January 7, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Re: PROJECT NUMBER TR071216-(5)
PLAN AMENDMENT NUMBER 2009-00010-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced application for a plan amendment to amend the land use designation in the 1990 Santa Clarita Valley Area Plan, a component of the Los Angeles Countywide General Plan, for a 44-acre portion of property located at 19802 Placerita Canyon Road, in the Newhall Zoned District, from HM (Hillside Management) and W (Floodway/Floodplain) to C (Commercial). At the completion of the hearing, you indicated an intent to approve the proposed plan amendment and instructed us to prepare the appropriate resolution for approval. Enclosed is a resolution for your consideration.

Very truly yours,

JOHN F. KRATTLI
County Counsel

By

ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

RICHARD D. WEISS
Chief Deputy

EML: vn
Enclosure

c: William T Fujioka, Chief Executive Officer
    Sachi A. Hamai, Executive Officer, Board of Supervisors

HOA.1007362.1
A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES
RELATING TO THE ADOPTION OF
PLAN AMENDMENT NUMBER 2009-00010-(5)

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the California Government Code (commencing with section 65350) provides for adoption of amendments to county general plans; and

WHEREAS, the County of Los Angeles ("County") adopted a Countywide General Plan ("General Plan") in November 1980 and a comprehensive update to the Santa Clarita Valley Area Plan in 1990 ("1990 Area Plan"), which General Plan and 1990 Area Plan have been periodically updated and amended since that time; and

WHEREAS, a duly-noticed public hearing was held by the County Regional Planning Commission ("Commission") on June 19, 2013 to consider Plan Amendment Case No. 2009-00010-(5) to amend the 1990 Area Plan ("Plan Amendment"), a part of the County's General Plan, as well as to consider the following related entitlements: Zone Change No. 2009-00012-(5) ("Zone Change"), Vesting Tentative Tract Map No. 071216-(5) ("Vesting Map"), Conditional Use Permit No. 2009-00126-(5) ("CUP"), Oak Tree Permit No. 2009-00041-(5) ("Oak Tree Permit"), and Parking Permit No. 2010-00002-(5) ("Parking Permit") (collectively, the "Project"); and

WHEREAS, the Commission recommended to the County Board of Supervisors ("Board") approval of said Plan Amendment on June 19, 2013, along with the Zone Change, and approved the Vesting Map, CUP, Oak Tree Permit, and Parking Permit; and

WHEREAS, although a revised Santa Clarita Area Valley Plan was adopted by the Board in November 2012 and took effect in December 2012, the applicant for the above-identified entitlements submitted its completed Vesting Map application prior thereto, and thus, pursuant to the Subdivision Map Act, makes the Project subject to the 1990 Area Plan rather than the new area plan; and

WHEREAS, the Board held a duly-noticed public hearing on August 27, 2013, to consider the Plan Amendment, Zone Change, Vesting Map, CUP, Oak Tree Permit, and Parking Permit; and

WHEREAS, the Board duly considered the recommendation of the Commission, public testimony, the recommendation and testimony of the Regional Planning staff, and documents in the file, including the final Environmental Impact Report ("EIR") prepared for the Project; and

WHEREAS, the Board finds as follows:

1. The permittee, Golden Oak Ranch Properties ("Permittee"), requests the Plan Amendment in conjunction with the other project permits to authorize its proposed "Disney/ABC Studios at The Ranch Project" which will expand filming-
related activities within an approximate 44-acre portion of land associated with the Vesting Map ("Map Area"), plus allow for supporting facilities outside the Map Area within the 890-acre Golden Oak Ranch ("Ranch"). The Plan Amendment and other project permits will also authorize off-Ranch public improvements, adjacent parking, and the continuance of existing filming, agricultural, and oil production activities on the Ranch. The Permittee proposes to change the Map Area's zoning and the Plan Amendment will change the Map Area's land use designation under the 1990 Area Plan. The CUP, Oak Tree Permit, and Parking Permit are required to authorize conditional uses, oak tree removals and encroachments, and special parking arrangements for proposed and continued uses as specified in each of the respective entitlements.

