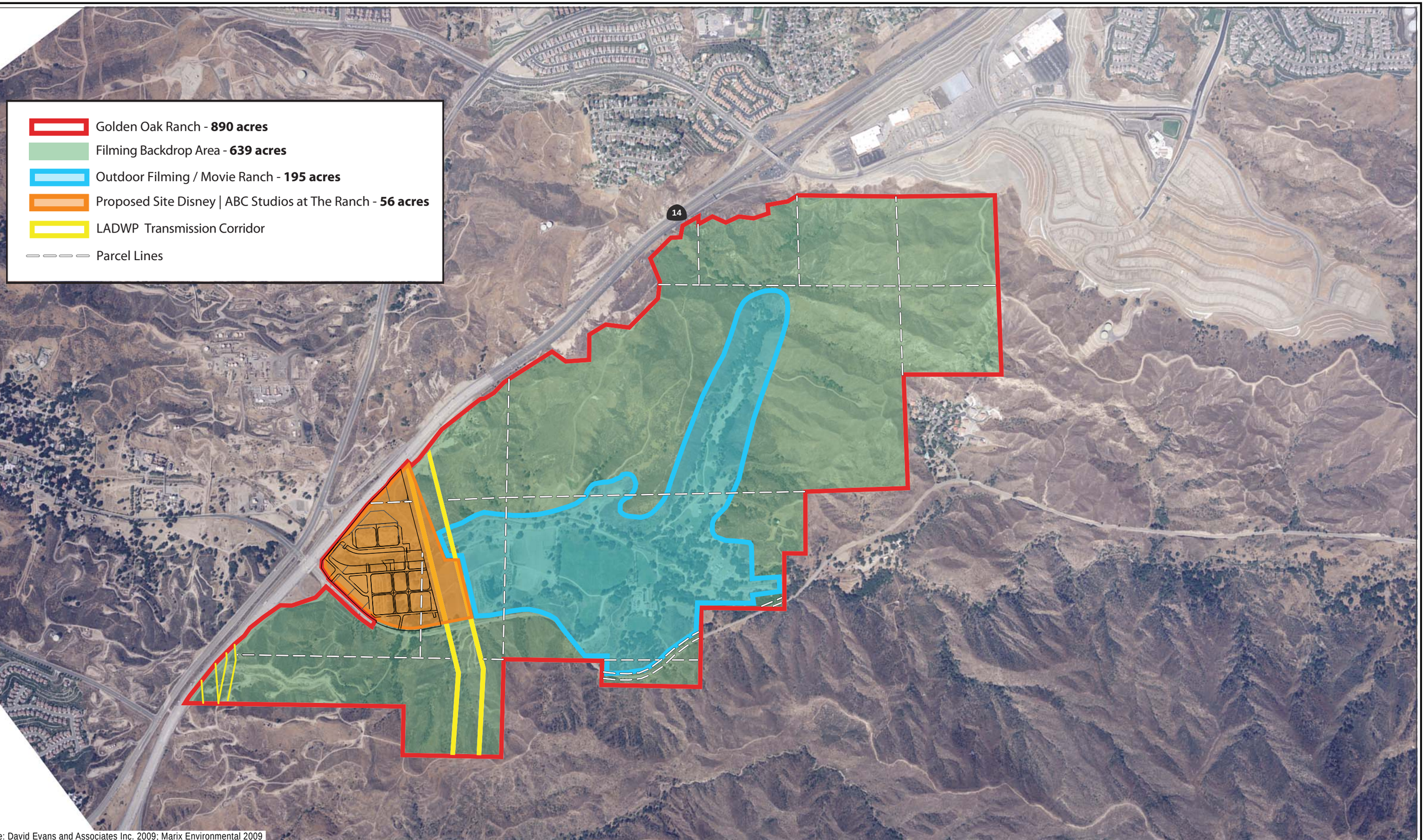
The Proposed Project would provide for the development of a state-of-the-art studio and associated film and television production facilities within the westernmost portion of the Ranch. A substantial portion of the Development Area would be located on two large, mostly barren fill pads. The Proposed Project would provide up to twelve soundstages, production offices, six mills, a warehouse, writers/producers bungalows, a commissary with associated amenities, an administration building, a central utility plant, and an electrical substation, all on approximately 56 acres located immediately adjacent to SR-14.[3] The Proposed Project also includes an option to develop studio office uses in lieu of four soundstages and two mills within the northern portion of the Development Area. The remaining areas of the Ranch would continue to operate as a working filming ranch, as it has been since at least 1959. Specifically, approximately 30 acres of the existing 225-acre outdoor filming area are located within the proposed Development Area. Thus, as shown in Figure A-4 on page A-9, with implementation of the Proposed Project, approximately 195 acres of the Ranch would continue to be used for outdoor filming/movie ranch uses with some agricultural uses. In addition, approximately 639 acres of the Ranch would be used primarily as a filming backdrop with some agricultural and oil production uses.

The Proposed Project would recognize the synergy of having the existing outdoor filming and proposed indoor film production consolidated on the same site. In addition the Proposed Project would help satisfy the increased demand for film production studio space within the Los Angeles area as well as support the continued successful establishment of the film industry in the Santa Clarita Valley.

As shown in the Conceptual Site Plan provided in Figure A-5 on page A-10, the southern portion of the proposed Development Area south of Placerita Creek and west of the transmission line corridor would contain eight soundstages and four mills in the center of the development, writers/producers bungalows and a commissary/amenity building to the north of the soundstages, and a warehouse and a central utility plant along the southern boundary of the Development Area near Placerita Canyon Road.

As also shown in the Conceptual Site Plan provided in Figure A-5 on page A-10, four additional soundstages, two mills, and an electrical substation would be developed on the northern pad of the Development Area, located to the north of Placerita Creek. As discussed in more detail below, the pads would be connected via a 220-foot long bridge that would span Placerita Creek, as well as an access road at the westernmost portion of the Development Area adjacent to SR-14. As shown in Table A-1 on page A-11, buildout

[3] *The 56-acre Development Area includes approximately 10 acres that are owned by the City of Los Angeles Department of Water and Power and traverse the easternmost portion of the Development Area. This area would be graded and used for surface parking as part of the Project.*

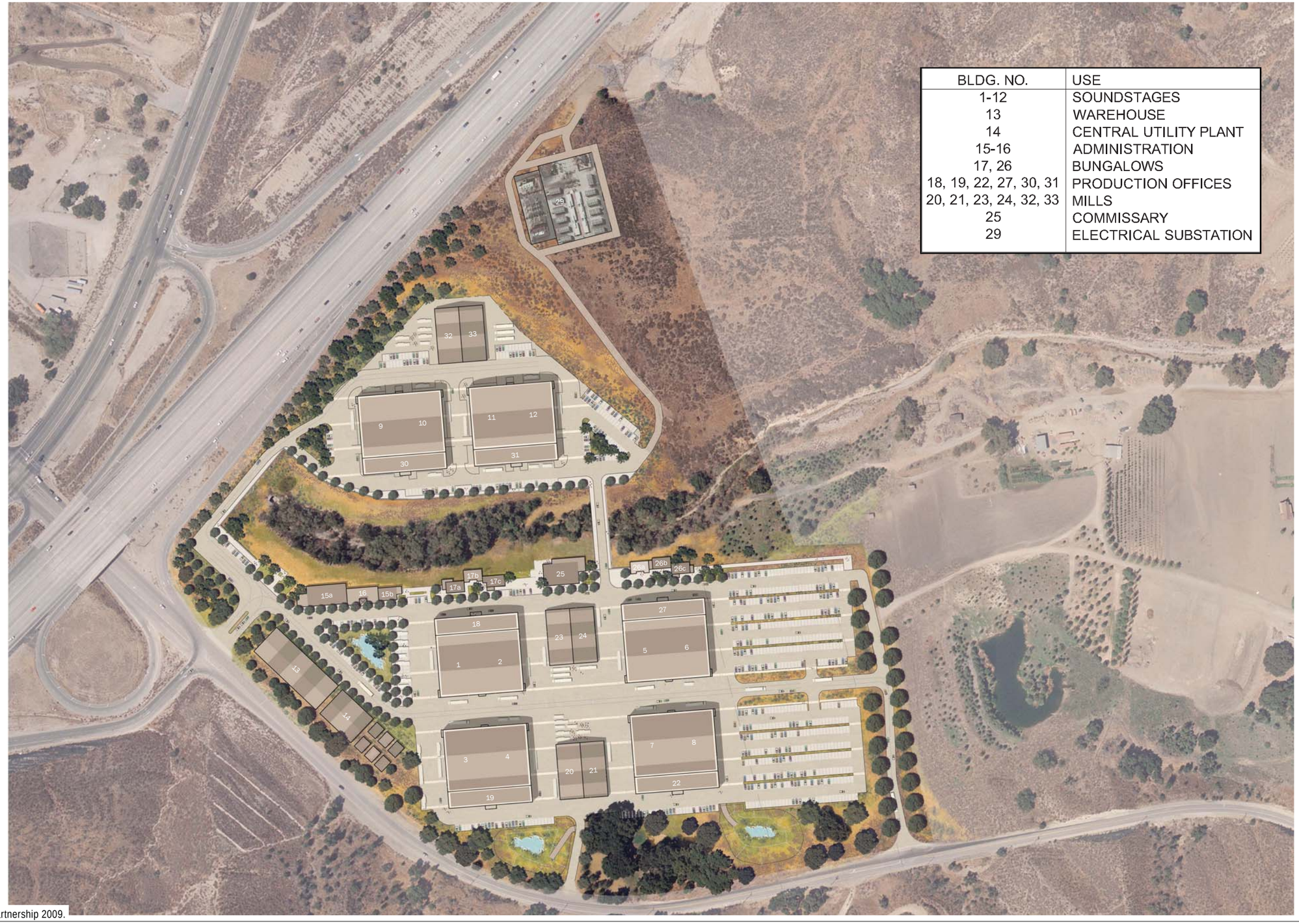


Disney | ABC Studios at The Ranch

matrix environmental

0' 1500' 3000'
Approximate Scale in Feet

Figure A-4
Proposed Uses



BLDG. NO.	USE
1-12	SOUNDSTAGES
13	WAREHOUSE
14	CENTRAL UTILITY PLANT
15-16	ADMINISTRATION
17, 26	BUNGALOWS
18, 19, 22, 27, 30, 31	PRODUCTION OFFICES
20, 21, 23, 24, 32, 33	MILLS
25	COMMISSARY
29	ELECTRICAL SUBSTATION

Source: Johnson Fain 2009; Olin Partnership 2009.

matrix environmental

0' 50' 100' 200'
Approximate Scale in Feet

Disney | ABC Studios at The Ranch

Figure A-5
Conceptual Site Plan

TABLE A-1
PROJECT BUILDOUT WITH TWELVE SOUNDSTAGES

Use	Building GSF	Quantity	Total GSF
Soundstages	19,800	12	237,600
Production Offices	28,125	6	168,750
Mills	11,500	6	69,000
Warehouse	23,000	1	23,000
Writers/Producers Bungalows	1,725	6	10,350
Commissary/Amenities	17,250	1	17,250
Administration	30,000	1	30,000
Total			**555,950**
Ancillary Facilities			
Central Utility Plant		1	20,000
Electrical Substation		1	46,300

Note: GSF – Gross Square Feet

Source: Johnson Fain, 2009.

of the Proposed Project with twelve soundstages and associated buildings would result in a total of approximately 555,950 gross square feet of building area, plus approximately 66,300 square feet of ancillary facilities.

As part of the Proposed Project, an option could be implemented to develop studio office uses in lieu of four soundstages and two mills within the northern portion of the Development Area. A Conceptual Site Plan illustrating this option is provided within Figure A-6 on page A-12. As shown in Table A-2 on page A-13, buildout of the Proposed Project with the studio office uses option would result in a total of approximately 510,000 gross square feet of building area, plus approximately 66,300 square feet of ancillary facilities.

As shown in Figure A-5, and discussed further below, while mature trees, including oak trees would need to be removed as part of the Proposed Project, many of the existing mature trees along Placerita Canyon Road would be retained and new landscaping along Placerita Canyon Road and the Ranch boundary next to SR-14 would visually shield new buildings from Placerita Canyon Road and SR-14.

a. Design

The proposed buildings within the Development Area would be designed to reflect the existing agrarian and rustic character of the Ranch. The buildings would be simple in form, function, and architectural design with the intent of complementing the surrounding rural setting. Buildings located within the western portion of the site along SR-14 would be screened from Placerita Canyon Road and SR-14 by earthen berms heavily planted with

BLDG. NO.	USE
1-8	SOUNDSTAGES
13	WAREHOUSE
14	CENTRAL UTILITY PLANT
15-16	ADMINISTRATION
17, 26	BUNGALOWS
18, 19, 22, 27	PRODUCTION OFFICES
20, 21, 23, 24	MILLS
25	COMMISSARY
28	MEDIA OFFICE
29	ELECTRICAL SUBSTATION

Source: Johnson Fain 2009; Olin Partnership 2009.

TABLE A-2
PROJECT OPTION - BUILDOUT WITH EIGHT SOUNDSTAGES AND STUDIO OFFICES

Use	Building GSF	Quantity	Total GSF
Soundstages	19,800	8	158,400
Production Offices	28,125	4	112,500
Mills	11,500	4	46,000
Warehouse	23,000	1	23,000
Writers/Producers Bungalows	1,725	6	10,350
Studio Office	112,500	1	112,500
Commissary/Amenities	17,250	1	17,250
Administration	30,000	1	30,000
Total			**510,000**
Ancillary Facilities			
Central Utility Plant		1	20,000
Electrical Substation		1	46,300

Note: GSF – Gross Square Feet

Source: Johnson Fain, 2009.

native trees and shrubs. Along Placerita Canyon Road, much of the existing landscaped area that includes mature native trees, including mature oak trees, would provide additional screening of the Proposed Project buildings. In addition, new buildings within the Development Area would be integrated into the topography of the site with rounded roofs on the soundstage buildings to help blend the new development with the surrounding mountains. Building heights would range from approximately 20 to 60 feet in height, with the soundstages being the tallest buildings within the Development Area. Finally, materials, such as wood, brick, stucco, metal panels, concrete and glass are anticipated to be used in the construction of the buildings.

b. Sustainability

Central to the development concept for the Proposed Project are sustainability features that would minimize the following: the consumption of natural gas and other carbon-based fuels and their associated greenhouse gas emissions; purchases of utility-generated electricity with associated greenhouse gas emissions; emissions from diesel and other internal combustion engines; criteria air pollutant and air toxins emissions; vehicle trips and vehicle miles traveled; impacts to ecosystems such as Placerita Creek; and impacts to view corridors of the Placerita Canyon area. Design features to accomplish these goals may include green walls along the soundstages, photovoltaic technology on selected roofs, use of color and shade structures to reduce the heat island effect, the use of highly efficient electric and HVAC equipment (housed in a central utility plant), and the use of native, drought-tolerant landscaping. Water conservation and design features would

include low flow/ultra low-flow fixtures, energy star appliances, drought-tolerant landscaping and use of drip irrigation systems. In addition, the Proposed Project would include planted areas for bio-remediation of storm water, expansive drainage swales within parking areas, and use of pervious pavement in part of the Development Area. The Proposed Project would also incorporate a recycling program as part of its operations and additional sustainability features set forth in the County's recently adopted Green Building Ordinance, Low Impact Development Ordinance, and Drought-tolerant Landscaping Ordinance. As part of compliance with the current Green Building Ordinance, the majority of the proposed buildings, including the soundstages, would achieve Leadership in Energy and Environmental Design (LEED™) Silver Certification or LEED™ Certification.

c. Access and Parking

To improve access to the Ranch and the Development Area, the Applicant proposes to reconfigure the SR-14 northbound off-ramp at Placerita Canyon Road. The reconfiguration would allow for northbound vehicles exiting SR-14 to cross Placerita Canyon Road and directly enter the proposed Development Area via the Ranch's new main entry driveway. Although the current primary driveway would continue to be used, primary ingress to the Ranch would be provided via the new entry across from the SR-14 north-bound off-ramp.

Pedestrian and bicycle pathways would be provided throughout the Development Area to enhance non-motorized circulation. An access road crossing over Placerita Creek would be provided at the western edge of the proposed Development Area to create access to the northern pad area (where the four soundstages or studio office uses would be located). A bridge crossing over Placerita Creek also would be provided further to the east within the Development Area.