2. The Project site is located within the 890-acre Ranch within Los Angeles County and an approximate 30-acre corridor of land that traverses the Ranch, which corridor is owned by the City of Los Angeles Department of Water and Power ("LADWP") and utilized as a transmission line corridor by LADWP ("Transmission Corridor"). The Permittee owns an access and use easement over the Transmission Corridor.

3. The Project proposes approximately 44 acres of development within the Map Area plus two adjacent parking lots located on approximately 14 of the 30 acres within the Transmission Corridor, totaling about 58 acres for the primary new development ("Development Area").

4. The Plan Amendment seeks to amend the 1990 Area Plan local plan designation on the approximate 44-acre Map Area from Hillside Management (HM) and Floodway/Floodplain (W) to Commercial (C). The 1990 Area Plan has been superseded by an updated area plan approved by the Board in 2012. However, the application for the Vesting Map was completed prior to the effective date of the 2012 area plan update, thus making the Project subject to the 1990 Area Plan and not the 2012 area plan update, pursuant to the Subdivision Map Act.

5. The Project includes the creation of two alternative subdivisions, one creating 20 lots (Option A, with 555,950 square feet of indoor studio facilities, including 12 sound stages), the other creating 18 lots (Option B, with 510,000 square feet of indoor studio facilities, including eight sound stages and one office building), located within the Map Area for indoor sound stages and associated production, administrative, parking, and support facilities in a proposed C-M-DP zone, with associated off-site infrastructure improvements and adjacent parking. Either subdivision option will limit the building heights on the Ranch to 60 feet.

6. Other Project elements include the construction of a 220-foot bridge spanning Placerita Creek to connect the northern and southern portions of the site, the construction of a central utility plant located in the southwest corner of the Map Area, an electrical substation located in the north corner of the Map Area, and the construction of a 2,000,000-gallon water tank outside the Development Area south of Placerita Canyon Road.
7. Proposed parking for the Project will exceed County Code requirements and will be located within the Map Area and the Transmission Corridor, in the 58-acre Development Area. If the Transmission Corridor is unavailable for development of parking lots, two on-site Ranch parking lots will be provided ("Conditional Parking Areas") located east of the Development Area.

8. The Project will require the removal of 158 oak trees and the encroachment into the protected zone of 83 oak trees (including three heritage trees). It will also require the relocation of the Ranch foreman's mobile home residence from the Map Area to one of two potential sites on the southeastern corner of the Ranch, and the demolition of an abandoned structure located in the Map Area. The Project will also require the vacation of Delden Road located within the Map Area, which vacation is subject to approval by the Department of Public Works ("Public Works").

9. The Project will provide an approximate 4,600-foot-long trail plus a trail staging area of approximately 19,000 square feet, south of Placerita Canyon Road, which connects to existing trails within Angeles National Forest.

10. The Project proposes grading in excess of 100,000 cubic yards, with off-site transport and optional night hauling for the graded material. The Project also proposes infrastructure improvements located on and off the Ranch in unincorporated County area and in the City of Santa Clarita ("City"). The Project permits authorize the continuation of existing uses at the Ranch, including the use of outdoor filming sets on 195 acres, a filming backdrop on 637 acres, and agricultural and oil production uses.

11. When the CUP becomes effective, conditions of the existing Conditional Use Permit no. 04-089 will be superseded and replaced by this Project's CUP, which will address Project grading and allow new uses and the continuation of existing uses at the Ranch.

12. The requested Plan Amendment proposes amending the 1990 Area Plan local plan designation of the approximate 44-acre Map Area from Hillside Management (HM) and Floodway/Floodplain (W) to Commercial (C).

13. The Zone Change is a related request to change the zoning of the Map Area from A-2-1 (Heavy Agricultural-One Acre Minimum Lot Area) to C-M-DP (Commercial Manufacturing-Development Program) under section 22.16.070, et seq., of the County Code ("County Code").

14. The Ranch is located at 19802 Placerita Canyon Road in the Santa Clarita Valley within the unincorporated area identified as the Newhall and Sand Canyon Zoned Districts on the County's Zoned District Map. Regional access to the Development Area is provided by State Route 14 ("SR 14"), which is located immediately west of a portion of the Map Area.
15. The Ranch and Transmission Corridor are irregular in shape and characterized with variable topography, consisting of generally level terrain in the center of the site surrounded by hills to the west, north, east, and portions of the south. The Ranch is currently developed outside the Map Area as an outdoor filming ranch with an office and appurtenant facilities. Agricultural uses currently exist within a 195-acre primary use area, with the remaining 637 acres of the Ranch currently used for oak restoration, buffer areas, and as a filming backdrop.

16. The Exhibit "A" for the Project depicts the entire 890-acre Ranch, showing both existing uses at the site and the Map Area, located within the Development Area adjacent to and southeast of SR 14. The Development Area is divided into two portions, one north of Placerita Creek and one south of the Creek. The existing westerly 24-acre portion of the Map Area is largely comprised of disturbed earth and rock fill resulting from Caltrans construction of SR 14 in the 1970s. The easterly 20-acre portion of the Map Area is a partially vegetated area in an existing flood plain at the toe of a steep slope below the 24-acre westerly portion. The proposed 14-acre parking area is located on flat disturbed land within the Transmission Corridor. The remaining existing filming ranch property is comprised of a valley (along Placerita Creek) and a side canyon (along Heil Creek) surrounded by hillsides to the north, east, south, and west. Oak trees surround most of the perimeter of the developed valley and side canyon set areas; oak trees to be removed are located within the southeasterly portion of the Development Area. Native and non-native vegetation, and disturbed and natural open space areas are located throughout the Ranch. The proposed water tank and connector trail areas are comprised of hilly natural and disturbed land, and access to the water tank area is via an existing dirt road and will be located outside the Development Area. Primary access to the Map Area and Ranch will be from Placerita Canyon Road directly north of the northbound off-ramp of SR 14. Secondary access will be at the existing main entrance to the Ranch approximately one-half mile southeast of SR 14 on Placerita Canyon Road.

17. The Map Area was zoned A-2-1 at the time the Project application was deemed complete on May 4, 2010.

18. The properties surrounding the Project site are located within the City and also County unincorporated area. The surrounding properties are zoned as follows:

North: City zoning: RS (Residential Suburban) and CC (Community Commercial);
South: A-2-1, A-2-2 (Heavy Agricultural – Two Acre Minimum Lot Area) and City: OS-MOCA (Open Space, Mineral Oil Conservation Area);
East: RPD-1-U (Residential Planned Development – one unit per acre), W (Watershed), A-2-1, A-2-2, and City zoning: RS and OS-MOCA; and
West: City zoning: RS and RL (Residential Low), BP-PD-MOCA
19. Surrounding land uses within 1,000 feet of the Ranch and Transmission Corridor are as follows:

- **North**: Shopping center and residential uses, transmission lines right-of-way;
- **South**: Vacant open space, national forest, State/County park, and LADWP transmission lines right-of-way;
- **East**: National forest, State/County park; and residential uses;
- **West**: SR 14, vacant open space, oil production, and residential uses.

20. The Department of Regional Planning ("Regional Planning"), as the lead agency for the County pursuant to the California Environmental Quality Act ("CEQA"), conducted an Initial Study for the proposed Project and determined that an EIR was necessary. Regional Planning sent to the involved agencies a Notice of Preparation for the EIR and conducted a scoping meeting on January 21, 2010. A final EIR, including the draft EIR, a Mitigation Monitoring and Reporting Program ("MMRP"), and the CEQA Findings of Fact and Statement of Overriding Considerations ("Findings and SOC"), were prepared for this Project pursuant to CEQA (California Public Resources Code section 21000, et seq.).

21. Areas of potential environmental impact addressed in the final EIR include geotechnical hazards, flood hazards, noise, water quality, air quality, global climate change, biological resources, cultural and paleontological resources, agricultural/forestry resources, visual qualities, land use, environmental safety/fire hazard, traffic, access and parking, public services including law enforcement and fire protection, and utilities and service systems including water supply, wastewater/sewage disposal, solid waste, and energy. Areas that required no further environmental review as described in the Initial Study were mineral resources, education and libraries, population, housing and employment, and recreation.

22. Significant and unavoidable impacts identified in the EIR after implementation of the required project design features and mitigation measures as enforced by the Project's MMRP related to noise and air quality.