Parking for the Proposed Project would be provided within surface lots adjacent to the soundstages and office buildings on both the northern and southern pads. Parking for production-related vehicles also would be provided adjacent to the soundstages and mills. Additional parking would be provided in two surface lots located beneath the utility lines of the LADWP transmission corridor as well as in an unpaved surface lot located just east of the manmade water feature immediately adjacent to the existing entrance road. The Proposed Project would comply with County Code parking requirements with at least 1,178 parking spaces under the 12 soundstages project option and at least 1,115 parking spaces under the 8 soundstages plus studio office uses option. These parking spaces would include compact parking spaces in compliance with County Code.

d. Landscaped Areas

As part of the Proposed Project, a comprehensive landscaping plan would be implemented to enhance the existing natural features in the vicinity of the Development Area. Placerita Creek would continue to serve as an integral natural amenity and focal point for the Ranch. All plant species selected for use in the Proposed Project would be drought tolerant in accordance with the County's recently adopted Drought-Tolerant Landscaping Ordinance. In addition, consistent with existing practices on the Ranch, mature native trees including oak trees would be planted and enhanced with complementary native vegetation. The steep slopes along the south side of the creek would be terraced and planted with native grasses and other native riparian vegetation. Native trees, such as oaks, and other plantings along the existing entrance road would create a landscaped "gateway" to the Ranch. To screen off-site views of the Proposed Project, a raised earthen berm planted with a variety of native trees and shrubs would be created along the western perimeter of the Development Area adjacent to SR-14 and a portion of the southern perimeter along Placerita Canyon Road. As previously described, a series of vegetated bioswales would be installed at several parking areas.

Landscaping also would be integrated into the design of the Project structures. Specifically, tall creeping vines may be planted to shade the south and west walls of the soundstages. Figures A-7 and A-8 on pages A-16 and A-17 illustrate the landscaping concept for the Proposed Project.

There are over 3,000 oak trees on the entire 890-acre Ranch. Implementation of the Proposed Project would require the removal of approximately 174 oak trees, including 18 heritage oak trees, and encroachment on eight other oak trees including one heritage oak tree. The County's Oak Tree Ordinance and the County's current practices would require replanting of oaks at a minimum 2 to 1 ratio for jurisdictional oak trees and at a minimum 10 to 1 ratio for heritage oak trees. Accordingly, the Ordinance and County practices would require planting of 516 new oak trees of 15-gallon size with a tree of one-inch diameter at one foot above the base of the trunk. The required 516 15-gallon oak trees would only provide an estimated 3.4 acres of canopy coverage following 20 years of growth. In order to better replace the community of the oak woodland habitat and the oak tree canopy in the Development Area, the Proposed Project includes a comprehensive mitigation program that would plant over 1,500 oak trees of a variety of sizes, including approximately 700 oak trees of 15-gallon size on approximately 10 acres of the Ranch east of the Development Area. The sizes would range from acorns and seedlings to more than a dozen 60-inch box oak trees. These trees would provide an estimated 8.9 acres of canopy following 20 years of growth, or approximately 5.5 acres of canopy more than would be provided by compliance with County requirements. A high-standard of restoration design, implementation, and maintenance would be imposed for successful establishment of the planted oak trees. At least a seven-year monitoring period would be implemented

- Oak Forest
- Restored Native Vegetation
- Restored Riparian Corridor
- Restored Cut and Fill Slopes
- Grassy Herbaceous Drainage Swales
- Screening Berm with Native Plants
- Bioretention
- Entry Allée
- Country Lane
- Bioretention Grove

Revegetated cut and Fill Slopes

Restored Riparian Corridor

Country Lane

Grassy Herbaceous Drainage Swales

Drought Tolerant Plantings

Screening Berm with Native Plants

Source: Johnson Fain 2009; Olin Partnership 2009.

matrix environmental

0' 200' 400'
Approximate Scale in Feet

Disney | ABC Studios at The Ranch

Figure A-7

Landscaping Concept

- Oak Forest
- Restored Native Vegetation
- Restored Riparian Corridor
- Restored Cut and Fill Slopes
- Grassy Herbaceous Drainage Swales
- Screening Berm with Native Plants
- Bioretention
- Entry Allée
- Country Lane
- Bioretention Grove
- Parking Orchard

Revegetated cut and Fill Slopes

Restored Riparian Corridor

Orchard

Country Lane

Grassy Herbaceous Drainage Swales

Drought Tolerant Plantings

Screening Berm with Native Plants

Source: Johnson Fain 2009; Olin Partnership 2009.

matrix environmental

0' 200' 400'
Approximate Scale in Feet

Disney | ABC Studios at The Ranch

Figure A-8

Option Landscaping Concept

following all required restoration planting until the required performance standards are achieved. In addition, the mitigation program would include protective measures to reduce impacts to oak trees that would not be removed. Finally, the Applicant plans to continue its voluntary program to plant oak trees on the Ranch.

e. Utilities

To support the energy needs of the Proposed Project and the Ranch, an approximately 46,300 square foot electrical substation with an approximately one acre footprint would be constructed on the slope north of the northern fill pad. The substation would consist of a small building for controls/switchgear, two large transformers, and above-grade cabling and structures.

An approximately 20,000 square foot central utility plant would be located along Placerita Canyon Road. The central utility plant would include cooling towers, chillers, pumps and other associated equipment, and would be predominantly enclosed. As discussed above, it would be screened from views from Placerita Canyon Road.

Other utility improvements proposed as part of the Proposed Project would include sewer and water connections. It is anticipated that a new sewer line would connect to existing facilities in the Santa Clarita Valley Sanitation District of Los Angeles County. A possible connection to the west would involve a gravity sewer system extending approximately 9,800 feet from the Project site, with a point of connection at Placeritos Boulevard and Meadview Avenue. Another possible connection would consist of a 7,750-foot long force main system north along Sierra Highway, connecting to a new 2,000-foot long gravity line along Golden Valley Road, which would connect to an existing gravity sanitary sewer system within Golden Valley Road. This alignment would require construction of a pump lift station located on Golden Oak Ranch south of Placerita Canyon Road. Additionally, upgrades at the point of connection to the existing Los Angeles County Sanitation Districts 24-inch trunk line along Soledad Canyon Road would consist of the construction of approximately 4,000 feet of gravity sewer pipe from the intersection of Golden Valley Road and Centre Point Parkway northwesterly to Soledad Canyon Road.

Water service would be provided via new lines and possibly a new water tank that would connect with either Santa Clarita Water Division (SCWD) or Newhall County Water District (NCWD) of the Castaic Lake Water Agency facilities. A possible water connection within the SCWD would include construction of a water main from a point of connection to the existing water main at the intersection of Sierra Highway and Golden Valley Road. The proposed water main then would run south along Sierra Highway to Placerita Canyon Road and then east to the Proposed Project site for a total length of approximately 7,500 feet. An alternative alignment that would also obtain water from the SCWD would connect to an existing water main that terminates near Running Horse Road along Placerita Canyon

Road, east of the Proposed Project site. This water line would be extended to the west along Placerita Canyon Road to Golden Oak Ranch. As part of this improvement, a hydro-pneumatic pump station would be needed to provide the required pressure to the on-site distribution system. The proposed pump station would be located on Golden Oak Ranch near Placerita Canyon Road with an easement dedicated to SCWD. From this pump station, the water main then would run to the west along Placerita Canyon Road to the Development Area for a total length of approximately 7,800 feet.

A possible connection within the NCWD would include the construction of a water main from a point of connection to the existing water main at the intersection of Oakhurst Drive and Dockweiler Road. The proposed water main would run east under Sierra Highway and SR-14 and then northeast to Golden Oak Ranch and would feed a proposed water tank to be constructed on the Ranch south of Placerita Canyon Road. A proposed service water main would follow an unpaved access road from the water tank to Placerita Canyon Road and connect to the on-site water distribution system for the Proposed Project. The total length of the proposed water mains would be approximately 6,600 feet.

In addition, runoff from the Development Area would be drained to a new underground detention system that would detain peak flows and provide infiltration for stormwater runoff.

f. Fire Protection

Since the Development Area is located in a County-designated Very High Fire Hazard Severity Zone, a fuel modification plan would be required to minimize the risks of wildfires. The fuel modification plan for the Proposed Project would set forth buffer zones around the proposed structures and would dictate the types of vegetation permitted within the zones. Additional requirements pertaining to the removal of brush and dead plant materials, removal of non-native plant species, and periodic maintenance of the buffer zones would be included within the fuel modification plan. The fuel modification plan would be submitted to the Los Angeles County Fire Department Forestry Division for approval prior to the issuance of Project construction permits. In addition, there is a helipad within the northern portion of the Ranch that is used by the Los Angeles County Fire Department to protect the surrounding areas. The Ranch currently provides a large water tank for emergency firefighting purposes. This tank would continue to be available for use by the Los Angeles County Fire Department to fight fires in the surrounding areas.

4. Construction Phasing and Grading

To accommodate construction of the Proposed Project, the uninhabited structure in the western portion of the Ranch floor would be removed and the Ranch foreman's mobile home would be relocated to another portion of the Ranch with a new septic system. The

entire Development Area would be cleared and mass graded at one time. It is anticipated that approximately 700,000 cubic yards of cut and 200,000 cubic yards of fill would be required, with approximately 500,000 cubic yards of export.

During the construction phase of the Proposed Project, a temporary crossing of Placerita Creek would be constructed. This crossing would be removed and this portion of the Creek would be restored after the completion of the construction phase. In addition, to provide for stable slopes and to address erosion of the slopes that currently occurs, portions of the slopes within Placerita Creek would be graded, stabilized and replanted with native plant species.

The applicant is requesting a vesting tentative map and intends to file the final maps in phases. Completion of the project is expected to occur as early as 2014 or as late as 2020.

STAFF USE ONLY

PROJECT NUMBER: *TR071216*
CASES: *RCUPT200900126*
RZCT200900012
ROAKT200900041
RPAT200900010
RENVT200900112

*** * * * INITIAL STUDY * * * ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *October 23, 2009* Staff Member: *Christina Tran / Jeffrey A. Juarez*

Thomas Guide: *4641 (D-H 1 & 2) and 4551 (E-H 6 & 7)* USGS Quad: *Mint Canyon, San Fernando*

Location: *19802 Placerita Canyon Road, Newhall, California, 91321*

Description of Project: *Disney/ABC Studios at The Ranch (Proposed Project) application includes request for Vesting Tentative Tract Map TR071216 to create 18 lots located on 44.28 acres within the westernmost portion of the 890-acre Golden Oak Ranch (the Ranch) for development of studio uses and associated film and television production facilities; a local plan amendment to change the designation on the 44.28-acre Tract Map site from Hillside Management (HM) and Floodplain/Floodway (W) to Commercial (C); a Zone Change on the 44.28-acre Tract Map site from A-2-1 to Commercial Manufacturing – Development Program (C-M-DP); and an Oak Tree permit to remove 174 and encroach upon 8 oak trees on approximately 56 acres of the Ranch. The application also includes a request for a Conditional Use Permit to authorize 700,000 cubic yards of grading including 500,000 cubic yards of export and 200,000 cubic yards of onsite fill; allow the proposed development within a Development Program zone; and allow the continued operation and maintenance of the existing outdoor filming/movie ranch uses with some agricultural uses on 195 acres with the remaining 639 acres of the property to be used primarily as filming backdrop with some agricultural and oil production uses. Specifically, the proposed project would provide up to 12 soundstages, production offices, six mills, a warehouse, writers/producers bungalows, a commissary with associated amenities, an administration building, a central utility plant, an electrical substation, a 220-foot long bridge over Placerita Creek, drainage devices, associated onsite parking, and two surplus parking lots on 11.72 acres (of which 10.04 acres are located within the City of Los Angeles Department of Water and Power transmission line right of way) within the proposed development area of approximately 56 acres. In addition, the proposed project would include an option to develop studio offices in lieu of four soundstages and two mills within the northern portion of the Development Area. The proposed project would also require the relocation of the foreman's mobile home from the Development Area to one of two tentative sites located east of the Development Area within the outdoor filming portion of the Ranch with a new septic system. In addition, offsite traffic and*

utilities improvements as well as vacation of the portion of Delden Road through the Development Area are also proposed as part of the project. (Refer to Attachment A for a detailed description of the proposed project).

Gross Acres: *890 acres of which approximately 56 acres is the Development Area*

Environmental Setting: *Golden Oak Ranch is situated at the base of Placerita Canyon and contains steep hillsides and ridgelines to the north and south measuring approximately 350 feet in height. The base of the canyon is relatively flat with the topography descending gently towards the west. The eastern portion of the Ranch includes private in-holdings within the Angeles National Forest. The Development Area is comprised of approximately 56 acres of the westernmost portion of the Ranch, a substantial portion of which is located on two large, mostly barren fill pads that are roughly at grade with Placerita Canyon Road to the south and are about 10 to 25 feet below the elevated SR-14 to the northwest. The elevations within the Development Area range from approximately 1,400 feet above mean sea level (msl) in Placerita Creek near SR-14 to approximately 1,600 feet above msl on the northernmost part of the Development Area. The Development Area is separated from the remainder of the Ranch by a 330-foot strip of land that traverses the Ranch in a generally northwest to southeast direction and is owned by the City of los Angeles Department of Water and Power (LADWP).*

Minimal vegetation exists within the barren fill pad areas of the Development Area. The remainder of the Development Area is vegetated with non-native grassland communities, non-native and ruderal plant communities, and ornamental plantings around the fill pads. The Area also contains native sage scrub vegetation, such as bush sunflower (Encelia californica) white sage (Saliva Apiana), California buckwheat Eriogonum fasciculatum), deerweed (Lotus scoparius), and California sagebrush (Artemisia californica). The Development Area also includes pockets of coast live oak (Quercus agrifolia), primarily around the southern pad, and a mixed riparian woodland/chaparral community associated with Placerita Creek (which is between the fill pads located to the north and south, including western sycamore (Platanus racemosa), cottonwood (Populus spp.), red willow (Salix laevigata), arroyo willow (Salix lasiolepus), mulefat (Baccharis salicifolia, and poison oak (Toxicodendron diversilobum). The remainder of the Ranch includes disturbed and non-native plant communities (grasses and ornamental plantings), and several pockets of native scrub, riparian, and oak woodland communities. Native vegetation within the uplands of the Ranch is dominated by sage scrub, with pockets of oak woodlands.

The Development Area, and in particular Placerita Creek, and the surrounding area is used most frequently by several forms of wildlife, including mule deer (Odocoileus hemionus), bobcat (Felis rufus), coyote (Canis latrans), domestic dog (Canis familiaris), raccoon, (Procyon lotor), gray fox (Urocyon cinereoargenteus), striped skunk (Mephitis mephitis), desert cottontail (Sylvilagus auduboni), and western fence lizard (Scleroporus occidentalis).

Two USGS blue-line streams, Placerita Creek and Heil Creek, are within the boundaries of the Ranch. Placerita Creek traverses the Ranch and the Development Area in an east-west direction. Heil Creek connects with Placerita Creek and extends to the north. There are also two ephemeral drainages just east of the southern fill pad within the Development Area. A portion of a third ephemeral drainage is located within the northeastern portion of the Development Area north of Placerita Creek.

Golden Oak Ranch is a working filming ranch used in the production of motion pictures, television programming,

commercials and photographic images as well as related ancillary uses and activities. The Ranch's other uses include agriculture and oil production. Existing buildings within the Ranch include the Ranch manager's house, the Ranch foreman's mobile home, a guest house, an uninhabited structure, a Ranch office, various barns, stables and sheds. There are also several temporary filming sets on the Ranch. The uninhabited structure and the Ranch foreman's mobile home are currently located within the proposed Development Area.

Surrounding uses include new development within the recently approved 1,259-acre Golden Valley Ranch planned community within the City of Santa Clarita that is under construction to the north of the Ranch (separated from uses within the Ranch by steep ridgelines; residential subdivisions further to the northwest of the Ranch and west of SR-14; the Angeles National Forest and State Park lands to the south; residential subdivisions further to the southwest in the City of Santa Clarita; undeveloped areas and a small residential subdivision that is also separated from uses within the Ranch by steep ridgelines to the east; and oil production wells and industrial uses to the west across SR-14 with The Master's College and residential subdivisions further to the west in the City of Santa Clarita.

Zoning: *A-2-1, Heavy Agriculture-One Acre Minimum Required; A-2-2, Heavy Agriculture-Two Acre Min.*

General Plan: *R (Rural, Non-urban)*

Community/Area wide Plan: *Santa Clarita Valley Area Plan O-NF (Open Space-National Forest); HM (Hillside Management); N1 (Nonurban 1); W (Floodway/Flood Plain)*

Major projects in area:

PROJECT NUMBER	DESCRIPTION & STATUS
TR52715	*8 SF residences, one open space lot, six oak tree removals (approved in 2000)*
Project 85191	*Canyon Park Specific Plan (approved in 1985)*

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ Regional Water Quality Control Board
  - ☒ Los Angeles Region
  - ☐ Lahontan Region
- ☐ Coastal Commission
- ☒ Army Corps of Engineers
- ☒ *U.S. Fish & Wildlife*
- ☒ *Caltrans*
- ☐
- ☐
- ☐

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☒ State Parks

Special Reviewing Agencies

- ☐ None
- ☒ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☒ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mtns. Area
- ☒ *City of Santa Clarita*
- ☒ *AQMD; DTSC; DOGG*
- ☒ *NAHC*
- ☒ *SCV Historical Society*
- ☒ *SCOPE; SCAG; CHP*
- ☒ *CSUF*
- ☒ *Department of Conservation*
- ☒ *SCE; LADWP*
- ☒ *Castaic Lake Water Agency; Newhall County Water District; Santa Clarita Water Division*
- ☒ *LAFCO*

Regional Significance

- ☐ None
- ☒ SCAG Criteria
- ☒ Air Quality
- ☒ Water Resources
- ☐ Santa Monica Mtns. Area
- ☐
- ☐

County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ *Sheriff*
- ☒ *Sanitation Districts*
- ☒ *Parks & Recreation*
- ☒ Fire Department (+ Hazardous Materials Division)
- ☒ *Public Health: Environmental Hygiene; Land Use Program*
- ☒ DPW: *GMED; Traffic & Lighting; Environmental Programs; Drainage & Grading; Watershed Management; Flood Maintenance; Transportation Planning; Waterworks & Sewer*
- ☐

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
				Less than Significant Impact with Project Mitigation		
					Potentially Significant Impact	
CATEGORY	**FACTOR**	Pg				Potential Concern
HAZARDS	1. Geotechnical	7	☐	☐	☒	*Liquefaction zone; Hillside management area*
	2. Flood	9	☐	☐	☒	*FEMA flood zone*
	3. Fire	11	☐	☐	☒	*Very High Fire Hazard Severity Zone*
	4. Noise	13	☐	☐	☒	*Adjacent to SR-14; continued occasional noise associated with film production*
RESOURCES	1. Water Quality	14	☐	☐	☒	*NPDES requirement; septic system for relocated Ranch foreman's mobile home*
	2. Air Quality	16	☐	☐	☒	*Construction and operation air emissions; Greenhouse gas emissions*
	3. Biota	18	☐	☐	☒	*Oak trees; Placerita Creek*
	4. Cultural Resources	21	☐	☐	☒	*Oak trees and drainage courses*
	5. Mineral Resources	23	☒	☐	☐	
	6. Agriculture Resources	24	☐	☐	☒	*Although used as an outdoor filming ranch, site is zoned for agriculture uses*
	7. Visual Qualities	25	☐	☐	☒	*Site character adjacent to SR-14 would be altered by new development; site may be visible from nearby public trails*
SERVICES	1. Traffic/Access	27	☐	☐	☒	*Construction and operation traffic; site access*
	2. Sewage Disposal	29	☐	☐	☒	*Wastewater generation*
	3. Education	30	☒	☐	☐	
	4. Fire/Sheriff	31	☐	☐	☒	*Demand for fire and sheriff services*
	5. Utilities	32	☐	☐	☒	*Water and sewer infrastructure; solid waste*
OTHER	1. General	34	☐	☐	☒	*Change in pattern, scale, or character; reduction of agricultural land*
	2. Environmental Safety	35	☐	☐	☒	*Continued use of some hazardous materials within the Ranch*
	3. Land Use	37	☐	☐	☒	*Local plan amendment and zone change proposed*
	4. Pop/Hous./Emp./Rec.	39	☐	☐	☒	*Growth inducing impact*
	5. Mandatory Findings	41	☐	☐	☒	*Geotechnical, flood, fire, noise, water quality, air quality, biota, cultural resources, agriculture, visual, traffic, sewage disposal, fire/sheriff services, utilities, environmental safety, land use; pop/hous/empl/re; cumulative impacts*

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☒ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Christine Cram Date: 1-4-10

Approved by: Paul McCarthy Date: 1-4-10

☐ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *The Ranch is located in a region of known active fault zones and seismic activity. The Ranch is also located in an earthquake-induced landslides and liquefaction area (Seismic Hazard Zone Maps – San Fernando and Mint Canyon). The Development Area is also located in a liquefaction zone.*
b.	☒	☐	☐	Is the project site located in an area containing a major landslide(s)? *The Ranch is located within Placerita Canyon with relatively steep hillsides and ridgelines and is within a landslide area. Although the Development Area includes steep slopes as well, it does not appear to be in a landslide area. This issue will be addressed in the EIR.*
c.	☐	☐	☒	Is the project site located in an area having high slope instability? *The Ranch and the Development Area include steep slopes and portions of the Ranch are within a County-designated landslide area. In addition, portions of the Ranch and the Development Area are located within a County-designated Hillside Management Area.*
d.	☒	☐	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *The Ranch and the Development Area are located within a liquefaction zone (Seismic Hazard Zone map – Mint Canyon and County Safety Element map)*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? *The Proposed Project is neither a sensitive use nor would it be located in close proximity to a significant geotechnical hazard.*
f.	☒	☐	☐	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? *The Proposed Project would require approximately 700,000 cubic yards of cut, 200,000 cubic yards of fill and approximately 500,000 cubic yards of export. The grading and alteration of topography will involve slopes in excess of 25 percent.*
g.	☐	☐	☒	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property? *The occurrence of expansive soils underlying the Development Area will be evaluated as part of the geotechnical study to be prepared and incorporated in the EIR.*
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Approval of Geotechnical Report by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? *Placerita Creek traverses the Ranch, including the Development Area, in an east-west direction. Heil Creek runs north/south through the Ranch and connects with Placerita Creek and extends to the north.*
b.	☒	☐	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *Portions of the Ranch, including portions of the Development Area, are located within the 100-year flood plain established by the Federal Emergency Management Agency (FEMA). Additionally, the current Santa Clarita Valley Area Plan designates portions of the Ranch as W (Floodway/Flood Plain).*
c.	☐	☐	☒	Is the project site located in or subject to high mudflow conditions? *The potential for mudflow risks will be evaluated in a geotechnical study and hydrology report to be prepared and incorporated into the EIR.*
d.	☐	☐	☒	Could the project contribute or be subject to high erosion and debris deposition from run-off? *Clearing and/or grading associated with the Proposed Project may contribute to erosion. Impacts associated with erosion and runoff will be addressed in a hydrology technical report to be prepared and incorporated into the EIR.*
e.	☐	☐	☒	Would the project substantially alter the existing drainage pattern of the site or area? *The Proposed Project would change surface flow patterns within the areas proposed for construction.*
f.	☐	☒	☐	Other factors (e.g., dam failure)? *The closest dam in the Project vicinity is the Pacoima Reservoir located approximately 5.5 miles to the southwest of the Proposed Project site. Failure of this dam is not anticipated to significantly impact the Proposed Project site.*

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Section 308A ☐ Ordinance No. 12,114 (Floodways)

☐ Approval of Drainage Concept by DPW

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *The Ranch and the Development Area are located in a Very High Fire Hazard Severity Zone.*
b.	☒	☐	☒	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? *The Ranch and the Development Area are located in a high fire hazard area. Primary access to the Ranch is currently provided from Placerita Canyon Road. Unpaved roads within the Ranch provide internal circulation. Analysis of this issue will be included in the EIR.*
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? *Neither the Development Area nor the remaining areas of the Ranch include more than 75 dwelling units.*
d.	☐	☐	☒	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? *The Ranch contains private wells used for fire suppression purposes on the Ranch. The Project proposes new water supply from either Santa Clarita Water Division or Newhall County Water District of the Castaic Lake Water Agency to provide adequate water and water pressure to meet fire flows. This issue will be addressed in the EIR.*
e.	☒	☐	☒	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? *Two fuel tanks (gas and diesel) and an air compressor are located at the Ranch. Additionally, occasional use of explosive materials has and would continue to occur under the supervision of trained professionals and Fire Department personnel. Explosive materials are not stored on the Ranch long-term. Hazardous substances are and would continue to be used for construction of sets in accordance with manufacturers' specifications and regulatory requirements. This issue will be addressed in the EIR.*
f.	☐	☐	☒	Does the proposed use constitute a potentially dangerous fire hazard? *Explosive materials and hazardous substances are and would continue to be used within the Ranch in accordance with manufacturers' specifications and regulatory requirements. This issue will be addressed in the EIR.*
g.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8
☒ Fuel Modification / Landscape Plan

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)? *SR-14 borders the west side of the Development Area located within the Ranch.*
b.	☐	☐	☒	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *The Proposed Project consists of studio uses and associated film and television production facilities. Operations such as filming within the Ranch and proposed Development Area can be sensitive to noise. The closest sensitive uses in the project vicinity are residential uses located approximately 0.65 mile to the west and separated from the project site by SR-14 and industrial uses.*
c.	☐	☐	☒	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? *Ambient noise levels in the immediate vicinity of the Proposed Project could increase as a result of outdoor equipment and use of parking areas. A noise study will be prepared and incorporated into the EIR.*
d.	☐	☐	☒	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? *Short-term construction noise would be generated on the western portion of the Ranch in connection with development of the Proposed Project. In addition, outdoor equipment, use of parking areas, and additional vehicular traffic could increase noise levels in the immediate vicinity of the Proposed Project.*
e.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Noise Control (Title 12 – Chapter 8) ☐ Uniform Building Code (Title 26 - Chapter 35)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? *Several existing private water wells on the Ranch are used for agricultural purposes, fire suppression, and other potable and non-potable uses on the Ranch. The Development Area would be served with new lines and possibly a water tank connecting the existing public water system in the vicinity of the Proposed Project with water provided by the Newhall County Water District or the Santa Clarita Water Division of the Castaic Lake Water Agency. The remaining areas of the Ranch would continue to use the existing private water wells.*
b.	☒	☐	☐	Will the proposed project require the use of a private sewage disposal system? *The existing Ranch foreman's mobile home that would be relocated from the Development Area to another area within the Ranch would require a new septic tank. The remaining structures within the Ranch would continue to use the existing septic tanks associated with those structures. The new structures within the Development Area would be connected to the Santa Clarita Valley Sanitation District of Los Angeles County Public sewer system,*
	☐	☐	☒	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course? *The proposed locations of the new septic tank for the relocated residence are not expected to have groundwater or geotechnical limitations or be located in close proximity to the drainage courses on-site. This issue will be addressed in the EIR.*
c.	☐	☐	☒	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? *While compliance with regulatory requirements (e.g., NPDES requirements) during construction would ensure that storm water runoff would be properly accommodated and groundwater and surface water quality would be addressed, impacts associated with groundwater and storm water quality and storm water conveyance will be addressed in the EIR.*
d.	☐	☐	☒	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? *While compliance with regulatory requirements (e.g., NPDES requirements) during operation would ensure that storm water runoff would be properly accommodated and surface water quality would be addressed, impacts associated with storm water quality and storm water conveyance will be addressed in the EIR.*
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit
☐ Plumbing Code – Ordinance No.2269
☐ Health Code – Ordinance No.7583, Chapter 5
☒ NPDES Permit Compliance (DPW)

☐ **MITIGATION MEASURES**
☐ Lot Size ☐ Project Design ☐ Compatible Use

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)? *The number of employees associated with the Proposed Project would vary based on filming schedules and demand. Up to 1,240 persons associated with the Proposed Project may be present on the Ranch per day. The Ranch's current CUP allows 600 persons per day to be on the Ranch for filming activities in the outdoor filming area east of the Development Area. Accordingly, a total of 1,840 persons may be present on the Ranch per day.*
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? *The Proposed Project consists of studio uses and associated film and television production facilities, none of which are considered a sensitive use with regard to air quality.*
c.	☐	☐	☒	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance? *Project-generated traffic as well as construction of the Proposed Project would increase local emissions, which could potentially exceed AQMD thresholds of significance.*
d.	☐	☐	☒	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? *Operations within the Development Area and the remaining areas of the Ranch associated with the production of motion pictures and television programming may generate sources that create obnoxious odors, fumes, or hazardous emissions. Additionally, construction activities may generate hazardous emissions.*
e.	☐	☐	☒	Would the project conflict with or obstruct implementation of the applicable air quality plan? *Construction and operation of the Proposed Project would contribute additional air pollutants emissions. This issue will be addressed in an air quality assessment to be included in the EIR.*
f.	☐	☐	☒	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? *Construction and operation of the Proposed Project would contribute additional air pollutants emissions. This issue will be addressed in an air quality assessment to be included in the EIR.*
g.	☐	☐	☒	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)? *Construction and operation of the Proposed Project would contribute to cumulative increases in criteria pollutants. This issue will be addressed in an air quality assessment to be included in the EIR.*
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS
☐ Health and Safety Code – Section 40506

☐ **MITIGATION MEASURES**
☐ Project Design ☐ Air Quality Report

☐ **OTHER CONSIDERATIONS**

CONCLUSION
Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? *The hillsides of the Ranch are chiefly naturally vegetated. The existing portions of the Ranch that have been used for filming have been disturbed over time. The remaining portions of the 890-acre Ranch that are used as filming backdrop include both disturbed and natural areas. A portion of the Ranch is located within a proposed SEA and Placerita Creek natural riparian area, a portion of which is within the Development Area, is also part of the proposed SEA as well. However, a substantial portion of the Development Area is located on two large fill pads formed when Caltrans deposited dirt and gravel to construct SR-14. The southern pad is mostly barren and the northern pad has vegetation covering approximately half the area.*
b.	☒	☐	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? *The Proposed Project would require grading, fire clearance for structures, and flood-related improvements, and thus would require removal of some existing on-site vegetation. This issue will be addressed in the EIR.*
c.	☒	☐	☐	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake? *Placerita Creek traverses the Ranch, including the Development Area, in an east-west direction. Heil Creek runs north/south through the Ranch and connects with Placerita Creek and extends to the north. In addition, two ephemeral drainages are located just east of the south fill pad within the Development Area, and a portion of a third ephemeral drainage is located within the northeastern area of the Development Area, north of Placerita Creek.*
d.	☒	☐	☐	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? *The Development Area of Golden Oak Ranch contains native sage scrub vegetation, such as bush sunflower (Encelia californica), white sage (Salvia apiana), California buckwheat (Eriogonum fasciculatum), deerweed (Lotus scoparius), and California sagebrush (Artemisia californica). The Area also includes pockets of coast live oak (Quercus agrifolia), primarily around the southern fill pad, and a mixed riparian woodland/chaparral community associated with Placerita Creek (which is between the fill pads located to the north and south, including western sycamore (Platanus racemosa), cottonwood (Populus spp.), red willow (Salix laevigata), arroyo willow (Salix lasiolepus), mulefat (Baccharis salicifolia, and poison oak (Toxicodendron diversilobum).*

The remainder of the Ranch includes both disturbed and non-native plant communities, and a number of native scrub, riparian, and woodland plant communities. The non-native plant communities are associated with ranching activities and include non-native grassland and ornamental plantings. Native vegetation within the uplands of the Ranch is dominated by mixed sage scrub with pockets of oak woodlands. In addition, riparian coast live oak-sycamore woodland, a mixed mule fat scrub and southern willow scrub communities are dominant within Placerita Creek.

e. ☒ ☐ ☐ Does the project site contain oak or other unique native trees (specify kinds of trees)?

The Ranch and the Development Area includes oak trees and other native trees, such as western sycamores, willows, and cottonwoods.

f. ☐ ☐ ☒ Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?

Placerita Creek traverses the Development Area and some areas of the Ranch do include natural vegetation. In addition, designated critical habitat for the coastal California gnatcatcher (Polioptila californica) is located within the greater project vicinity.

Possible sensitive vegetative habitats: California Walnut Woodland, Coastal Sage Scrub, Mainland Cherry Forest, Riversidian Alluvial Fan Sage Scrub, Southern Cottonwood Willow Riparian Forest, Southern Mixed Riparian Forest, Southern Riparian Scrub, Southern Willow Scrub, Valley Oak Woodland.

Possible sensitive animals: Monarch Butterfly, Western Spadefoot (toad), Western Pond Turtle, Silvery Legless Lizard, Orangethroat Whiptail, Coastal Whiptail, Coast Horned Lizard, Cooper's Hawk, Southern California Rufous-crowned Sparrow, Grasshopper Sparrow, Bell's Sage Sparrow, Burrowing Owl, Costa's Hummingbird, Yellow Warbler, White-tailed Kite, Southwestern Willow Flycatcher, California Horned Lark, California Condor (flyover), Loggerhead Shrike, Coastal California Gnatcatcher, Pallid Bat, Spotted Bat, Silver-haired Bat, Hoary Bat, Western Yellow Bat, San Diego Black-tailed Jackrabbit, Silver-haired Bat, California Leaf-nosed Bat, San Diego Desert Woodrat, Big Free-tailed Bat, Southern Grasshopper Mouse, American Badger.

Possible sensitive plants: Braunton's Milkvetch, Parish's Brittlescale; Round-leaved Filaree, Mariposa Lilies (3 species), Peirson's Morning-glory, Lewis' Evening-primrose, Southern Tarplant, Island Mountain-mahogany, San Fernando Valley Spineflower, Parry's Spineflower, Santa Susana Tarplant; Slender-horned Spineflower; Many-stemmed Dudleya, Los Angeles Sunflower, Coulter's Goldfields, Fragrant Pitcher Sage, Ross' Pitcher Sage, Ocellated Humboldt Lily, Davidson's Bush-mallow, Short-joint Beavertail, White Rabbit-tobacco, San Gabriel Oak, Chaparral Ragwort, Greata's Aster, Spreading Navarretia and California Orcutt Grass

g. ☐ ☐ ☒ Other factors (e.g., wildlife corridor, adjacent open space linkage)?

The environs of the Development Area and surrounding Golden Oak Ranch, and in particular, Placerita Creek, is used frequently by several forms of wildlife, including mule deer (Odocoileus hemionus), bobcat (Felis rufus), coyote (Canis latrans), domestic dog (Canis familiaris), raccoon, (Procyon lotor), gray fox (Urocyon cinereoargenteus), striped skunk (Mephitis mephitis), desert cottontail (Sylvilagus auduboni), and western fence lizard (Scleroporus occidentalis). This issue will be addressed in a wildlife corridor/linkage assessment to be included as part of the EIR. In addition, the proposed grading/alteration of topography and construction of buildings in the Development Area would alter surface flow patterns and thus possibly result in temporary impacts to Placerita Creek. Finally, the Ranch and Development Area contain various forms of wildlife that may be adversely impacted by any increases in ambient noise levels generated by the proposed development in an area of the Ranch that is currently little used for film production purposes. Filming and production activities would occur 24 hours per day. These issues will be addressed and incorporated into the EIR.

☐ **MITIGATION MEASURES**
☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**
☐ ERB/SEATAC Review ☒ Oak Tree Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? *The Ranch and the Development Area contain drainage courses and oak trees, including heritage oak trees.*
b.	☐	☐	☒	Does the project site contain rock formations indicating potential paleontological resources? *The Ranch is characterized by rugged topography, including steep hills. However, the proposed Development Area does not appear to contain rock formations indicating potential paleontological resources. This issue will be addressed in the EIR.*
c.	☐	☐	☒	Does the project site contain known historic structures or sites? *The Ranch does not contain any resources that are listed on the National Register of Historic Places, the California Register of Historic Resources, or other local lists of historic resources. However, the Ranch does contain one potentially historic structure, a stone dwelling, which may be eligible for listing on the California Register. This dwelling is located on the eastern portion of the Ranch and outside of the proposed Development Area. Thus, the Proposed Project is unlikely to affect this structure.*
d.	☐	☐	☒	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? *A substantial portion of the Development Area is located on two large, mostly barren fill pads. In addition, many of the remaining areas of the Ranch have been disturbed over time and thus, the potential for uncovering archaeological resources is low. In addition, there are no historic structures within the Development Area. However, construction activities for the Proposed Project would have the potential to uncover buried archaeological resources. This issue will be addressed in the EIR.*
e.	☐	☐	☒	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? *The two large, mostly barren fill pads that comprise a substantial portion of the Development Area are unlikely to contain paleontological resources. In addition, the Development Area does not contain unique geologic features. Nonetheless, construction activities for the Proposed Project would have the potential to uncover buried paleontological resources and thus, this issue will be addressed in the EIR.*
f.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? *Mineral resources (and related mining activities) are present in the surrounding area of the Ranch, most notably in the area west of SR-14. However, the proposed Development Area does not appear to contain any known mineral resources. In addition, the Proposed Project would not affect the continued oil production activities that occur within the general site vicinity.*
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? *The Ranch and the proposed Development Area do not appear to contain any known mineral resources.*
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? *The portion of the Ranch mapped as Prime Farmland pursuant to the Farmland Mapping and Monitoring Program is Located east of the Development Area.*
b.	☐	☐	☒	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? *The Development Area is zoned A-2-1 (Heavy Agriculture), a zoning that provides for "motion pictures sets" as conditionally permitted uses. While much of the Development Area is comprised of two large, mostly barren fill pads, approximately 11 acres of the Development Area can be used for agricultural activities. The reduction of the use of 11 acres of land for agricultural uses would not be a substantial reduction. In addition, approximately 195 acres of the Ranch would continue to be used as a working filming ranch that would provide for agricultural uses. This issue will be addressed in the EIR.*
c.	☐	☐	☒	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use? *While much of the Development Area is comprised of two large, mostly barren fill pads, approximately 11 acres of the Development Area can be used for agricultural activities. The reduction of the use of 11 acres of land for agricultural uses would not be a substantial reduction. In addition, approximately 195 acres of the Ranch would continue to be used as a working filming ranch that would provide for agricultural uses. This issue will be addressed in the EIR.*
d.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? *No designated scenic highways or designated scenic corridors are located in the vicinity of the Ranch. However, the Ranch and Development Area are visible from Antelope Valley Freeway and Placerita Canyon road, both of which are 2nd priority scenic routes. Development of new buildings within the Development Area could affect viewsheds in the vicinity of the Proposed Project. This issue will be addressed in the EIR.*
b.	☒	☐	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? *The Ranch is visible from a hiking trail located to the south of the Ranch. Also, the proposed Placerita Creek Trail traverses the Ranch and Development Area.*
c.	☐	☐	☒	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? *The Ranch includes both disturbed and natural areas. However, much of the Development Area is located on two large, mostly barren fill pads. Aesthetic features in the vicinity of the Development Area include hillsides and ridgelines to the north and south, as well as Placerita Creek which traverses through the Ranch.*
d.	☐	☐	☒	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? *The Proposed Project would develop new structures on an undeveloped site and thus might alter the visual character of the Development Area adjacent to SR-14. This issue will be addressed in the EIR.*
e.	☐	☐	☒	Is the project likely to create substantial sun shadow, light or glare problems? *The Proposed Project would result in new sources of light which could increase nighttime lighting in the immediate vicinity. Shading impacts would not occur as there are no existing buildings or shade sensitive uses in the vicinity of the site that would be shaded by new buildings within the Development Area. The Proposed Project is not anticipated to include highly reflective surfaces that create glare. Potential impacts associated with light and glare will be addressed as part of the EIR.*
f.	☐	☐	☒	Other factors (e.g., grading or landform alteration)? *The Proposed Project would require grading which would alter the visual character of the Development Area. This issue will be addressed in the EIR.*

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)? *The Proposed Project does not include any residential units and no known congestion problems exist in the immediate vicinity of the Proposed Project. A traffic study will be prepared to address potential traffic impacts associated with the Proposed Project.*
b.	☐	☐	☒	Will the project result in any hazardous traffic conditions? *Major movie productions could result in high volumes of traffic and the ingress/egress of large movie production trailers.*
c.	☐	☐	☒	Will the project result in parking problems with a subsequent impact on traffic conditions? *The Proposed Project would comply with County Code parking requirements and is expected to meet the demand for parking generated by the proposed uses. Nonetheless, parking will be evaluated as part of the traffic study to be incorporated into the EIR.*
d.	☐	☐	☒	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? *The access and circulation plan for the Proposed Project will be evaluated as part of the traffic study to be incorporated into the EIR.*
e.	☐	☐	☒	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? *The Proposed Project would generate additional traffic that could potentially exceed the CMP thresholds.*
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)? *The Proposed Project would not conflict with adopted policies, plans or programs supporting alternative transportation. There are no known bus lines in the area of the project site, and the nearest subway/rail station is over 3.5 miles north of the Development Area.*
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Traffic Report ☐ Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	If served by a community sewage system, could the project create capacity problems at the treatment plant? *The existing residence that would be relocated from the Development Area to another area within the Ranch would require a new septic tank. The remaining structures within the Ranch would continue to use the existing septic tanks associated with those structures. The new structures within the Development Area would be connected to the Santa Clarita Valley Sanitation District of Los Angeles County public sewer system. The ability of the treatment plant to accommodate the demand for wastewater generated by the new buildings within the Development Area will be evaluated in the EIR.*
b.	☐	☐	☒	Could the project create capacity problems in the sewer lines serving the project site? *New buildings within the Development Area would be connected to the Santa Clarita Valley Sanitation District of Los Angeles County public sewer system. The ability of the sewer lines serving the site to accommodate the wastewater generated by the new buildings within the Development Area will be evaluated in the EIR.*
c.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130
☐ Plumbing Code – Ordinance No. 2269
☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create capacity problems at the district level? *The Proposed Project does not propose any residential development that could create capacity problems at the district level.*
b.	☐	☒	☐	Could the project create capacity problems at individual schools that will serve the project site? *The Proposed Project does not propose any residential development that could create capacity problems at individual schools.*
c.	☐	☒	☐	Could the project create student transportation problems? *The Proposed Project does not propose any residential development that could create direct demand for student transportation.*
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand? *The Proposed Project does not propose any residential development that could generate direct demand for libraries.*
e.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *Development of the Proposed Project within the Development Area could result in up to an additional 1,240 persons on-site per day. This could increase the demand for fire and sheriff services. This issue will be evaluated in the EIR.*
b.	☐	☐	☒	Are there any special fire or law enforcement problems associated with the project or the general area? *There are no known special law enforcement problems that would be associated with the Proposed Project or the general area. However, the Development Area is located in a Very High Fire Hazard Severity Zone. Thus, this issue will be evaluated as part of the EIR.*
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Fire Mitigation Fee

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? *Several private water wells are currently used as a source of water for agricultural purposes, fire suppression and other potable and non-potable uses on the Ranch. The Development Area would be served by new lines and possibly a water tank that would connect to the existing public water system in the vicinity of the Proposed Project with water provided by either the Santa Clarita Water Division or the Newhall County Water District of the Castaic Lake Water Agency. The remainder of the Ranch outside of the Development Area would continue to use the existing wells for potable and non-potable uses.*
b.	☒	☐	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? *The Ranch is currently served by private wells. In addition, the Ranch currently provides a large water tank for emergency firefighting purposes that would continue to be available for use by the Los Angeles County Fire Department to fight fires in the Project vicinity. While new infrastructure is expected to provide adequate water supply and water pressure to meet fir flows for the new buildings within the Development Area, this issue will be addressed in the EIR.*
c.	☐	☐	☒	Could the project create problems with providing utility services, such as electricity, gas, or propane? *Implementation of the Proposed Project would generate an increased demand for energy and would result in the need for new electricity and natural gas infrastructure.*
d.	☐	☐	☒	Are there any other known service problem areas (e.g., solid waste)? *Implementation of the Proposed Project would result in increased waste generation, and therefore, could have an impact on landfill capacity.*
e.	☐	☐	☒	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)? *As indicated above, the Proposed Project has the potential to result in adverse impacts to fire protection and sheriff services. This issue will be evaluated in the EIR.*
f.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code – Ordinance No. 2269 ☐ Water Code – Ordinance No. 7834

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources? *The Proposed Project would be subject to the County and State building codes that mandate incorporation of energy conservation measures, which would ensure the efficient use of energy. While implementation of the Proposed Project would generate an increased demand for energy, the Project proposes design features to conserve energy resources. The features could include green walls along the soundstages, photovoltaic technology on selected roofs, the use of color and incorporation of shade structures to reduce heat island effect, the use of efficient electric and HVAC equipment, and the use of native, drought-tolerant landscaping. Nonetheless, this issue will be evaluated in the EIR.*
b.	☐	☐	☒	Will the project result in a major change in the patterns, scale, or character of the general area or community? *The proposed Project would develop new structures on an undeveloped site.*
c.	☐	☐	☒	Will the project result in a significant reduction in the amount of agricultural land? *While the Ranch does include agricultural uses, the Ranch has operated as a working filming ranch since at least 1959. In addition, the existing CUP No. 04-089-(5) allows for filming and associated production activities within the Ranch. While much of the Development Area is comprised of two large, mostly barren fill pads, approximately 11 acres of the Development Area can be used for agricultural activities. The reduction of the use of 11 acres of land for agricultural uses would not be a substantial reduction. Agricultural uses on the Ranch, outside of the Development Area, would not be affected by the proposed project.*
d.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ **MITIGATION MEASURES**
☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**
☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site? *In connection with the current Golden Oak Ranch operations, including film production and agricultural activities, two fuel tanks (gas and diesel) and an air compressor are located on the Ranch. Fertilizers and pesticides are maintained on-site. Hazardous substances used for construction of sets and/or during film production include hydraulic fluid, propane, liquid nitrogen, carbon dioxide, oxygen and acetylene gas, paint thinner, acetone, barrels of paint waste (which are hauled away off-site for disposal), fiberglass, foam, fog solution (glycol based) mineral oil, explosives (black powder, gas), batteries (rechargeable and non-rechargeable), and diesel fuel. For set construction and film production, these substances are brought onto the site by the production crews, stored and used during the production, and then removed when the production concludes. No radioactive materials are stored or used on-site, and none are proposed. The use of hazardous materials within the Development Area will be addressed in the EIR.*
b.	☒	☐	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site? *The Proposed Project would likely use pressurized tanks for air compressors (small portable and large units), propane tanks, and nitrogen, oxygen, and acetylene gas tanks. These are used for construction of sets or during film production. The proposed project would likely use a boiler as part of the mechanical system.*
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? *No residential units, schools, or hospitals are located within 500 feet of proposed project.*
d.	☐	☐	☒	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? *The Ranch has historically been used for agricultural, horse breeding, cattle ranching activities, and film production. Significant holdings in the Ranch were purchased by Disney in 1959 and the Ranch has since been used for a variety of film production uses, agricultural uses and some oil production. Groundwater contamination sources are not known to be located within two miles upstream of the Proposed Project site. This issue will be addressed in the EIR.*
e.	☐	☐	☒	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? *All potentially hazardous materials and substances have and will continue to be used, handled, and stored within the Ranch. Additionally, occasional use of explosive materials has and will continue to be used under the supervision of trained professionals and Fire Department personnel. Limited hazardous substances would be used within the Development Area for the construction of sets and production activities (e.g., propane, adhesives, etc.).*
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? *There are no existing or proposed schools within one-quarter mile of the Development Area.*

g.	☐	☒	☐	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? *The Development Area is not listed on a list of hazardous materials site compiled pursuant to Government Code Section 65962.5.*
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? *The Ranch is not located within an airport land use plan, within two miles of an airport, or within the vicinity of a private airstrip.*
i.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? *The Proposed Project would not affect an adopted emergency response plan or evacuation plan.*
j.	☐	☐	☒	Other factors? *Development Area may be within 200 feet of active, abandoned or idle oil or gas wells*

☐ **MITIGATION MEASURES**
☐ Toxic Clean-up Plan

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Can the project be found to be inconsistent with the plan designation(s) of the subject property? *Amendment to the Santa Clarita Valley Area Plan is proposed as part of the Project. This issue will be evaluated in the EIR.*
b.	☐	☐	☒	Can the project be found to be inconsistent with the zoning designation of the subject property? *A Zone Change from A-2-1 to C-M-DP is proposed for the Development Area. This issue will be evaluated in the EIR.*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☐	☒	Hillside Management Criteria? *Portions of the Ranch are designated Hillside Management, however, the Proposed Project does not include any residential uses. Consistency with these criteria will be evaluated in the EIR.*
	☐	☐	☒	SEA Conformance Criteria? *Portions of the Ranch are located within a proposed SEA. This issue will be evaluated in the EIR.*
	☐	☒	☐	Other?
d.	☐	☒	☐	Would the project physically divide an established community? *The Project vicinity includes a variety of uses. New development within the recently approved 1,259-acre Golden Valley Ranch planned community is underway to the north of the Ranch. Steep ridgelines separate this planned community from the Proposed Project site. Residential subdivisions are also located to the northwest of the Ranch, west of SR-14; these subdivisions are separated from the Ranch by distance and topography. To the south of the Ranch are Angeles National Forest and State Park lands as well as residential subdivisions further to the southwest. To the east of the Ranch are undeveloped areas and a small residential subdivision that is also separated from uses within the Ranch by steep ridgelines. To the west of the Ranch and Development Area across SR-14 are oil production wells and industrial uses, with The Master's College and residential subdivisions further to the west. Ridgelines, SR-14, and Placerita Canyon Road separate the Development Area from surrounding uses. Based on the variety of uses present within the Project vicinity and the distance of the proposed Development from these uses, the Proposed Project would not physically divide an established community. Nonetheless, this issue will be evaluated in the EIR.*
e.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections? *The Proposed Project does not propose any housing which would increase the regional or local population*
b.	☐	☐	☒	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? *The Proposed Project will create new jobs in the area. In addition, new utility infrastructure is proposed.*
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing? *The uninhabited structure in the western portion of the Ranch floor would be removed and the Ranch foreman's mobile home would be relocated to another portion of the Ranch. Therefore, the Proposed Project would not displace existing housing.*
d.	☐	☐	☒	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)? *The Proposed Project would recognize the synergy of having outdoor filming and indoor film production consolidated on the same site, and thus, may decrease VMT. This issue will be analyzed in the EIR within the Air Quality and Traffic/Access analyses.*
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents? *The project does not propose residential uses that would require new or expanded recreational facilities.*
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? *As part of the Proposed Project, the Ranch foreman's mobile home would be relocated to another portion of the Ranch. Therefore, the Proposed Project would not result in the displacement of people.*
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment,** or **recreational** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☒	☐	☐	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? *Biota, cultural resources*
b.	☒	☐	☐	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. *Water quality, air quality, agriculture resources, visual qualities, sewage disposal, fire/sheriff services, utilities, land use, population/housing/employment/recreation; change in pattern, scale, or character*
c.	☒	☐	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? *Geotechnical, flood, fire, noise, traffic/access, environmental safety*

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

Source: David Evans and Associates Inc. 2009; Marix Environmental 2009

Disney | ABC Studios at The Ranch

matrix environmental

0’ 1500’ 3000’
Approximate Scale in Feet

500-foot Radius Land Use Map