23. This Board on behalf of the County as the Lead Agency considered and certified the final EIR on August 27, 2013.

24. The Project and the provisions for its design and improvement are consistent with the goals and policies of the 1990 Area Plan, as amended by the proposed Plan Amendment.

25. The Map Area has Category HM and W designations on the 1990 Area Plan Land Use Policy Map. The Ranch and Transmission Corridor currently operate as an existing outdoor filming ranch with agricultural uses. The proposed Plan
Amendment changes the HM and W land use designations to a single designation of C, which encourages development and expansion of areas suitable for indoor motion picture production uses unique to the Development Area. The intent of the C classification is to provide for commercial development in an appropriate location, conveniently accessible to and within significant employment centers. The proposed Plan Amendment would accommodate the uses proposed on the Map Area and other project areas.

26. The Plan Amendment is necessary to authorize the proposed uses on the Map Area to facilitate the type, intensity, and lay out of the development proposed, to ensure compatibility of the proposed development with the surrounding community, and to ensure consistency with the applicable goals and policies of the 1990 Area Plan. The Plan Amendment allows compatible uses unique to the motion picture production operations of the Permittee to be developed on the Development Area, and enhances the site's historic utilization as a key component of the motion picture industry. The Plan Amendment also enables further regulation of such uses on the site, and allows for the restriction and prohibition of uses on the site to ensure compatibility with the surrounding community.

27. Approval of the Plan Amendment is in the best interest of the public health, safety, and general welfare, because the area contains and/or the Project proposes sufficient infrastructure and facilities to accommodate the development to include any necessary improvements to streets, water supply, sewer connections, fire flow, and fire access, and to protect the public from potential crime hazards. The Project conforms to good planning practices because the development fulfills 1990 Area Plan goals, policies, and programs by providing additional employment opportunities and locating such opportunities near suitable employment centers and transportation. The co-location of indoor and outdoor filming operations facilitates a decreased need for Project transportation, which results in a decrease in air pollution and contributes to the conservation of energy. The Project is designed in a manner that reduces the potential for intrusions into the surrounding neighborhoods by concentrating development in the interior portions of the Ranch and Transmission Corridor, by ensuring that development at the boundaries of the Development Area is undertaken in a manner that is sensitive to the neighboring uses, and by sustaining a large buffer area surrounding the Development Area to minimize potential impacts on the adjacent or nearby uses.

28. The Plan Amendment is appropriate and proper because it allows for improved and enhanced development of the Project site in a manner that furthers the goals and policies of the 1990 Area Plan. The Plan Amendment is an appropriate means to fulfill and implement 1990 Area Plan policies to provide intensified commercial uses and development in areas close to employment centers with good access to transportation. The Plan Amendment facilitates the location of development to efficiently utilize existing infrastructure and services, and support State and County efforts to provide increased employment opportunities near
major employment centers. Such clustering of uses that require less transportation and infrastructure will further reduce air pollution and contribute to the conservation of energy. Design features included in the Project such as green building features, site-specific conditions, project design features, and the mix of sound stages, office, and supporting uses will ensure the Project's compatibility with the surrounding community and will complement existing uses located on the Ranch and Transmission Corridor.

29. A need for the Plan Amendment exists within the area to facilitate the development of a range of compatible land use types near existing transportation corridors and to encourage economic growth in areas with existing infrastructure. The proposed development adjacent to SR 14 will facilitate the filming industry in the region. The Project site is located adjacent to established communities and also near other major media and entertainment uses, as well as other regional employment centers accessible by developed transportation corridors. The Plan Amendment will allow for further development of a major employment center in proximity to other similar major employment centers within the filming industry's 30-mile radius zone.

30. Modified conditions of the Project site and surrounding community warrant the adoption of the Plan Amendment. The Project's location within an area encouraging growth of the filming industry and in proximity to well-developed transit corridors makes the site ideal for further compact development, and intensifies its designation as a regional employment center for the filming industry, while also remaining sensitive to surrounding uses. The Plan Amendment fosters the development of uses that are highly compatible with the existing uses on-site while remaining buffered from sensitive uses in the area. The existing regulations applicable to the Ranch are primarily reflective of the earlier planned use of the subject property as largely limited to outdoor film production and related support facilities and other agricultural uses. The addition of indoor sound stages, office uses, and other supporting facilities is a suitable extension of the existing outdoor filming ranch that has been established at the site since the original development of the Ranch. The existing Hillside Management designation on approximately one-half of the proposed Development Area would allow residential development on the Map Area that would be incompatible with the existing filming and ranch uses on the rest of the property. The Floodway/Floodplain designation on the other one-half of the Ranch would remain as agricultural land and open space, eliminating the opportunity for the co-location of indoor soundstages with the outdoor filming ranch. The change caused by the Plan Amendment would therefore establish additional and appropriate land use controls for continuing the unique mix of uses in the Map Area in a manner that would ensure their internal compatibility as well as their compatibility with the surrounding community.

31. The establishment of the Project conforms with good zoning practices. The Project promotes the efficient use of existing public services and infrastructure by locating new development in an already established area.
32. The Permittee has satisfied the County "Burden of Proof" for the Plan Amendment.

33. Approval of the Plan Amendment will result in updated policy maps in the 1990 Area Plan, as shown on the maps attached hereto, to reflect conditions in the area at the time the Project application was deemed complete. Approval of the related Zone Change will establish development standards to ensure that future development of the Project will be compatible with the goals and policies of the 1990 Area Plan.

34. For informational purposes only, an analysis of Project consistency with the applicable policies and goals of the 2012 Santa Clarita Valley Area Plan ("2012 Area Plan") was performed, and the Project was determined to be consistent with the 2012 Area Plan. The Project would also be consistent with the land use designations under the 2012 Area Plan.

35. The technical and engineering aspects of the Project have been resolved to the satisfaction of the County Departments of Public Works, Fire, Parks and Recreation, Public Health, Sheriff, and Regional Planning.

36. The Plan Amendment will not place an undue burden upon the community's ability to provide necessary facilities and services.

37. Compatibility with surrounding land uses will be ensured through the adoption and/or approval of the related Zone Change, Vesting Map, CUP, Oak Tree Permit, Parking Permit, and associated conditions in those permits including the mitigation measures in the MMRP.

THEREFORE BE IT RESOLVED THAT THE BOARD OF SUPERVISORS:

1. Certifies that the final EIR for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the final EIR and that the final EIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; and finds that on the basis of the whole record that the significant adverse effects of the Project, as described in the final EIR, have either been reduced to a less than significant level or are outweighed by specific social, economic, legal, technological, or other considerations of the Project as stated in the CEQA Findings and SOC for the Project;

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

3. Certifies that it certified the final EIR, the CEQA Findings and SOC, and the MMRP at the conclusion of the public hearing; and

4. Adopts Plan Amendment No. 2009-00010-(5)
The foregoing was on the 7th day of January, 2014, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.

SACHI A. HAMAI, Executive Officer-Clerk of the Board of Supervisors of the County of Los Angeles

By [Signature]
Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By [Signature]
Deputy

Attachment
LEGAL DESCRIPTION:
THOSE PORTIONS OF THE NE. 1/4 OF SEC.6, T.3N., R.15W., SAN BERNARDINO MERIDIAN, AND THE SE. 1/4 OF SEC.31, T.4N., R.15W., SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT IN THE W'LY LINE OF THAT CERTAIN 330' WIDE STRIP OF LAND DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES RECORDED ON JUNE 2, 1981 AS INSTRUMENT NO. 81-545064 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AT ITS INTERSECTION WITH THE NE'LY LINE OF PLACERITA CANYON ROAD (60' WIDE) DESCRIBED AS PARCEL C IN THE DEED TO THE COUNTY OF LOS ANGELES RECORDED MARCH 14, 1955 AS INSTRUMENT NO. 3835, IN BOOK 47182, PAGE 194, OF OFFICIAL RECORDS, LOS ANGELES COUNTY;

① N.14°29'31"W. 2181.02' ALONG SAID W'LY LINE OF INSTRUMENT NO. 81-545064 AND THE NW'LY PROLONGATION THEREOF, TO ITS INTERSECTION WITH THAT CERTAIN COURSE IN THE NW'LY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED MARCH 6, 1974 AS INSTRUMENT NO. 3561, OFFICIAL RECORDS OF SAID COUNTY, RECITED THEREIN AS HAVING A BEARING AND DISTANCE OF S.43° 02' S5"W. 325.02';
②—ALONG SAID NW'LY LINE S.43°14'23"W. 196.56' TO THE SW'LY TERMINUS OF SAID LAST COURSE AND AN ANGLE POINT IN SAID NW'LY LINE; CONTINUING ALONG SAID NW'LY LINE OF THE FOLLOWING THREE COURSES:
③ S.36°26'56"W. 100.84';
④ S.44°25'56"W. 200.01';
⑤ S.48°25'6"W. 50.16';
⑥—CONTINUING ALONG SAID NW'LY LINE, S.42°37'44"W. 79.33' TO ITS INTERSECTION WITH THE S. LINE OF SAID SEC.31;
⑦ S.42°37'44"W. 60.71' ALONG THAT CERTAIN COURSE IN THE SELY LINE OF THE LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED

CONTINUE TO PAGE 2.

DIGITAL DESCRIPTION: [2COIZD_NEWHALL]
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR
LEGAL DESCRIPTION: CONTINUED FROM PAGE 1
APRIL 5, 1976, AS INSTRUMENT NO. 41 OF SAID OFFICIAL RECORDS, RECITED THEREIN AS HAVING A BEARING AND DISTANCE OF S.42°26'16"W. 60.71'; CONTINUING ALONG THE SELLY LINE OF SAID INSTRUMENT NO. 41 THE FOLLOWING FIVE COURSES:

8—S.38°26'40"W. 381.70';
9—S.39°44'02"W. 556.44';
10—S.43°15'14"W. 100.14';
11—S.33°44'54"E. 175.02';
12—S.46°37'58"E. 612.63'.

TO THE BEGINNING OF A TANGENT CURVE IN THE SELLY LINE IN LAST SAID DEED, DESCRIBED AS BEING CONCAVE NE'LY AND HAVING A RADIUS OF 950.08', SAID CURVE BEING CONCENTRIC WITH AND DISTANT NE'LY 50.00' FROM THE CENTERLINE OF THAT CERTAIN STRIP OF LAND, 60' WIDE, HAVING A RECORD CENTERLINE RADIUS OF 1000.00', DESCRIBED AS PARCEL C IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 47182, PAGE 104, OFFICIAL RECORDS OF SAID COUNTY;

SE'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°01'14" AN ARC DISTANCE OF 249.07' TO ITS INTERSECTION WITH THAT CERTAIN COURSE IN THE SELLY LINE OF SAID INSTRUMENT NO. 41 RECITED AS HAVING A BEARING AND DISTANCE OF S.28°08'49"W. 100.00'; SAID LAST COURSE BEING DESCRIBED AS BEING THE SWLY PROLONGATION OF A RADIAL OF THAT CERTAIN CURVE HAVING A RADIUS OF 950.08' AND PASSING THROUGH THE E'LY TERMINUS OF SAID CERTAIN CURVE;

14—S.28°20'48"W. 20.00' ALONG SAID RADIAL PROLONGATION AND THE E'LY LINE OF SAID INSTRUMENT NO. 41.

15 TO THAT CERTAIN COURSE IN THE NELLY LINE OF SAID PLACERITA CANYON ROAD (60' WIDE) BEING A CURVE, CONCAVE NELLY AND HAVING A RADIUS OF 970.08', SELLY ALONG SAID CURVE, AND NELLY LINE OF SAID PLACERITA CANYON ROAD, THROUGH A CENTRAL ANGLE OF 39°34'48" AN ARC DISTANCE OF 670.13' TO THE E'LY TERMINUS OF SAID CURVED N. LINE;

CONTINUING ALONG THE NELLY LINE OF SAID PLACERITA CANYON ROAD,

16 TANGENT TO SAID CURVE, N.78°46'00"E. 234.36' TO THE POINT OF BEGINNING.

DIGITAL DESCRIPTION: [ZGOIZD_NEWHALL]
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR