A RESOLUTION OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES RELATING TO THE ADOPTION OF PLAN AMENDMENT NO. 200900010 PROJECT NO. TR071216-(5)

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the California Government Code (commencing with section 65350) provides for the adoption and amendment of a jurisdiction's general plan; and

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

WHEREAS, the permittee, Golden Oak Ranch Properties ("Permittee"), proposes new development ("Project") within the 890-acre Golden Oak Ranch located within Los Angeles County ("Ranch"), which includes approximately 30 acres of off-site City of Los Angeles Department of Water and Power ("LADWP") transmission corridor right-of-way, plus other off-site improvements (together, "Project Site" as analyzed in the Draft Environmental Impact Report), consists of the following: A 44.28-acre onsite development associated with a vesting tentative tract map ("Map Area") plus approximately 14 of the 30 acres within the LADWP transmission line corridor for two adjacent parking lots, comprising a 58-acre area for the primary new development ("Development Area"). A 20-lot subdivision of the Map Area would be developed with a maximum of 555,950 square feet, including 12 soundstages, six production offices, six mills, six writer/producer bungalows, one warehouse, one commissary, and one administration building with a maximum building height of 60 feet, or, alternatively, an 18-lot subdivision of the Map Area would be developed in which in lieu of four soundstages, two mills, and two production offices within the northern portion of the Map Area, an optional media office building is proposed, reducing total development to 510,000 square feet. Other Project elements include: construction of a bridge 220 feet in length spanning Placerita Creek to provide primary access between areas north and south of the creek; construction of a central utility plant located in the southwest corner and an electrical substation located in the north corner of the Map Area; provision of parking exceeding County Code requirements within the Map Area and within the LADWP transmission corridor right-of-way in the 58-acre Development Area, or, alternatively additional parking within two on-site parking lots ("Conditional Parking Areas") located east of the Development Area; removal of 158 oak trees and encroachment into the protected zone of 82 oak trees; relocation of the Ranch foreman's mobile home residence from the Map Area to one of two potential sites on the southeastern corner of the Ranch; demolition of an abandoned structure located in the Map Area; vacation of Delden Road located within the Map Area; construction of a 2,000,000-gallon water tank, 40 feet in height, south of Placerita Canyon Road; provision of a trail approximately 4,600 feet in length and trail staging area of approximately 19,000 square feet south of Placerita Canyon Road, which would connect to existing trails within Angeles National Forest; and grading in excess of

100,000 cubic yards, including offsite transport and optional night hauling. The Project also proposes infrastructure improvements located on-site and off-site within unincorporated Los Angeles County and the City of Santa Clarita as well as the continuation of existing uses, including outdoor filming sets on 195 acres, filming backdrop on 637 acres and portions of the Development Area, and agricultural and oil production uses. The above project elements are together the Project. Conditions of existing Conditional Use Permit ("CUP") No. 04-089 are superseded and replaced by the subject CUP; and

WHEREAS, the Project Site is located at 19802 Placerita Canyon Road in the unincorporated area identified as Newhall and Sand Canyon on the County's Zoned District map; and

WHEREAS, in connection with the Project, the Permittee has requested the approval of this Plan Amendment No. 200900010 ("Plan Amendment"), as a related request, to amend the 1990 Santa Clarita Valley Area Plan local plan designation on the 44.28-acre Map Area from Hillside Management (HM) and Floodway/Floodplain (W) to Commercial (C); and

WHEREAS, consistent with the Government Code, the County considers no more than four Plan Amendments per year so that the cumulative effects of such amendments can be considered. The County considers the Plan Amendment for this Project as the second plan amendment for 2013. This Plan Amendment modifies provisions of the existing 1990 Area Plan to allow for appropriate and orderly development of multi-use projects in the County; and

WHEREAS, Zone Change No. 200900012 ("Zone Change") is a related request to change zoning of the 44.28-acre Map Area from A-2-1 (Heavy Agricultural-One Acre Minimum Lot Area) to C-M-DP (Commercial Manufacturing-Development Program) pursuant to Section 22.28.230 of the County Zoning Ordinance; and

WHEREAS, the County Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on Plan Amendment No. 200900010 and Zone Change No. 200900012, and Vesting Tentative Tract Map No. 071216, Conditional Use Permit No. 200900126, Oak Tree Permit No. 200900041, and Parking Permit No. 201000002 on June 19, 2013; and

WHEREAS, the approval of the Vesting Tentative Tract Map, Conditional Use Permit, Oak Tree Permit, and Parking Permit will not become effective unless and until the Board has approved the Plan Amendment, and adopted an ordinance effectuating the Zone Change, and such Plan Amendment and Zone Change have become effective; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The Project Site is located within the unincorporated area identified as Newhall and Sand Canyon on the County's Zoned District Map and near the City of Santa

Clarita, and it is bounded by State Route 14 ("SR 14") to the west, oil fields and open space to the south, national forest, open space, and a small residential subdivision to the east, and a ridgeline and commercial and residential developments to the north. Approximately 890 acres are located within the County area including the 30-acre transmission line corridor owned by LADWP.

2. Approval of the Vesting Tentative Tract Map, Conditional Use Permit, Oak Tree Permit, and Parking Permit will not become effective unless and until the Board has approved the proposed Plan Amendment and adopted an ordinance effectuating the proposed Zone Change, and such Plan Amendment and Zone Change have become effective.

3. Regional access to the Project Site is provided by SR 14 from the south and north at the Placerita Canyon Road off ramp.

4. The Project Site is approximately 890 gross acres in size plus off-site improvement areas ("Project Site"). The 44.28 acre Map Area plus the 14-acre portion of the LADWP right-of-way together comprise the 58-acre Development Area. The Project Site is 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 Project Site is currently developed as an outdoor filming ranch with an office and appurtenant facilities and agricultural uses located within the 195-acre primary use area with the remaining 637 acres used as oak restoration and buffer areas and filming backdrop.

5. The Exhibit "A" site plan includes depiction of the entire 890-acre Ranch including the subject 44.28-acre Map Area located within the 58-acre Development Area adjacent to and southeast of SR 14. The Development Area is split into two portions, one north of Placerita Creek and one south of the creek, largely comprised of disturbed earth and rock fill from Caltrans construction of SR 14. Proposed primary access is directly north of the northbound off ramp from SR 14, and secondary access is located at the existing main entrance approximately .5 mile to the southeast of SR 14 on Placerita Canyon Road. The proposed 14-acre parking area is located on flat disturbed land under the LADWP transmission line right of way owned by LADWP. The remaining existing filming ranch property is comprised of a valley (following Placerita Creek) and a side canyon (following Heil Creek) surrounded by hillsides to the north, east, south, and west. Oak trees surround most of the perimeter of the developed valley and side canyon set areas, and oak trees to be removed are located within the southeasterly portion of the proposed 58-acre Development Area. Native and non-native vegetation and disturbed and natural open space areas are located throughout the property. The 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.

6. The 44.28-acre Map Area of the Project Site was zoned A-2-1 at the time the Project application was deemed complete on May 4, 2010.

7. The properties surrounding the Project Site are located within the City of Santa Clarita and County unincorporated area subject to the respective jurisdiction's applicable zoning as follows:

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

8. Surrounding land uses within 1000 feet of the Project Site are as follows:

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

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

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

   b. Areas that required no further environmental review as described in the Initial Study were mineral resources, education and libraries, population, housing, and employment, and recreation.

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

i. Noise. The Project would result in significant and unavoidable impacts to the environment in the following areas: construction noise impacts during the off-site utility infrastructure installation; short term cumulative construction noise impacts during off-site utility infrastructure installation during construction of Related Projects, cumulative off-site traffic volumes would result in a significant and unavoidable operational noise impact affecting the existing residential development along Placerita Canyon Road west of Sierra Highway. Ten noise mitigation measures and project design features are required to mitigate noise impacts to the greatest extent feasible. Avoiding peak hour traffic for construction vehicle trips, keeping mechanical equipment operating below County and City noise standards, use of noise shielding and muffling devices on power construction equipment, and designing central utility plant and pump station so as to keep noise levels below County noise standards, are some of the measures required.

ii. Air Resources. Construction-related Project regional air quality impacts would be significant and unavoidable. Construction-related cumulative regional air quality impacts during Project and Related Projects construction would be significant and unavoidable. Nine air quality mitigation measures and project design features are required to mitigate air quality impacts to the greatest extent feasible. Compliance with Air Quality Management District rules for fugitive dust control such as regular watering of construction areas and covering stockpiled or trucked soil, limiting idling of trucks, required use of high-rated pollution control equipped equipment, and limiting the amount of grading per day are some of the required measures.

10. Based on the Initial Study, a Draft EIR was prepared for this Project. The Draft EIR was circulated for public comment for a period of 45 days, beginning on May 4, 2012, and ending on June 18, 2012. After the public comment period ended, a Final EIR was prepared with responses to comments received during the public comment period. Mitigation measures are necessary in order to ensure the proposed Project will not have a significant effect on the environment, and such measures have been included in the County's MMRP.

11. On June 4, 2012, a Hearing Examiner public hearing was held primarily to receive public testimony on the merits of the Draft EIR prior to Project consideration by the Regional Planning Commission. In addition to necessary corrections and clarifications, responses by the County to all of the comments received on the Draft EIR have been provided in the Final EIR. A total of

approximately 104 members of the public attended, and approximately 22 people provided comments at the hearing on the Draft EIR. Members of the public raised concerns regarding potential work in the public right-of-way, increased environmental impacts such as creek and oak tree impacts, traffic impacts, and protection of rural lifestyle. The majority of comments were favorable toward the project including comments on economic development such as job creation and retention of the filming industry in the region, and sensitivity to the environment through green building practices, energy and water conservation, restoration of oak trees and oak woodlands, and provision of a connector trail to Angeles National Forest.

12. The Draft EIR was circulated for public comment for a period of 45 days, beginning on May 4, 2012, and ending on June 18, 2012. After the public comment period ended, a Final EIR was prepared with responses to comments received during the public comment period.

13. In accordance with CEQA requirements to identify an environmentally superior alternative other than the No Project Alternative, a comparative analysis of the alternatives in the Draft EIR and Final EIR was done, and based on that analysis, the County as Lead Agency, determined that Alternative 3 Reduced Program Alternative was the environmentally superior alternative but would not eliminate significant impacts nor meet many of the Project's objectives.

14. The Final EIR identified mitigation measures necessary to minimize the Project's significant effects on the environment. Such measures have been included in the County's Mitigation Monitoring and Reporting Program ("MMRP") that was prepared for the Project. The Final EIR concluded that after implementation of the mitigation, the Project would nevertheless result in significant and unavoidable environmental impacts that would require the adoption of a SOC.

15. The MMRP prepared by the County in conjunction with the adopted EIR, identified in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment by the Project, with the exception of the significant unavoidable impacts identified in the CEQA Findings and for which the SOC concludes the benefits of the Project outweigh such impacts. The MMRP is consistent with the conclusions and recommendations of the adopted EIR.

16. A SOC is provided. The benefits and value of the Project outweigh the remaining significant impacts of the Project after all feasible mitigation has been proposed. A SOC is required to allow for the approval of the Project in light of the above remaining significant and unavoidable impacts of the Project. Public benefits of the Project include increased employment in the media and entertainment industry, permanent protection of natural terrain and retention of biotic resources by way of Project conditions and on-site deed restrictions, and the addition of 1,600 oak trees (nearly two-thirds more than required), provision of a publicly accessible multi-use connector trail to the Angeles National Forest, and provision

of surplus water storage facilities for community fire protection and water supply. These, and other project design features beyond those that are required, which are more fully described in the CEQA Findings of Fact and SOC, provide benefits supporting the determination that the benefits of the Project outweigh the Project's remaining significant and unavoidable impacts

17. The County as the Lead Agency, certified the Final EIR on June 19, 2013.

18. Regional Planning staff received 70 written comments during the 30-day public hearing notice period for the Project which began on May 20, 2013. Sixty seven comments indicated support for the Project. The basis for support included economic development through job creation and retaining media and entertainment operations in the region, preservation of open space, trail improvements, and compact development minimizing disturbance to the land. Three comments were provided either opposed or with concerns regarding the Project including concerns about water quality, intensity of development in a rural area, and quality of life threats.

19. 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.

20. The Project Site is designated as Categories HM and W on the 1990 Area Plan Land Use Policy Map. The Project Site currently operates 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 Project Site. The intent of the C classification is to provide for a 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 Project Site.

21. The Plan Amendment is necessary to authorize the proposed uses on the Project Site, 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 Project Site and enhances the Project Site's historic utilization as a key component of the motion picture industry. The Plan Amendment also enables the further regulation of such uses on the Project Site, and allows for the restriction and prohibition of uses on the Project Site to ensure compatibility with the surrounding community.

22. Approval of the Plan Amendment is in the best interest of the public health, safety, and general welfare, as 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 is in conformity with good planning practices, as 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 of co-location of indoor and outdoor filming operations facilitates a decreased need for Project transportation, which results in a decrease in air pollution as well as contributes to the conservation of energy. Additionally, the Project is designed in a manner that reduces the potential for additional intrusions into the surrounding neighborhoods by concentrating development in the interior portions of the Project Site, by ensuring that development at the boundaries of the Project Site is undertaken in a manner that is sensitive to the neighboring uses, and by sustaining a large buffer area surrounding the Project Site to minimize potential impacts on the adjacent or nearby uses.

23. 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 and with good access to transportation. The Plan Amendment facilitates the location of development that efficiently utilizes existing infrastructure and services and will support State and County efforts to provide increased employment opportunities near major employment centers. Such clustering of uses requiring less transportation and infrastructure will further reduce air pollution and contribute to the conservation of energy. Design features included in the Project will continue to ensure the Project's compatibility with the surrounding community, such as green building provisions, site-specific conditions, project design features, and mitigation measures, and inclusion of a mix of sound stages, office, and supporting uses to complement existing uses on the Project Site.

24. A need for the Plan Amendment exists within the area in order 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 zone.

25. 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 Project Site ideal for further compact development, intensifying its designation as a regional employment center for the filming industry while 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 Project Site are primarily reflective of the earlier planned use of the subject property as largely limited to only outdoor film production with 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 which has been established on the site since the original development of the property. The existing Hillside Management designation on approximately half of the proposed Development Area would allow residential development on the Project Site which would be incompatible with the existing filming ranch uses on the rest of the property, whereas the Floodway/Floodplain designation on the other half of the Project Site would remain as agricultural land and open space eliminating the opportunity for the co-location of indoor soundstages with outdoor filming ranch. Therefore, the regulations contained in and the development contemplated by the Plan Amendment would establish additional and appropriate land use controls for continuing the unique mix of uses on the Project Site in a manner that would ensure their internal compatibility as well as compatibility with the surrounding community.

26. The establishment of the Project is in conformance 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.

27. The Project is subject to the provisions of section 711.4 of the California Fish and Game Code and the regulations of the California Department of Fish and Wildlife.

28. The Permittee has satisfied the County "Burden of Proof" for the Plan Amendment.

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

30. 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.

31. 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.

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

33. Compatibility with surrounding land uses will be ensured through the adoption and/or approval of the related Zone Change, Vesting Tentative Tract Map, Conditional Use Permit, Oak Tree Permit, Parking Permit, and associated Conditions of Approval including the mitigation measures in the MMRP.

34. A duly noticed public hearing was held on June 19, 2013 before the Regional Planning Commission. Commissioners Louie, Valadez, Helsley, Pedersen, and Modugno were present. The applicant's representatives, Richard Ballering and Adam Gilbert presented testimony in favor of the request and answered questions presented by the Commission. Testimony was heard from twelve additional members of the public, including 10 in favor and two with concerns, followed by the applicant's rebuttal.

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

THEREFORE BE IT RESOLVED THAT THE REGIONAL PLANNING COMMISSION:

1. Certifies that, at the conclusion of the public hearing on the Project after considering the effects of the Project as set forth in the certified EIR, it adopted the County's MMRP and the County's Findings and SOC, found that the MMRP is adequately designed to ensure compliance with the mitigation measures during project implementation, found that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in the CEQA Findings and SOC, and determined that the remaining, significant unavoidable environmental impacts of the Project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the Project as stated in the Findings and SOC; and

2. Adopts Plan Amendment No. 200900010.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on June 19, 2013.

By _____
Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE:

Concurring: Louie, Valadez, Helsley, Pedersen, Modugno

Dissenting: None

Abstaining: None

Absent: None

Action Date: June 19, 2013

SZD:KKS
6/19/13

Attachments: 2012 Area Plan consistency analysis, Plan Amendment Map

AMENDMENT TO COUNTYWIDE GENERAL PLAN

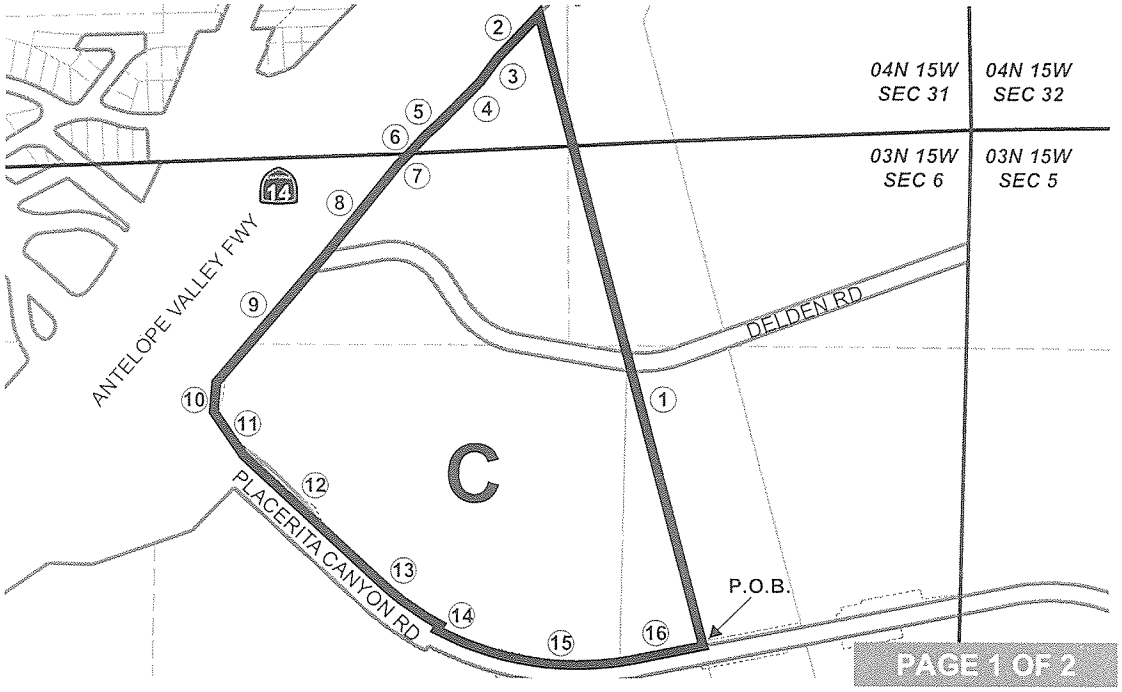
NEWHALL COMMUNITY

PLAN AMENDMENT: 200900010

ON:

CATEGORIES HM & W TO CATEGORY C

(PROPOSED: COMMERCIAL)



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 104, 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' 55"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˚25'45"W. 200.01';

(5) S.48˚25'51"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 SE'LY LINE OF THE LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED

CONTINUE TO PAGE 2.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 300 600 FEET

COUNTY ZONING MAP
246H137
249H137

DIGITAL DESCRIPTION: \ZCO\ZD_NEWHALL\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

AMENDMENT TO COUNTYWIDE GENERAL PLAN

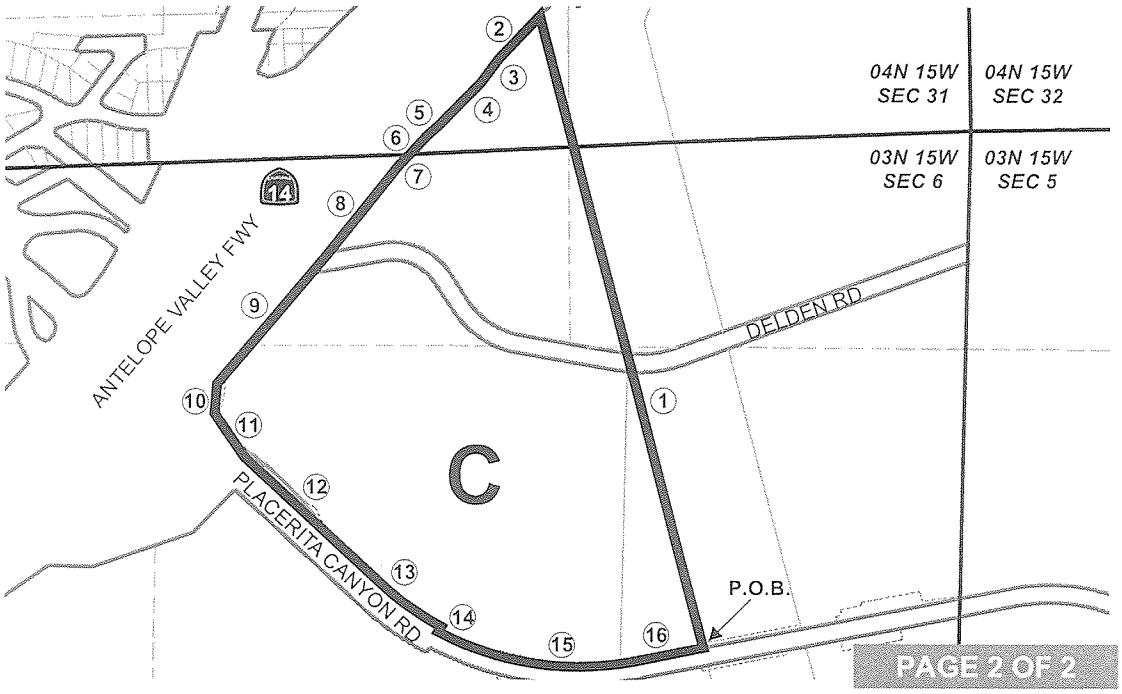
NEWHALL COMMUNITY

PLAN AMENDMENT: 200900010

ON:

CATEGORIES HM & W TO CATEGORY C

(PROPOSED: COMMERCIAL)



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 SE'LY 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.4˚43'15"W. 100.14';

(11) S.33˚44'54"E. 175.02';

(12) S.46˚37'58"E. 612.83'

(13) TO THE BEGINNING OF A TANGENT CURVE IN THE SE'LY 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 SE'LY 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 SW'LY PROLONGATION OF A RADIAL OF THAT CERTAIN CURVE HAVING A RADIUS OF 950.08' AND PASSING THROUGH THE E'LY TEMINUS 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 NE'LY LINE OF SAID PLACERITA CANYON ROAD (60' WIDE) BEING A CURVE, CONCAVE NE'LY AND HAVING A RADIUS OF 970.08'; SE'LY ALONG SAID CURVE, AND NE'LY 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 NE'LY LINE OF SAID PLACERITA CANYON ROAD,

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

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 300 600 FEET

COUNTY ZONING MAP
246H137
249H137

DIGITAL DESCRIPTION: \ZCO\ZD_NEWHALL\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

DISNEY | ABC STUDIOS AT THE RANCH
PROJECT NO. TR 071216-(5)
CONSISTENCY WITH THE
2012 SANTA CLARITA VALLEY AREA PLAN

For Disney | ABC Studios at The Ranch (Project), the Applicant requests a plan amendment of the 1990 Santa Clarita Valley Area Plan (1990 SCVAP) to change the land use designation of the area covered by the Project's proposed Vesting Tentative Tract Map No. 71216 from Watershed (W) and Hillside Management (HM) to Commercial (C). The Department of Regional Planning deemed complete the Project's application for VTTM No. 71216 on May 4, 2010. Since then, the County of Los Angeles Board of Supervisors adopted an update to the 1990 SCVAP, the One Valley One Vision (OVOV) Plan, known within Los Angeles County as the 2012 Santa Clarita Valley Area Plan (2012 SCVAP), on November 27, 2012. As approved, the 2012 SCVAP allows projects with applications deemed complete prior to the effective date of the 2012 SCVAP to be reviewed for consistency under the 1990 SCVAP. As such, the Project is being reviewed for consistency with the 1990 SCVAP.

Nevertheless, the Project is consistent with the 2012 SCVAP. This analysis summarizes the consistency of the Project with the policies, goals and objectives of the 2012 SCVAP by impact issues discussed in the Project's Environmental Impact Report (EIR).

A. Geotechnical Hazards

The 2012 SCVAP Safety Element describes the various natural and man-made hazards that exist in the area and provides guidelines for protecting public health and safety. Specific policies and standards are set forth to minimize risks from identified hazards and address emergency response services. The following 2012 SCVAP policies relate to geology issues applicable to the Project:

- Policy S-1.2.1: Implement requirements of the Alquist-Priolo Earthquake Fault Zoning Act.

- Policy S-1.2.2: Restrict the land use type and intensity of development in areas subject to fault rupture, landslides, or liquefaction, in order to limit exposure of people to seismic hazards.

- Policy S-1.2.3: Require soils and geotechnical reports for new construction in areas with potential hazards from faulting, landslides, liquefaction, or subsidence, and incorporate recommendations from these studies into the site design as appropriate.

- Policy S-1.2.4: Enforce seismic design and building techniques in the County Building Code.

Project Consistency

Extensive site investigations, including a Preliminary Geotechnical Investigation have been prepared for the Project, approved by the Department of Public Works, and appended to the Draft EIR. The Project would be consistent with applicable 2012 SCVAP provisions with implementation of the following Project design features: concentrating development outside areas exhibiting high environmental sensitivity and implementing appropriate corrective measures, including slope stabilization by Placerita Creek and replacement of existing fill soils with engineered fill or the use of pile foundations within the fill pads in the Project's development area created by Caltrans in the 1970s during construction of State Route 14.

With the exception of relatively steep slopes within the area of the proposed water tank and the area of the proposed trail, the natural slopes within much of the area proposed for new development are relatively flat, and no evidence of pre-existing slope instability was encountered during geotechnical studies for the Project. The 60-foot slope located on the eastern side of the southern fill pad would be graded to provide a more level finished grade, and appropriate geotechnical features would be implemented, including the use of engineered fill and pile foundations in potential liquefaction areas. Limited grading would occur within the area of the water tank in order to smooth and pave the existing unpaved access road and construct a pad for the water tank. Similarly, limited grading would occur within the area of the trail to create smooth grades for trail users. As discussed above, the Project would minimize risks associated with natural hazards through the incorporation of a variety of safety features.

The Seismic Hazards Zone Map (SHZM) indicates the Project site does not lie within an area designated as prone to future earthquake-induced landslides or in an area of previous landslide occurrence.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to geotechnical hazards.

B. Flood Hazards and Hydrology

The 2012 SCVAP Conservation and Open Space Element incorporates public services and utilities and addresses open space and conservation issues pertaining to hydrology and water quality. Goal CO-4.3 of the Conservation and Open Space Element is to limit disruption of natural hydrology by reducing impervious cover, increasing on-site infiltration, and managing stormwater runoff at the source. Policies identified to achieve this goal include the following:

- Policy CO-4.3.1: On undeveloped sites proposed for development, promote onsite stormwater infiltration through design techniques such as pervious paving, draining runoff into bioswales or properly designed landscaped areas, preservation of natural soils and vegetation, and limiting impervious surfaces.

- Policy CO-4.3.3: Provide flexibility for design standards for street width, sidewalk width, parking, and other impervious surfaces when it can be shown that such reductions will not have negative impacts and will provide the benefits of stormwater retention, groundwater infiltration, reduction of heat islands, enhancement of habitat and biodiversity, saving of significant trees or planting of new trees, or other environmental benefit.

- Policy CO-4.3.4: Encourage and promote the use of new materials and technology for improved stormwater management, such as pervious paving, green roofs, rain gardens, and vegetated swales.

- Policy CO-4.3.5: Where detention and retention basins or ponds are required, seek methods to integrate these areas into the landscaping design of the site as amenity areas, such as a network of small ephemeral swales treated with attractive planting.

- Policy CO-4.3.6: Discourage the use of mounded turf and lawn areas which drain onto adjacent sidewalks and parking lots, replacing these areas with landscape designs that retain runoff and allow infiltration.

The 2012 SCVAP Safety Element also describes natural and man-made hazards that may affect existing and future residents and provides guidelines for protecting public health and safety. Goal S-2 of the Safety Element is to protect public safety and property from unreasonable risks due to flooding. Relevant policies identified to achieve this goal include the following:

- Policy S-2.1.1: On the Land Use Map, designate appropriate areas within the floodplain as open space for multi-use purposes, including flood control, habitat preservation, and recreational open space. Development in the floodplain will require mitigation as deemed necessary by the reviewing authority.
- Policy S-2.1.2: Promote Low Impact Development standards on development sites, including but not limited to minimizing impervious surface area and promoting infiltration, in order to reduce the flow and velocity of stormwater runoff throughout the watershed.

- Policy S-2.1.3: Promote the use of vegetated drainage courses and soft-bottom channels for flood control facilities to the extent feasible, in order to achieve water quality and habitat objectives in addition to flood control.

- Policy S-2.3.1: Implement drainage master plans designed to handle storm flows from the 100-year storm.

- Policy S-2.4.1: Require that new development comply with FEMA floodplain management requirements.

- Policy S-2.4.2: On the Land Use Map, restrict the type and intensity of land use in flood-prone areas, or require flood-proof construction, as deemed appropriate.

- Policy S-2.5.2: Provide for the maintenance of drainage structures and flood control facilities to avoid system malfunctions and overflows.

Project Consistency

In accordance with FEMA requirements, prior to the commencement of construction, the Applicant would obtain a Conditional Letter of Map Revision (CLOMR) from FEMA for the proposed encroachment of Project development into FEMA Zone A. The Project also would support numerous 2012 SCVAP goals and policies related to hydrology and flood hazards by the following: maintaining existing drainage patterns; designing flood control facilities that promote safety and minimize the alteration of natural stream channels; providing for on-site stormwater infiltration; integrating detention basins into the Project's landscaping plan, including the use of vegetated swales; ensuring structures are not placed within the 100-year floodplain and no development occurs within a floodway; minimizing increased runoff, soil erosion, and streambed sedimentation; complying with applicable TDML standards; minimizing water pollution, soil erosion and sedimentation; preserving the natural drainage channel within Placerita Creek, including its soft bottom; and implementing low impact development (LID) techniques and reducing flooding hazards.

Additionally, the Project would be consistent with the County's LID policies by preserving or mimicking the development area's natural hydrology by generally maintaining existing drainage patterns, implementing a drainage system designed to maintain existing runoff volumes, and implementing of LID best management practices (BMPs). The proposed BMPs would be designed to conserve watershed resources and help reduce the impacts of development.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to flood hazards and hydrology.

C. Noise

The 2012 SCVAP Noise Element is a comprehensive program for including noise management in the planning process, providing a tool for planners to use in achieving and maintaining land uses compatible with existing and future environmental noise levels. The following policies and objectives related to noise are relevant to the Project:

- Policy N-1.1.2: Continue to implement the adopted Noise Ordinance and other applicable code provisions, consistent with state and federal standards, which establish noise impact thresholds for noise abatement and attenuation, in order to reduce potential health hazards associated with high noise levels.

- Policy N-1.1.3: Include consideration of potential noise impacts in land use planning and development review decisions.

- Policy N-2.1.2: Encourage the use of noise absorbing barriers, where appropriate.

- Objective N-4.1: Prevent, mitigate, and minimize noise spillover from commercial and industrial uses into adjacent residential neighborhoods and other noise sensitive uses.

- Policy N-4.1.2: Require appropriate noise buffering between commercial or industrial uses and residential neighborhoods and other sensitive uses.

- Policy N-4.1.3: Adopt and enforce standards for the control of noise from commercial and entertainment establishments when adjacent to residential neighborhoods and other sensitive uses.

Project Consistency

The Project would comply with all federal, state, County, and City of Santa Clarita requirements relating to noise, including the noise compatibility guidelines for general land use planning adopted by the State of California, the Noise Control Ordinance of the County of Los Angeles, the City of Santa Clarita ordinance to control point source noise, Federal Transit Administration Vibration Standards, Caltrans Vibration Standards, and the Los Angeles County Vibration Standards. The Project would support numerous 2012 SCVAP goals and policies related to noise by the following: equipping construction equipment with noise mufflers; scheduling construction-related truck trips outside of the peak traffic hours; installing or constructing mechanical/electrical equipment and mechanical buildings that would be designed to meet the noise limit requirements of the Los Angeles County Code; and creating a vegetative barrier along the perimeter of the Project site adjacent to SR-14 and Placerita Canyon Road.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to noise.

D. Water Quality

The 2012 SCVAP Conservation and Open Space Element incorporates public services and utilities and addresses open space and conservation issues pertaining to hydrology and water quality, among others. Goal CO-4.3 of the Conservation and Open Space Element is to limit disruption of natural hydrology by reducing impervious cover, increasing on-site infiltration, and managing stormwater runoff at the source. Policies identified to achieve this goal include the following:

- Policy CO-4.4.1: Cooperate with the Los Angeles County Sanitation District and Regional Water Quality Control Board as appropriate to achieve Total Maximum Daily Load (TMDL) standards for chlorides in the Santa Clara River.

- Policy CO-4.4.2: Support the cooperative efforts of property owners and appropriate agencies to eliminate perchlorate contamination on the Whittaker-Bermite property, and eliminate the use of any industrial chemicals or wastes in a manner that threatens groundwater quality.

- Policy CO-4.4.3: Discourage the use of chemical fertilizers, herbicides and pesticides in landscaping to reduce water pollution by substances hazardous to human health and natural ecosystems.

- Policy CO-4.4.4: Promote the extension of sanitary sewers for all urban uses and densities, to protect groundwater quality, where feasible.

In addition, the 2012 SCVAP Safety Element describes natural and man-made hazards that may affect existing and future residents, and provides guidelines for protecting public health and safety. The Safety Element also sets forth goals and policies and implementation actions. The following policy relates to water quality:

- Policy S-2.1.3: Promote the use of vegetated drainage courses and soft-bottom channels for flood control facilities to the extent feasible, in order to achieve water quality and habitat objectives in addition to flood control.

Project Consistency

The Project would comply with all state and County requirements relating to water quality, including NPDES and LID requirements. The Project would support numerous 2012 SCVAP policies related to water quality by the following: complying with NPDES permit requirements and implementing a SWPPP during construction and a SUSMP during operations; complying with applicable TDML standards; minimizing water pollution, soil erosion and sedimentation; preserving the natural drainage channel within Placerita Creek, including its soft bottom; introducing vegetated swales; and implementing LID techniques.

Additionally, the Project would be consistent with the County's LID policies by preserving or mimicking the development area's natural hydrology by generally maintaining existing drainage patterns, implementing a drainage system designed to maintain existing runoff volumes, and implementing LID BMPs. The proposed BMPs would be designed to conserve watershed resources and help reduce the impacts of development.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to water quality.

E. Air Quality

The following policies in the 2012 SCVAP Circulation Element and Conservation and Open Space Element relate to air quality issues applicable to the Project:

- Policy C-1.2.11: Reduce vehicle miles traveled (VMT) through the use of smart growth concepts.
- Policy C-3.1.1: In evaluating new development projects, require trip reduction measures as feasible to relieve congestion and reduce air pollution from vehicle emissions.
- Policy C-3.1.3: Promote the use of flexible work schedules and telecommuting to reduce home to work trips.
- Policy C-3.1.4: Promote the use of employee incentives to encourage alternative travel modes to work.
- Policy C-3.1.5: Promote the use of van pools, car pools, and shuttles to encourage trip reduction.
- Policy C-3.1.6: Promote the provision of showers and lockers within businesses and employment centers, in order to encourage opportunities for employees to bicycle to work.
- Policy CO-7.1.2: Support the use of alternative fuel vehicles.
- Policy CO-7.1.3: Support alternative travel modes and new technologies, including infrastructure to support alternative fuel vehicles, as they become commercially available.
- Policy CO-7.2.1: Ensure adequate spacing of sensitive land uses from the following sources of air pollution: high traffic freeways and roads; distribution centers; truck stops; chrome plating facilities; dry cleaners using perchloroethylene; and large gas stations, as recommended by CARB.

Project Consistency

The Project would support the policies established in the 2012 SCVAP. As discussed above, development of the Project would implement Project design features that would reduce vehicular trips, reduce vehicle miles traveled, and encourage use of alternative modes of transportation. The Project would substantially reduce the number of truck trips from outside productions which currently require travel between film shoots on the Ranch and off-site production facilities, thus advancing regional air quality goals. The Project would minimize regional air quality impacts from new development by conserving energy through the use of highly efficient electric and HVAC equipment

(housed in the proposed central plant), conserving water through the use of irrigation/sprinkler controls and low consumption fixtures, and implementing building design and construction that achieves the equivalent of the LEED™ Silver Certification for most of the buildings within the development area.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to air quality.

F. Air Quality – Climate Change

The following policies in the 2012 SCVAP Circulation Element and 2012 SCVAP Conservation and Open Space Element relate to greenhouse gas (GHG) issues applicable to the Project:

- Policy C-1.2.11: Reduce vehicle miles traveled (VMT) through the use of smart growth concepts.
- Policy C-3.1.1: In evaluating new development projects, require trip reduction measures as feasible to relieve congestion and reduce air pollution from vehicle emissions.
- Policy C-3.1.3: Promote the use of flexible work schedules and telecommuting to reduce home to work trips.
- Policy C-3.1.4: Promote the use of employee incentives to encourage alternative travel modes to work.
- Policy C-3.1.5: Promote the use of van pools, car pools, and shuttles to encourage trip reduction.
- Policy C-3.1.6: Promote the provision of showers and lockers within businesses and employment centers, in order to encourage opportunities for employees to bicycle to work.
- Policy CO-7.1.2: Support the use of alternative fuel vehicles.
- Policy CO-7.1.3: Support alternative travel modes and new technologies, including infrastructure to support alternative fuel vehicles, as they become commercially available.
- Policy CO-8.2.8: Promote the purchase of energy-efficient and recycled products, and vendors and contractors who use energy-efficient vehicles and products, consistent with adopted purchasing policies.
- Policy CO-8.3.1: Evaluate development proposals for consistency with the ordinances developed through the County's Green Building Program.

- Policy CO-8.3.2: Promote construction of energy-efficient buildings through the certification requirements of the ordinances developed through the County's Green Building Program.

- Policy CO-8.3.6: Encourage new development to use passive solar heating and cooling techniques in building design and construction, which may include but are not be limited to building orientation, clerestory windows, skylights, placement and type of windows, overhangs to shade doors and windows, and use of light colored roofs and paving materials.

- Policy CO-8.3.7: Encourage the use of trees and landscaping to reduce heating and cooling energy loads, through shading of buildings and parking lots.

- Policy CO-8.3.8: Encourage energy-conserving heating and cooling systems and appliances, and energy-efficiency in windows and insulation, in all new construction.

- Policy CO-8.3.9: Limit excessive lighting levels, and encourage a reduction of lighting when businesses are closed to a level required for security.

- Policy CO-8.4.4: Promote commercial and industrial recycling, including recycling of construction and demolition debris.

Project Consistency

The County of Los Angeles Green Building Program incorporates green building standards into all appropriate industrial, commercial, and residential development projects in an effort to improve the County's energy efficiency, reduce its contribution of GHGs within California, and achieve compliance with AB 32. As discussed above, the Project is designed with a number of features consistent with the Los Angeles County Green Building Program goals which would decrease vehicle miles traveled, conserve water, increase energy efficiency, use appropriate building materials, reduce waste, and improve public health.

The Project would satisfy all applicable policies pertaining to GHG emissions. As discussed above, development of the Project would implement Project design features that would reduce vehicular trips, reduce vehicle miles traveled, and encourage use of alternative modes of transportation. The Project would substantially reduce the number of truck trips from outside productions which currently require travel between film shoots on the Ranch and off-site production facilities, thus advancing regional air quality goals. In addition, the Project would minimize GHG emissions from new development by conserving energy through the use of highly efficient electric and HVAC equipment (housed in the proposed central plant), conserving water through the use of irrigation/sprinkler controls and low consumption fixtures, and implementing building

design and construction that achieves the equivalent of the LEED™ Silver Certification for many of the buildings within the development area.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to climate change.

G. Biological Resources

The 2012 SCVAP Conservation and Open Space Element addresses the protection of biological resources through the following policies:

- Policy CO-3.1.3: On previously undeveloped sites ("greenfields") identify biological resources and incorporate habitat preservation measures into the site plan, where appropriate.

- Policy CO-3.1.4: For new development on sites with degraded habitat, include habitat restoration measures as part of the project development plan, where appropriate.

- Policy CO-3.1.5: Promote the use of site-appropriate native or adapted plant materials, and prohibit use of invasive or noxious plant species in landscape designs.

- Policy CO-3.1.6: On development sites, preserve and enhance natural site elements including existing water bodies, soil conditions, ecosystems, trees, vegetation and habitat, to the extent feasible.

- Policy CO-3.1.7: Limit the use of turf-grass on development and promote use of native or adapted plantings to promote biodiversity and natural habitat.

- Policy CO-3.1.8: On development sites, encourage tree planting to provide habitat and shade to reduce the heat island effect caused by pavement and buildings.

- Policy CO-3.1.9: During construction, ensure preservation of habitat and trees designated to be protected through use of fencing and other means as appropriate, so as to prevent damage by grading, soil compaction, pollution, erosion or other adverse construction impacts.

- Policy CO-3.1.10: To the extent feasible, encourage a high ratio of open space to development footprint to promote biodiversity.

- Policy CO-3.2.1: Protect wetlands from development impacts, with the goal of achieving no net loss (or functional reduction) of jurisdictional wetlands within the planning area.

- Policy CO-3.2.2: Ensure that development is located and designed to protect oak, sycamore, and other significant indigenous woodlands.

- Policy CO-3.2.3: Ensure protection of any endangered or threatened species or habitat, in conformance with State and federal laws.

- Policy CO-3.2.4: Protect biological resources in the designated Significant Ecological Areas (SEAs) through the siting and design of development which is highly compatible with the SEA resources. Specific development standards shall be identified to control the types of land use, density, building location and size, roadways and other infrastructure, landscape, drainage, and other elements to assure the protection of the critical and important plant and animal habitats of each SEA. In general, the principle shall be to minimize the intrusion and impacts of development in these areas with sufficient controls to adequately protect the resources.

- Policy CO-3.3.1: Protect the banks and adjacent riparian habitat along the Santa Clara River and its tributaries, to provide wildlife corridors.

- Policy CO-3.5.2: Where appropriate, promote planting of trees that are native or climactically appropriate to the surrounding environment, emphasizing oaks, sycamores, maple, walnut, and other native species in order to enhance habitat, and discouraging the use of introduced species such as eucalyptus, pepper trees, and palms except as ornamental landscape features.

- Policy CO-3.5.3: Pursuant to the requirements of the Zoning Ordinance, protect heritage oak trees that, due to their size and condition, are deemed to have exceptional value to the community.

- Policy CO-3.6.1: Minimize light trespass, sky-glow, glare, and other adverse impacts on the nocturnal ecosystem by limiting exterior lighting to the level needed for safety and comfort; eliminate unnecessary lighting for landscaping and architectural purposes, and encourage reduction of lighting levels during non-business nighttime hours.

- Policy CO-3.6.5: Ensure revegetation of graded areas and slopes adjacent to natural open space areas with native plants (consistent with fire prevention requirements).

The existing Significant Ecological Area (SEA) overlay maps, which are a part of the County's adopted General Plan and the 1990 SCVAP, do not overlap with the development area, the water tank area, or the off-site infrastructure improvement area. The County, however, recently updated the SEA overlay maps for the Santa Clarita Valley as part of the 2012 SCVAP, which is the update to 1990 SCVAP. In the updated SEA overlay maps, portions of the development area – in particular, the hillside above the northern fill pad, Placerita Creek, and the water tank area – have been designated

within the Santa Clara River SEA (SEA 20). This proposed designation excludes most of the Ranch floor and the two large, mostly barren fill pads within the development area.

Project Consistency

The Project would comply with all federal, state, regional, County, and City requirements relating to biological resources, including those set forth in the Federal and California Endangered Species Acts, the Migratory Bird Treaty Act, Clean Water Act, California Fish and Game Code, the County Oak Tree Ordinance, and the City of Santa Clarita Tree Protection Ordinance. The Project would support numerous 2012 SCVAP goals and policies related to biological resources by the following: preserving natural site elements; enhancing existing riparian areas and restoring degraded streams; minimizing the transport of sediment into Placerita Creek and its tributaries; revegetating graded areas and slopes; preserving heritage trees; planting hundreds of new oak trees; using fencing during construction to prevent adverse impacts to protected trees during construction; and limiting exterior lighting.

Even with the inclusion of the hillside above the northern pad in the development area, Placerita Creek, and the water tank area within the Santa Clara River SEA (SEA 20) as part of the November 2012 approval by the County Board of Supervisors of the 2012 SCVAP, the Project would be consistent with this designation. Protective measures, such as fencing, would be implemented to prevent encroachment into the portions of the SEA outside the development area. Furthermore, the Project would enhance the SEA area around the development area by stabilizing the slopes of the fill pads on either side of Placerita Creek created by Caltrans in the 1970s, limiting future erosion of the slopes to Placerita Creek, and planting native vegetation on the stabilized slopes to create a large riparian corridor along Placerita Creek. The road to the water tank area already exists, but will be repaved to provide all-weather access and the water tank will be placed in an area surrounded by oil extractions wells.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to biological resources.

H. Cultural Resources

The 2012 SCVAP Conservation and Open Space Element addresses the protection of historical and culturally significant resources that contribute to community identity and a sense of history. The following policies are relevant to the Project:

- Policy CO-5.3.1: For any proposed Area Plan Amendment, Specific Plan, or Specific Plan Amendment, notify and consult with any California Native American tribes on the contact list maintained by the California Native American Heritage Commission that have traditional lands within the County's jurisdiction, regarding any potential impacts to Native American resources from the proposed action, pursuant to State guidelines.

- Policy CO-5.3.2: For any proposed development project that may have a potential impact on Native American cultural resources, provide notification to California Native American tribes on the contact list maintained by the Native American Heritage Commission that have traditional lands within the County's jurisdiction, and consider the input received prior to a discretionary decision.

- Policy CO-5.3.3: Review and consider a cultural resources study for any new grading or development in areas identified as having a high potential for Native American resources, and incorporate recommendations into the project approval as appropriate to mitigate impacts to cultural resources.

Project Consistency

The Project would comply with all federal, state, County, and City requirements relating to cultural resources, including those set forth in the National Historic Preservation Act of 1966, as amended, CEQA, the California Register of Historical Resources, Public Resources Code Section 5024, and Chapter 3.30 of the Los Angeles County Code. The Project would support numerous 2012 SCVAP goals and policies related to cultural resources by the following: monitoring of all ground-disturbing activities by a paleontological monitor; conducting Native American consultation and notification; incorporating recommendations into the Project approval as appropriate to mitigate impacts to cultural resources; and notifying an archaeologist if archaeological resources are found.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to cultural resources.

I. Agricultural Resources

Although the 2012 SCVAP Conservation and Open Space Element does not include extensive discussion regarding agricultural lands, it contains the following relevant policy:

- Policy CO-10.1.9: Preserve forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, groundwater recharge areas, and other open space that provides nature carbon sequestration benefits.

In addition, the 2012 SCVAP Land Use Element addresses agricultural uses to some extent. This Element defines the various types of designated farmland that occur within the Santa Clarita Valley, based on the Department of Conservation (DOC) definitions, and indicates that the Santa Clarita Valley planning area contains approximately 1,994 acres of land designated on the State's Farmland Map, as well as over 61,000 acres of Grazing Land. The designated farmlands occur in scattered locations, generally along the creeks and rivers that traverse the Valley. The Grazing Lands are intended to remain largely undeveloped, often occurring adjacent to U.S.

Forest Service land, and are typically designated as Rural Land, which allows low-density development on large lots. The following policy relates to this issue:

- Policy LU-1.1.7: Preserve and protect important agricultural resources, including farmland and grazing land, through designating these areas as Rural Land on the Land Use Map where appropriate.

Project Consistency

The Department of Conservation has designated portions of the Ranch as Grazing Land, which does not fall under the State's threshold of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Nevertheless, the Project would continue the agricultural uses along with filming uses on the portions of the 890-acre Ranch outside the development area.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to agricultural resources.

J. Visual Resources

The 2012 SCVAP Conservation and Open Space Element establishes a policy framework for the designation and long-term preservation of open space within the Santa Clarita Valley and addresses associated uses and benefits of scenic views and community character. Scenic resources identified within the Conservation and Open Space Element include Placerita Canyon, noted for its oak woodlands, Placerita Creek and its associated riparian habitat, and long-range views. Goals include the following: the protection of the scenic character of local topographic features, oak woodlands and other unique habitats; maintenance of the scenic character of designated routes, gateways, and vista points along roadways; and limitation of adverse impacts by humans on the scenic environment. Relevant policies include the following:

- Policy CO-6.1.1: Protect scenic canyons, as described in Part I of the Conservation and Open Space Element, from overdevelopment and environmental degradation.

- Policy CO-6.4.2: Through the development review process, ensure that new development preserves scenic habitat areas to the extent feasible.

- Policy CO-6.5.1: In approving new development projects, consider scenic views at major entry points to the Santa Clarita Valley, including gateways located at Newhall Pass and along Lake Hughes Road, Route 126, Bouquet Canyon Road, Sierra Highway, State Route 14, and other locations as deemed appropriate by the reviewing authority.

- Policy CO-6.6.1: Enhance views of the night sky by reducing light pollution through use of light screens, downward directed lights, minimized reflective

paving surfaces, and reduced lighting levels, as deemed appropriate by the reviewing authority.

- Policy CO-6.6.4: Where appropriate, require new development to be sensitive to scenic viewpoints or viewsheds through building design, site layout and building heights.

- Policy CO-6.4.5: Encourage undergrounding of all new utility lines, and promote undergrounding of existing lines where feasible and practicable.

In addition, the 2012 SCVAP Land Use Element addresses urban form, community design, and beautification issues, including the preservation and enhancement of significant ridgelines, hillsides, and the Santa Clara River (and its tributaries). The following applicable policies relate to the 2012 SCVAP's objectives to protect significant resources from development, maintain distinctive community character, promote high quality development, and maintain the natural beauty of the Santa Clarita Valley's hillsides, significant ridgelines, canyons, oak woodlands, rivers, and streams:

- Policy LU-1.1.4: Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.

- Policy LU-1.1.6: Preserve the rural lifestyle in canyons and low-density, outlying areas of the Santa Clarita Valley, through designating these areas as Rural Land on the Land Use Map where appropriate.

- Policy LU-1.2.6: In Placerita Canyon, ensure compatibility of development with existing rural, equestrian lots and the adjacent National Forest land; maintain community character in accordance with the City's Placerita Canyon Special Standards District (PCSSD); provide an orderly transition between existing rural and low-density residential uses and proposed new development; and require the provision of needed infrastructure. Support efforts by the City and the Placerita Canyon Property Owners Association to work together to amend the PCSSD to provide additional certainty and expectations for the developed areas within the PCSSD and to create flexibility and continuity, subject to the provisions outlined above, for undeveloped properties within the PCSSD. These changes will include transitional density provisions and rules and regulations that will clearly outline development codes within Placerita Canyon.

- Policy LU-1.3.1: Encourage subdivision design techniques that reflect underlying physical topography or other unique physical features of the natural terrain.

- Policy LU-1.3.2: Substantially retain the integrity and natural grade elevations of significant natural ridgelines and prominent landforms that form the Valley's skyline backdrop.

- Policy LU-1.3.3: Discourage development on ridgelines and lands containing 50% slopes so that these areas are maintained as natural open space.

- Policy LU-1.3.6: Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas.

- Policy LU-6.1.3: Ensure that new development in hillside areas is designed to protect the scenic backdrop of foothills and canyons enjoyed by Santa Clarita Valley communities, through requiring compatible hillside management techniques that may include but are not limited to density-controlled development (clustering) subject to the limitations in Policy LU-1.3.5; contouring and landform grading; revegetation with native plants; limited site disturbance; avoidance of tall retaining and build-up walls; use of stepped pads; and other techniques as deemed appropriate.

- Policy LU-6.3.2: Develop compatible landscape plans for major arterials traversing the Santa Clarita Valley, including landscaped medians and parkways, and implement these plans in both County and City of Santa Clarita areas, where feasible and appropriate based on right of way and other conditions.

- Policy LU-6.3.3: Enhance major entrance points to the community, including on and off ramps from Interstate 5 and State Route 14; entrances along State Route 126; and at the northern and southern entrance points on Sierra Highway, where feasible and appropriate.

- Policy LU-6.3.4: Require undergrounding of utility lines for new development where feasible, and plan for undergrounding of existing utility lines in conjunction with street improvement projects where economically feasible.

- Policy LU-6.5.1: Require use of high quality, durable, and natural-appearing building materials, pursuant to the ordinances developed through the County's Green Building Program.

- Policy LU-6.5.2: Encourage the use of designs and architectural styles that incorporate classic and timeless architectural features.

- Policy LU-6.5.3: Require architectural enhancement and articulation on all sides of buildings (360 degree architecture), with special consideration at building entrances and corners, and along facades adjacent to major arterial streets.

- Policy LU-6.5.4: Evaluate new development in consideration of its context, to ensure that buildings create a coherent living environment, a cohesive urban fabric, and contribute to a sense of place consistent with the surrounding neighborhoods.

- Policy LU-7.6.1: Limit outdoor lighting levels to the minimum needed for safety and security, and encourage lower lighting levels when businesses are closed.

- Policy LU-7.6.4: Encourage site designs that protect oak trees, hillsides, and biological resources through creative solutions.

Project Consistency

The Project would support numerous 2012 SCVAP goals and policies related to visual qualities by the following: implementing high quality design standards to ensure new development is integrated with the surrounding natural environment, is compatible with the Ranch's rural character, and protects scenic and habitat resources; introducing appropriate aesthetic features to promote a positive and cohesive visual identity for the Project; retaining the integrity and natural grade elevations of ridgelines and prominent landforms to protect their natural and scenic character; implementing an extensive oak tree planting program which would plant hundreds of new oak trees throughout the Ranch; protecting and enhancing views of Placerita Creek, the Ranch, and the scenic backdrop of the surrounding foothills; using high quality, durable, and natural-appearing building materials; designing buildings with architectural enhancements and articulation that promote a pedestrian-friendly environment; undergrounding utility lines on-site; and limiting outdoor lighting levels to the minimum needed for safety and security in order to minimize light trespass and light pollution.

Additionally, the Project would specifically support Policy LU-1.2.6 regarding the compatibility of development with existing rural properties and adjacent National Forest land in Placerita Canyon. Motion picture and television filming, set construction and agricultural activities have occurred at the Ranch since at least the 1950s. The Project is designed to provide state-of-the-art soundstages constructed in a manner that blends with the surrounding environment and minimizes any adverse impact to the natural environment. Project buildings would be designed to reflect the existing agrarian and rustic character of the Ranch, with the intent of complementing the surrounding rural setting. Buildings would be screened from Placerita Canyon Road and SR-14 with landscaping, including mature oak trees and other native trees. The Project would allow clustered development in the westernmost portion of the Ranch, an area which is highly disturbed from its natural state and adjacent to SR-14, while maintaining the rural nature of the working filming ranch. The Project would preserve the surrounding hillsides of the Ranch as 637 acres of the 890-acre Ranch would continue to be used primarily as undeveloped filming backdrop.

The portions of the Ranch located within the National Forest are private in-holdings, owned by the Applicant; however, the Project would be located outside

National Forest boundaries on two large, mostly barren fill pads of approximately 24 acres created by Caltrans during construction of SR-14 in the early 1970s. These areas would be transformed by enhanced landscaping and architecture that blend with the surrounding rural environment.

Finally, the Project would provide needed infrastructure by providing the utility infrastructure required to support the Project and the surrounding area, including the installation of sewer and water lines and the construction of a water tank to be operated by the Newhall County Water District.

Although not specifically applicable, with respect to the County's hillside requirements, the Project would be consistent with the Hillside Design Guidelines, the purpose of which is to promote quality design and development compatible with existing natural surroundings. Specifically, the Project would do the following: preserve distinct natural features and the general existing topographical forms within the development area; preserve prominent ridgelines; place buildings to ensure views and avoid monotony; preserve significant trees and habitat, natural watercourses, and distinctive natural features; place the proposed water tank and substation below ridgelines; vary the scale, form, materials, and treatment of new buildings; use rounded roofs; screen rooftop equipment; landscape with native plants; and introduce low intensity, unobtrusive lighting.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to visual qualities.

K. Traffic, Access and Parking

The 2012 SCVAP Circulation Element sets forth goals and policies and implementation actions aimed at the continued development of efficient, cost-effective and comprehensive transportation systems. The overall goals and objectives of the Circulation Element call for an inter-connected, multimodal circulation network that improves mobility, provides viable alternatives to automobile use, and protects the environment and quality of life; the coordination of land use and circulation planning; and conformance with consistent standards and regional transportation plans. Pertinent policies identified to achieve these objectives include the following:

- Policy C-1.1.4: Promote public health through provision of safe, pleasant, and accessible walkways, bikeways, and multi-purpose trail systems for residents.

- Policy C-1.1.5: Plan for efficient links between circulation systems at appropriate locations, including but not limited to bus-rail connections and pedestrian-bus connections.

- Policy C-1.1.6: Provide adequate facilities for multi-modal travel, including but not limited to bicycle parking and storage, expansion of park-and-ride lots, and adequate station and transfer facilities in appropriate locations.

- Policy C-1.1.7: Consider the safety and convenience of the traveling public, including pedestrians and cyclists, in design and development of all transportation systems.

- Policy C-1.1.8: Acquire and/or reserve adequate rights-of-way in transportation corridors to accommodate multiple travel modes, including bus turnouts, bus rapid transit (BRT), bikeways, walkways, and linkages to trail systems.

- Policy C-1.2.4: Consider location, availability, and accessibility of transit in evaluating new development plans.

- Policy C-1.2.8: Provide safe pedestrian connections across barriers, which may include but are not limited to major traffic corridors, drainage and flood control facilities, utility easements, grade separations, and walls.

- Policy C-1.2.11: Reduce vehicle miles traveled (VMT) through the use of smart growth concepts.

- Policy C-1.3.1: Continue coordinating with the Metropolitan Transportation Authority (MTA or Metro) to implement the County's Congestion Management Program (CMP) for designated CMP roadways.

- Policy C-1.3.2: Through trip reduction strategies and emphasis on multi-modal transportation options, contribute to achieving the air quality goals of the South Coast Air Quality Management District Air Quality Management Plan.

- Policy C-1.3.4: Coordinate circulation planning with the Regional Transportation Plan prepared by the Southern California Association of Governments (SCAG), to ensure consistency of planned improvements with regional needs.

- Policy C-1.3.5: Continue coordination with Caltrans on circulation and land use decisions that may affect Interstate 5, State Route 14, and State Route 126, and support programs to increase capacity and improve operations on these highways.

- Policy C-2.1.1: Protect mobility on arterial highways by limiting excessive cross traffic, access points, and turning movements; traffic signals on arterial highways should be spaced at least ½-mile apart, and the minimum allowable separation should be at least ¼-mile.

- Policy C-2.1.2: Enhance connectivity of the roadway network to the extent feasible given the constraints of topography, existing development patterns, and environmental resources, by constructing grade separations and bridges; connecting discontinuous streets; extending secondary access into areas where

needed; prohibiting gates on public streets; and other improvements as deemed appropriate based on traffic analysis.

- Policy C-2.1.3: Protect and enhance the capacity of the roadway system by upgrading intersections to meet level of service standards, widening and/or restriping for additional lanes, synchronizing traffic signals, and other means.

- Policy C-2.2.3: Coordinate circulation plans of new development projects with each other and the surrounding street network, within both City and County areas.

- Policy C-2.2.4: Strive to maintain a Level of Service (LOS) D or better on most roadway segments and intersections to the extent practical; in some locations, a LOS E may be acceptable, or a LOS F may be necessary, for limited durations during peak traffic periods.

- Policy C-2.2.9: Medians constructed in arterial streets should be provided with paved crossover points for emergency vehicles, where deemed necessary by the Fire Department.

- Policy C-2.2.10: The street system design, including block length, width, horizontal and vertical alignments, curves, and other design characteristics, should function safely and effectively without the subsequent need for excessive traffic control devices to slow or deflect traffic.

- Policy C-2.2.12: Private streets, other than driveways and alleyways typically associated with multi-family development, should be constructed to standards for public rights-of-way, except as otherwise approved by the reviewing agency.

- Policy C-2.2.13: Protect the community character of rural areas by requiring use of rural street standards, which may include reduced pavement width, reduced street lighting to protect night skies, rolled curbs or no curbs, and no sidewalks.

- Policy C-2.2.14: Streets should be designed in context with the terrain and the natural and built features of the area, but excessively circuitous streets should be avoided to minimize unnecessary vehicle, bicycle and pedestrian mileage.

- Policy C-2.3.1: Enhance community appearance through landscaping, street lighting, street furniture, bus shelters and benches, and other aspects of streetscape design within the right-of-way, where appropriate.

- Policy C-2.4.2: Establish adequate setbacks from major and secondary highways for sensitive receptors and sensitive uses, so as to minimize impacts on these individuals and uses from noise and air pollution caused by truck traffic.

- Policy C-2.5.2: Ensure that new development is provided with adequate emergency and/or secondary access for purposes of evacuation and emergency response; require two points of ingress and egress for every subdivision or phase thereof, except as otherwise approved for small subdivisions where physical constraints preclude a second access point.

- Policy C-2.5.3: Require provision of visible street name signs and addresses on all development to aid in emergency response.

- Policy C-2.6.1: Require that new development construct or provide its fair share of the cost of transportation improvements, and that required improvements or in-lieu contributions are in place to support the development prior to occupancy.

- Policy C-2.6.4: Coordinate road construction with improvements to other utility systems in the right-of-way.

- Policy C-3.1.1: In evaluating new development projects, require trip reduction measures as feasible to relieve congestion and reduce air pollution from vehicle emissions.

- Policy C-3.1.4: Promote the use of employee incentives to encourage alternative travel modes to work.

- Policy C-3.1.5: Promote the use of van pools, car pools, and shuttles to encourage trip reduction.

- Policy C-3.3.1: Evaluate parking standards and reduce requirements where appropriate, based on data showing that requirements are in excess of demand.

- Policy C-7.1.3: Where feasible and practical, consider grade separated facilities to provide pedestrian connections across arterial streets, flood control channels, utility easements, and other barriers.

- Policy C-7.1.7: Promote use of pedestrian-oriented scale and design features in areas intended for pedestrian use.

- Policy C-7.1.10: Continue to expand and improve the Valley's multi-use trail system to provide additional routes for pedestrian travel.

In addition, the 2012 SCVAP designates Placerita Canyon Road as a secondary highway, which would require widening of the roadway from two lanes to four lanes as a future roadway improvement per the Highway Plan.

Project Consistency

The Project would support the transportation goals and policies of the 2012 SCVAP since the Project's traffic study is based on traffic projections that reflect the anticipated land use changes both on-site and within the general vicinity. The Project also would improve freeway access through the proposed intersection and ramp improvements. Specifically, the Project would support relevant 2012 SCVAP policies, including the following: reducing VMT through the use of smart growth concepts; providing safe and accessible walkways, bikeways, and trails; encouraging multi-modal travel through provision of adequate facilities, including on-site bicycle paths and storage; providing safe pedestrian connections across barriers such as Placerita Creek; coordinating with Metro regarding the CMP analysis and impacts; ensuring consistency with regulatory documents and guidance set forth by other regional agencies including Caltrans, SCAG, and the South Coast Air Quality Management District; planning for appropriate access in order to facilitate mobility and safety; implementing appropriate street design characteristics and meeting all necessary standards; establishing adequate setbacks from adjacent roadways and enhancing the site's appearance through perimeter landscaping; providing adequate emergency access; and encouraging alternative modes of travel.

The Project would support the 2012 SCVAP policy to coordinate the circulation plans of new development projects with each other and the surrounding street network within City and County areas. The Project, with implementation of mitigation, would result in a less than significant impact at all nearby study intersections. With the mitigation measures in place, the intersections of Sierra Highway/SR-14 Southbound Ramps and Sierra Highway/Placerita Canyon Road would operate at a lower V/C ratio following implementation of the Project's mitigation measures than they would without the Project. Further, the Project would provide a direct entrance, if approved by Caltrans, to the Development Area from the SR-14 northbound offramp to allow immediate access to the Project site. This intersection would be signalized and the off-ramp widened to provide three lanes (one left-turn lane, one optional through and left-turn lane, and one right turn lane). The intersection at Placerita Canyon Road and the Ranch main entrance would result in an LOS A. The Project would be compatible with the rural character of the surrounding vicinity and would not introduce urban features onto adjacent roadways. All required parking would be provided on the Ranch or within the adjacent LADWP transmission corridor. Finally, the Project would construct and/or provide its fair share of the cost of necessary transportation improvements, which would be in place to support the development prior to occupancy.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to traffic, access and parking.

L. Public Services – Law Enforcement

Goal S-5 of the 2012 SCVAP Safety Element relates to the protection of public safety through the provision of law enforcement services and crime prevention strategies. Goal S-6 aims to reduce risks to public safety and property damage from

accidental occurrences. Applicable policies identified in the Safety Element to achieve these goals include:

- Policy S-5.2.1: Promote and participate in the Business Watch program to assist business owners in developing and implementing crime prevention strategies.

- Policy S-6.2.1: In reviewing development plans, ensure that lighting levels are adequate to provide safe and secure nighttime use of each site, while limiting excessive or unnecessary light and glare.

- Policy S-6.2.2: In reviewing development plans, consider Crime Prevention Through Environmental Design (CPTED) principles to increase public safety through establishing defensible space, clearly delineated public and private areas, and effective surveillance of common areas.

- Policy S-6.2.3: In reviewing development plans, ensure that pedestrian pathways, stairs, steps and ramps are designed to provide clear and unimpeded passage in order to avoid trip hazards and conflicts with vehicles.

- Policy S-6.2.5: Use traffic calming devices and reduced street widths to slow traffic speeds and reduce accidents, where deemed appropriate.

According to the 2012 SCVAP Safety Element, the Santa Clarita Valley Station was designed to house a staff of approximately 90 personnel, but in 2008 the station housed approximately 242 personnel. Thus, the current size of the station is considered insufficient to meet current and future staffing needs. As such, the Sheriff's Department is planning to expand the Santa Clarita Valley Station and staffing levels to meet the needs of the area's growing population. The Safety Element also states the primary planning issue for the Sheriff's Department at this time is the expansion of space, both at the main station and at additional substations, in order to meet existing and projected needs for law enforcement programs and services in the Santa Clarita Valley. As previously indicated, per the Safety Element, the Sheriff's Department strives to maintain a ratio of one deputy sheriff per 1,000 people, and this service level is being met within the Santa Clarita Valley. In addition, the incorporation of crime prevention techniques into development site designs is identified as a way that land use planning can assist law enforcement and promote public safety.

Project Consistency

The Project incorporates many design features to limit the impact of the Project on law enforcement services. These measures are consistent with Crime Prevention Through Environmental Design (CPTED) principles intended to increase public safety, including adequate lighting design, fencing and private security services. In addition, the Project's design would incorporate state-of-the-art security features to provide for the safety of on-site employees and visitors including the provision of full-time on-site private security guards with a guard kiosk positioned at the main vehicular entrance,

closed circuit television cameras to monitor the development area and the Ranch, fencing around portions of the development area bordering SR-14 and Placerita Canyon Road, and alarm systems for all Project buildings with motion sensors and video surveillance. Buildings would be locked with access only when authorized. Finally, all access to the Project site would be controlled through the Ranch main entrance and entry granted by appointment only, thereby limiting unwanted entry to the Ranch.

In addition, the off-site infrastructure improvement areas would not result in new or expanded land uses that would require additional fire or police protection services. Construction of off-site utility improvements may require encroachment into the public right-of-way of surrounding streets. Temporary lane closures, utility line construction, as well as the generation of traffic due to the movement of construction equipment and hauling of soil and materials could slow or impede emergency access. However, the Project would implement construction traffic management plans during construction to ensure emergency access within the off-site infrastructure improvement areas and to all residences and businesses in the surrounding vicinity is maintained.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to law enforcement.

M. Public Services – Fire

Fire-related goals within the 2012 SCVAP Safety Element pertain to the protection of public safety and property from fires and the provision of fire protection services in both urban and wildland interface areas. Policies identified in the 2012 SCVAP to achieve these goals include:

- Policy S-3.1.3: Require adequate fire flow as a condition of approval for all new development, which may include installation of additional reservoir capacity and/or distribution facilities.

- Policy S-3.2.2: Enforce standards for maintaining defensible space around structures through clearing of dry brush and vegetation.

- Policy S-3.2.3: Establish landscape guidelines for fire-prone areas with recommended plant materials, and provide this information to builders and members of the public.

- Policy S-3.2.4: Require sprinkler systems, fire resistant building materials, and other construction measures deemed necessary to prevent loss of life and property from wildland fires.

- Policy S-3.2.5: Ensure adequate secondary and emergency access for fire apparatus, which includes minimum requirements for road width, surface material, grade, and staging areas.

- Policy S-3.3.2: Require the installation and maintenance of street name signs on all new development.

- Policy S-3.3.3: Require the posting of address numbers on all homes and businesses that are clearly visible from adjacent streets.

The 2012 SCVAP Safety Element indicates a recent study concluded there were insufficient fire stations in the Santa Clarita Valley to maintain desired service levels, and the coverage areas were too large for the existing stations to meet target response times. Based on projected needs, the County Fire Department plans construction of approximately 15 new stations in the Santa Clarita Valley by 2016. A Joint Task Force is also examining the ongoing needs of the Santa Clarita Valley for fire station development. In addition, the County has adopted fire impact fees within the planning area to fund new construction of fire stations and purchase fire equipment. These fees are collected from developers who are required to mitigate potential health and safety impacts from fire danger by funding construction of a new fire station or purchase of equipment.

Project Consistency

The Project would incorporate County Fire Department requirements and adhere to all applicable Fire Code and Building Code standards. The Project also would support numerous 2012 SCVAP goals and policies related to fire protection by implementing fire prevention and protection measures, expanding vegetation management efforts in a wildland fire hazard area, ensuring adequate emergency access, and considering habitat and watershed management in conjunction with the fuel modification plan. Specifically, the Project would support relevant 2012 SCVAP goals and policies including the following: ensuring fire retardant plantings and/or fuel removal have eliminated brush fire hazards; installing additional reservoir capacity and distribution facilities in order to provide adequate fire flow; maintaining defensible space around structures through clearing of dry brush and vegetation; installing sprinkler systems and using fire resistant building materials where appropriate to prevent loss of life and property from wildland fires; providing adequate secondary and emergency access for fire apparatus, providing for a knox box system; and installing appropriate street and site identification signage. Additionally, the Project would comply with the County Fire Department's adopted programs directed at wildland fire prevention, including the State Fire Code standards for new development in hazardous fire areas.

The Applicant would prepare and submit an emergency response plan for approval by the County of Los Angeles Fire Department, which will include mapping of site access and emergency exits, evacuation routes for vehicles and pedestrians, and locations of the nearest hospitals and fire stations. Further, all Project construction managers and supervisory personnel would be trained in emergency response and fire safety operations.

The Project would comply with County Fire Department Regulation No. 29 related to the use, construction, alteration, and maintenance of permanent façades and practical interior sets. All sets and facades would be designed and constructed to meet the requirements of Regulation No. 29 and fire access roads maintained to conform to location and width requirements. Review of the Project plans by the Fire Prevention Division would ensure compliance with Regulation No. 29.

Finally, with respect to County Fire Department Regulation No. 27, the Project would comply with all applicable requirements. New permanent structures would be constructed within 100 feet from the driplines of the LADWP transmission corridor. The lighting fixtures in the parking areas proposed within the transmission corridor also would be designed in accordance with applicable requirements. Review of the Project plans by the Fire Prevention Division would ensure compliance with Regulation No. 27.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to fire protection.

N. Utilities and Service Systems – Water Supply

Unlike 1990 SCVAP, the 2012 SCVAP no longer includes a Public Services and Facilities Element. However, the 2012 SCVAP Conservation and Open Space Element addresses water supply and other water-related issues. Relevant policies include:

- Policy CO-1.1.1: In making land use decisions, consider the complex, dynamic, and interrelated ways that natural and human systems interact, such as the interactions between energy demand, water demand, air and water quality, and waste management.

- Policy CO-4.1.1: In coordination with applicable water suppliers, adopt and implement a water conservation strategy for public and private development.

- Policy CO-4.1.3: Promote low water use landscaping in new residential subdivisions and other private development projects, including a reduction in the amount of turfgrass.

- Policy CO-4.1.4: Provide informational materials to applicants and contractors on the Castaic Lake Water Agency's Landscape Education Program, and/or other information on xeriscape, native California plants, and water-conserving irrigation techniques as materials become available.

- Policy CO-4.1.5: Promote low-flow and/or waterless plumbing fixtures and appliances in all new non-residential development and residential development of five or more dwelling units.

- Policy CO-4.1.7: Apply water conservation policies to all pending development projects, including approved tentative subdivision maps, to the extent permitted

by law; where precluded from adding requirements by vested entitlements, encourage water conservation in construction and landscape design.

- Policy CO-4.2.2: Require new development to provide the infrastructure needed for delivery of recycled water to the property for use in irrigation, even if the recycled water main delivery lines have not yet reached the site, where deemed appropriate by the reviewing authority.

- Policy CO-4.2.3: Promote the installation of rainwater capture and gray water systems in new buildings for irrigation, where feasible and practicable.

Project Consistency

The Newhall County Water District (NCWD) prepared a Water Supply Assessment (WSA) in April 2010 to evaluate the NCWD's ability to meet the Project's net new increase in water demand of 90,594 gallons per day (gpd). The WSA was based on information available in the 2005 Urban Water Management Plan (UWMP), and recent updates from the State Water Project (e.g., the 2009 Draft Reliability Report). The 2005 UWMP for the Castaic Lake Water Agency (CLWA) service area, which includes the NCWD, concluded a reliable and high quality water supply would be available to Santa Clarita Valley water customers, based on conservative water demand calculations and the implementation of water conservation measures.[1] The projected CLWA 2030 water demand is estimated at 125,400 acre-feet per year (afy) during average/normal years and at 137,900 afy during dry years. These estimates are in line with population growth projections prepared for the County's Draft General Plan and the 2012 SCVAP. The CLWA determined there are sufficient water supplies available for pending and future development within the CLWA service area for the foreseeable future through 2030, as set forth in the 2005 UWMP. More specifically, the 2005 UWMP anticipated increases in the number of commercial accounts and their associated demand in acre-feet through 2030. The Project would be classified as a commercial project and would fall within the demand anticipated for commercial projects within NCWD's service area through 2030.

The Project would be consistent with applicable provisions of Title 20 regulations by using high-efficiency plumbing fixtures. Further, the Project's water demand would be consistent with NCWD's 2005 Urban Water Management Plan and the Project would comply with the County's Drought Tolerant Landscaping Ordinance. Specifically, the Project would support numerous 2012 SCVAP goals and policies related to water by: incorporating water conservation measures into the Project design, including appropriate water infrastructure improvements and mitigating any associated impacts, ensuring a guaranteed supply of water and associated storage capacity, protecting groundwater recharge, and introducing drought-tolerant landscaping.

[1] The 2010 UWMP makes the same conclusion through 2050.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to water supply.

O. Utilities and Service Systems – Wastewater

Unlike the 1990 SCVAP, the 2012 SCVAP no longer includes a Public Services and Facilities Element. However, the 2012 SCVAP Conservation and Open Space Element addresses water supply and other water-related issues. The following policy is relevant to the Project:

- Policy CO-4.4.4: Promote the extension of sanitary sewers for all urban uses and densities, to protect groundwater quality, where feasible.

Project Consistency

The Project would construct a new sewer line to serve not only the Project but also the area west of State Route 14. The Project would seek annexation into Santa Clarita Valley Sanitation District's wastewater service area and would pay all applicable fees in accordance with the Master Annexation Fee Ordinance. In addition, pursuant to the Santa Clarita Valley Sanitation District's Master Connection Fee Ordinance and Master Service Charge Ordinance, the Project would pay a fee for wastewater connections and services provided by the Santa Clarita Valley Sanitation District. Additionally, the Project would meet County Code requirements and support numerous 2012 SCVAP goals and policies related to wastewater by providing appropriate wastewater infrastructure improvements and ensuring sufficient capacity, incorporating water conservation measures into the Project design, reducing the use of private sewage disposal systems in a hillside area, and through annexation to an existing sanitation district.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to wastewater.

P. Utilities and Service Systems – Solid Waste

Unlike the 1990 SCVAP, the 2012 SCVAP no longer includes a Public Services and Facilities Element. However, the 2012 SCVAP Conservation and Open Space Element addresses solid waste and recycling issues. The following policies are relevant to the Project:

- Policy CO-8.4.3: Allow and encourage composting of greenwaste, where appropriate.

- Policy CO-8.4.4: Promote commercial and industrial recycling, including recycling of construction and demolition debris.

- Policy CO-8.4.5: Develop and implement standards for refuse and recycling receptacles and enclosures to accommodate recycling in all development.

Project Consistency

With regard to the 2012 SCVAP, the Project would support policies and implement recycling practices to reduce solid waste produced at the Project. The features to be incorporated into the Project's design also would directly support the goals, objectives, and policies set forth in the plans, including those pertaining to solid waste, such as the implementation of waste diversion programs (i.e., recycling) during construction and operation of the Project, and consistency with the ordinances developed through the County's Green Building Program.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to solid waste.

Q. Utilities and Service Systems – Energy

The 2012 SCVAP Conservation and Open Space Element sets forth goals and policies as well as implementation actions designed to conserve energy. The Element also includes extensive discussion of climate change issues and programs to address climate change and greenhouse gases. Goal CO-8 and associated Objectives CO-8.1 through 8.4 of the Element address energy efficiency, reduced energy and resource consumption, GHG emission reductions, green building and sustainable development practices in private development projects, and recycling. Pertinent policies identified to achieve these objectives include:

- Policy CO-8.3.1: Evaluate development proposals for consistency with the ordinances developed through the County's Green Building Program.

- Policy CO-8.3.2: Promote construction of energy efficient buildings through the certification requirements of the ordinances developed through the County's Green Building Program.

- Policy CO-8.3.3: Promote energy efficiency and water conservation upgrades to existing non-residential buildings at the time of major remodel or additions.

- Policy CO-8.3.5: Encourage on-site solar generation of electricity in new retail and office commercial buildings and associated parking lots, carports, and garages, in concert with significant energy conservation efforts.

- Policy CO-8.3.6: Encourage new development to use passive solar heating and cooling techniques in building design and construction, which may include but are not be limited to building orientation, clerestory windows, skylights, placement and type of windows, overhangs to shade doors and windows, and use of light colored roofs and paving materials.

- Policy CO-8.3.7: Encourage the use of trees and landscaping to reduce heating and cooling energy loads, through shading of buildings and parking lots.

- Policy CO-8.3.8: Encourage energy-conserving heating and cooling systems and appliances, and energy-efficiency in windows and insulation, in all new construction.

- Policy CO-8.3.9: Limit excessive lighting levels, and encourage a reduction of lighting when businesses are closed to a level required for security.

- Policy CO-8.3.10: Provide incentives and technical assistance for installation of energy-efficient improvements in existing and new buildings.

- Policy CO-8.3.11: Consider allowing carbon off-sets for large development projects, if appropriate, which may include funding off-site projects or purchase of credits for other forms of mitigation, provided that any such mitigation shall be measurable and enforceable.

- Policy CO-8.4.3: Allow and encourage composting of greenwaste, where appropriate.

- Policy CO-8.4.4: Promote commercial and industrial recycling, including recycling of construction and demolition debris.

- Policy CO-8.4.5: Develop and implement standards for refuse and recycling receptacles and enclosures to accommodate recycling in all development.

Project Consistency

As previously described, most new buildings for the Project would be designed and constructed to achieve the equivalent of LEED™ certification, at minimum, and all will comply with the County's Green Building Ordinance. In conjunction with the Project's LEED™ or LEED™ equivalent certification, a number of design features would be implemented to address energy conservation, including the following: energy efficient heating and cooling systems housed within a central utility plant; Energy Star appliances; low-energy lighting; light colored "cool" roofs and shade structures; and incorporation of energy saving features into building design (e.g., use of passive controls, shading, solar energy, ventilation, appropriate building materials, etc.). The Project also would incorporate relevant sustainability features set forth in the County's Green Building Ordinance, Low Impact Development Ordinance, and Drought Tolerant Landscaping Ordinance. As required by State law, the Project would comply with the building energy efficiency standards of Title 24 of the California Code of Regulations. Further, in compliance with CPUC GO 131-D, SCE would obtain a Permit to Construct the proposed substation, if required, or apply for an exemption from the CPUC, as appropriate.

With regard to the 2012 SCVAP, the Project would support energy conservation and encourage the development and use of renewable energy sources, including solar energy and SCE's newly available wind sources. The conservation features to be incorporated into the Project's design also would directly support 2012 SCVAP goals, objectives, and policies, including those pertaining to conservation, appropriate building standards, adequate insulation, and water saving devices. Specifically, the Project would support 2012 SCVAP policies through project features, including the provision of substantial tree canopy cover on the Ranch, use of light-colored paving materials and "cool" roofs, consideration of solar technologies, implementation of waste diversion programs (i.e., recycling) during both construction and operation, and consistency with the ordinances developed through the County's Green Building Program.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to energy.

R. Environmental Safety

The 2012 SCVAP Safety Element describes the various natural and man-made hazards that exist in the area and provides guidelines for protecting public health and safety. Specific policies and standards are set forth to minimize risks from identified hazards and address emergency response services. The following policy in the 2012 SCVAP relates to environmental safety issues and is applicable to the Project:

- Policy S-4.2.3: Require businesses to verify procedures for storage, use, and disposal of hazardous materials.

Project Consistency

The Project would comply with all relevant federal, state, regional, County, and City requirements relating to environmental safety. The Project would also support the 2012 SCVAP policy related to environmental safety by: acquiring, handling, using, storing, and disposing of all hazardous materials in accordance with applicable requirements; establishing a demolition contract that provides for the abatement or management of asbestos and lead-based paint in accordance with applicable laws and regulations; coordinating with the County to ensure implementation of requirements for development in proximity to active and abandoned oil wells; and preparing an emergency response and/or evacuation plan.

Therefore, the Project would be consistent with the goals, policies and objectives of the 2012 SCVAP related to environmental safety.

S. Land Use

The 1990 SCVAP was updated by the County in collaboration with the City of Santa Clarita in a process called One Valley One Vision. The Board of Supervisors approved the 2012 SCVAP on November 27, 2012. The OVOV joint planning effort

recognized the mutual need to coordinate land uses and development with the provision of adequate infrastructure, conservation of natural resources, and common objectives for the Santa Clarita Valley. The Valley is defined as the area generally bounded on the west by the Ventura County line, on the north by the Los Padres and Angeles National Forest areas, on the east by the Angeles National Forest, and on the south by the major ridgeline separating the Santa Clarita from the San Fernando Valley. The OVOV Plan will serve as a long-term guide for development over the next 20 years and to ensure consistency between the General Plans of the County, which is currently being updated, and the City of Santa Clarita, of which it will become a part, in order to achieve common goals. As drafted, the 2012 SCVAP allows project applications deemed complete by the Department of Regional Planning prior to the effective date of the Plan to be reviewed for consistency with the 1990 SCVAP. The County deemed complete the entitlement applications for the Project on May 4, 2010. Accordingly, the Project was reviewed for consistency with the 1990 SCVAP in the Draft EIR. Nevertheless, a brief analysis of the Project's consistency with relevant 2012 SCVAP goals, policies, and provisions with respect to land use is provided below.

The 2012 SCVAP is based on a series of guiding principles that implement the vision defined for the Santa Clarita Valley: to sustain and enhance environmental resources, economic vitality, and the social well being of its residents. The principles address such issues as growth management, environmental resources, land use, residential neighborhoods, mobility, infrastructure, schools and public services, and recreation. The following Elements are included in the 2012 SCVAP and are applicable to the Project: the Land Use Element; the Circulation Element; the Conservation and Open Space Element; the Safety Element; and the Noise Element. These Elements and applicable content therein are summarized below.

(i) Land Use Element

The 2012 SCVAP Land Use Element guides the type, location, intensity, and density of future land uses through the proposed Land Use Policy Map and associated land use designations. The Element also contains goals, policies, and implementation measures to ensure that new development and land uses reflect community goals, enhance quality of life, are supported by adequate services and infrastructure, ensure public safety, and conserve valuable resources. The Land Use Element describes the various communities that make up the Santa Clarita Valley and identifies issues unique to each of them. Specifically, planning issues that pertain to Placerita Canyon, in which the Project site is located, include extending sewer lines to serve existing uses in order to protect groundwater quality, providing flood control and drainage improvements, and providing additional vehicular access (possibly through extension of Dockweiler Drive).

The Land Use Policy Map incorporates new land use designations that maintain consistency between the County and City General Plans and apply Valley-wide. According to the new Land Use Policy Map, most of the Ranch is designated as Rural Land 20 (RL20), while the area located west of the LADWP transmission corridor, which makes up the majority of the proposed development area (and specifically corresponds

to the proposed VTTM area), is designated as Industrial Office (IO). In addition, the portion of the Ranch located within Angeles National Forest is designated Open Space/National Forest (OS-NF). These land use categories are defined as follows:

> Rural Land 20: The Rural Land 20 designation identifies lands in the planning area that are distinguished by significant environmental features and extreme development constraints. Lands in this designation are largely undeveloped and consist of rolling hillside areas, steep slopes, and remote mountain lands with limited access. Allowable uses in this designation include single-family homes at a maximum density of one dwelling unit per 20 acres, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area.
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> Industrial Office: The Industrial Office designation provides for mixed employment districts in areas accessible to transportation and visible from freeways and major arterials and is intended to promote the development of master-planned environments with a high quality of design and construction. Allowable uses in this designation include offices; medical services; research and development; light assembly and fabrication; warehousing and distribution; and supportive commercial uses. Allowable uses are shall have a maximum Floor Area Ratio (FAR) of 2.0. Specific allowable uses and development standards shall be determined by the underlying zoning designation.
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> Open Space/National Forest: The National Forest designation identifies lands in the planning areas within the Angeles and Los Padres National Forests. For privately owned lands with the National Forest (inholdings), allowable uses in this designation include single-family homes at a maximum density of one dwelling unit per 5 acres, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses and development standards are determined by the underlying zoning designation.

As indicated in the respective designations, specific uses and development standards permitted within each of these categories are determined by the underlying zoning designation.

The Land Use Policy Map also identifies a Significant Ecological Area overlay, which covers much of the Ranch with the exception of the Ranch floor, most of the existing filming area covered by the current CUP, and most of the proposed development area. A portion of the SEA overlay covers Placerita Creek within the development area. The SEA overlay is discussed further in the Biological Resources section of this analysis.

The goals, objectives, and policies set forth in the 2012 SCVAP Land Use Element address such issues as urban form, mixed land uses, healthy neighborhoods, economic vitality, mobility, community appearance, environmentally responsible development, environmental justice, and public facilities. Many of these issues focus on

defining the distinct communities of the Santa Clarita Valley, identifying their specific needs, and enhancing/protecting their character. Policies relevant to the Project include:

- Policy LU-1.1.1: Where appropriate, protect mountains and foothills surrounding the Valley floor from urban development by designating these areas as Open Space or Rural Land on the Land Use Map.

- Policy LU-1.2.6: In Placerita Canyon, ensure compatibility of development with existing rural, equestrian lots and the adjacent National Forest land; maintain community character in accordance with the City's Placerita Canyon Special Standards District (PCSSD); provide an orderly transition between existing rural and low-density residential uses and proposed new development; and require the provision of needed infrastructure. Support efforts by the City and the Placerita Canyon Property Owners Association to work together to amend the PCSSD to provide additional certainty and expectations for the developed areas within the PCSSD and to create flexibility and continuity, subject to the provisions outlined above, for undeveloped properties within the PCSSD. These changes will include transitional density provisions and rules and regulations that will clearly outline development codes within Placerita Canyon.

- Policy LU-1.3.1: Encourage subdivision design techniques that reflect underlying physical topography or other unique physical features of the natural terrain.

- Policy LU-2.1.3: Provide a range of land use types and densities to reflect the special characteristics, lifestyles, and opportunities that differentiate various communities and villages in the Santa Clarita Valley, including urban, suburban, and rural living environments.

- Policy LU-4.1.3: Direct business creation and expansion for larger companies within and adjacent to existing and planned business centers and major transportation corridors.

- Policy LU-4.1.4: Promote economic opportunity for all segments of the community, including small businesses and new businesses.

- Policy LU-4.2.1: Pursue business attraction and expansion programs for clean industries that provide job opportunities for local residents, particularly in the areas of film/entertainment, biotechnology, aerospace, and technology.

- Policy LU-4.2.3: Encourage businesses to locate in all appropriate areas of the community to encourage job creation in closer proximity to workforce housing.

- Policy LU-4.5.3: Promote the inclusion of state-of-the-art technology within business complexes for telecommunications, heating and cooling, water and energy conservation, and other similar design features.

- Policy LU-5.1.1: Require safe, secure, clearly-delineated, adequately-illuminated walkways and bicycle facilities in all commercial and business centers.

- Policy LU-7.1.3: Encourage development of energy-efficient buildings, and discourage construction of new buildings for which energy efficiency cannot be demonstrated.

Also of relevance to the Project, economic growth is addressed in the Land Use Element and focuses on growth industries that can help achieve a jobs/housing balance. The entertainment industry is one of four main industry "clusters" targeted for expansion in the Santa Clarita Valley, with the intention of building on existing production facilities, expanding opportunities for location filming, and reducing the number of film industry professionals who commute out of the area.

(ii) Circulation, Conservation and Open Space, Safety, and Noise Elements

The 2012 SCVAP Circulation Element complements and supports the Land Use Element in that adequate circulation is necessary to achieve desired land use patterns. This Element promotes efficient, cost-effective, and comprehensive transportation systems and addresses such issues as alternative forms of transportation and associated support facilities, increased efficiency and capacity of existing transportation systems, and coordination of land use planning with transportation planning by promoting concentrated, mixed-use development near transit facilities. The goals, objectives, and policies in the Circulation Element are organized by the following topics: the street and highway system, a multi-modal circulation network, vehicle trip reductions, rail service, bus transit, bikeways, and pedestrian circulation. Relevant policies within the Circulation Element are addressed in the Traffic, Access, and Parking section of this analysis.

The 2012 SCVAP Conservation and Open Space Element establishes a policy framework for the designation and long-term preservation of open space within the Valley and addresses associated uses and benefits including park and recreational facilities, wildlife habitat preservation, scenic views, water recharge and watershed protection, air quality, cultural and historical resources, property values, and community character. The defined goals, objectives, and policies apply to the following issues: responsible management of environmental systems; geological, biological, water, cultural, historic, and scenic resources; air quality and greenhouse gas (GHG) reduction; park, recreation, and trail facilities; and open space. Relevant policies within the Conservation and Open Space Element are addressed in various applicable sections of this analysis.

The 2012 SCVAP Safety Element describes the various natural and man-made hazards that exist in the area and provides guidelines for protecting public health and safety. Specific policies and standards are set forth to minimize risks from identified hazards and address emergency response services. The goals, objectives, and policies

set forth in the 2012 SCVAP Safety Element apply to the following issues: geologic, flood, and fire hazards; hazardous materials; law enforcement; accidents; and emergency planning. Relevant policies are discussed in the Geotechnical Hazards and Environmental Safety sections of this analysis.

The 2012 SCVAP Noise Element acknowledges that the noise environment affects the quality of life in the Santa Clarita Valley. Noise management and the noise compatibility of land uses are important factors in protecting the community welfare, and future development is directed to reduce noise impacts through appropriate planning and project design. The goals, objectives, and policies established in the Noise Element are designed to create a healthy and safe noise environment and protect residences and other noise-sensitive uses from various types of noise. Relevant policies are discussed in the Noise section of this analysis.

Project Consistency

(i) Land Use Element

According to the Land Use Policy Map within the 2012 SCVAP Land Use Element, most of the Ranch is designated as Rural Land 20, while the area located west of the LADWP transmission corridor, which makes up the majority of the development area and specifically corresponds to the proposed tract map area, is designated as IO (Industrial Office). The portion of the Ranch located within Angeles National Forest is designated Open Space/National Forest. The IO designation allows for master-planned, high quality, mixed employment districts in areas accessible to transportation and visible from freeways and major arterials, much like the Project. Permitted uses include offices, research and development, light assembly and fabrication, warehousing and distribution, and supportive commercial uses, consistent with the proposed studio and production uses. The Project's maximum FAR of approximately 0.29:1 would fall well within the maximum FAR of 2.0 allowed in areas designated IO.

The remaining areas of the Ranch, including the outdoor filming and agricultural areas, conditional parking areas, water tank area, and trail east the development area, are designated as RL20 (Rural Land). The RL20 designation allows for single-family homes, agriculture, equestrian uses, private recreation, and public and institutional facilities. The 2012 SCVAP Land Use Element refers to the underlying zoning designation for specific allowable uses and development standards within this land use designation. All proposed uses within this portion of the Ranch, including the conditional parking areas, the Ranch foreman mobile home, the water tank, public trails, outdoor motion picture sets and filming, and agricultural and oil production uses are allowed in the A-2-2 zoning designation with approval of a conditional use permit

As indicated above, the 2012 SCVAP Land Use Element includes one land use policy specific to development within Placerita Canyon. For the various reasons previously cited, including preservation of the rural character of the area and provision

of all necessary infrastructure, the Project would support this policy. Relative to economic growth, the entertainment industry is one of four main industry "clusters" targeted for expansion in the Santa Clarita Valley, with the intention of building on existing production facilities, expanding opportunities for location filming, and reducing the number of film industry professionals who commute out of the area. The Project would directly support the expansion of the film and television industry in the Valley, capitalizing on the synergy of having the existing outdoor filming and proposed indoor film production consolidated on the same site and providing new job opportunities for local residents. As such, the Project would be consistent with the 2012 SCVAP Land Use Element. The Project is not located within the City of Santa Clarita, and therefore, not subject to the City's Placerita Canyon Special Standards District (PCSSD); however, the Project does maintain community character through Project design intending to blend and complement the existing rural and agrarian nature of Placerita Canyon.

Additionally, the Project would specifically support Policy LU-1.2.6 regarding the compatibility of development with existing rural properties and adjacent National Forest land in Placerita Canyon. Motion picture and television filming, set construction and agricultural activities have occurred at the Ranch since at least the 1950s. The Project is designed to provide state-of-the-art soundstages constructed in a manner that blends with the surrounding environment and minimizes any adverse impact to the natural environment. Project buildings would be designed to reflect the existing agrarian and rustic character of the Ranch, with the intent of complementing the surrounding rural setting. Buildings would be screened from Placerita Canyon Road and SR-14 with landscaping, including mature oak trees and other native trees. The Project would allow clustered development in the westernmost portion of the Ranch, an area which is highly disturbed from its natural state and adjacent to SR-14, while maintaining the rural nature of the working filming ranch. The Project would preserve the surrounding hillsides of the Ranch as 637 acres of the 890-acre Ranch would continue to be used primarily as undeveloped filming backdrop.

The portions of the Ranch located within the National Forest are private in-holdings, owned by the Applicant; however, the Project would be located outside National Forest boundaries on two large, mostly barren fill pads of approximately 24 acres created by Caltrans during construction of SR-14 in the early 1970s. These areas would be transformed by enhanced landscaping and architecture that blend with the surrounding rural environment.

Finally, the Project would provide needed infrastructure by providing the utility infrastructure required to support the Project and the surrounding area, including the installation of sewer and water lines and the construction of a water tank to be operated by the Newhall County Water District.

(ii) Conservation and Open Space Element

The 2012 SCVAP Conservation and Open Space Element contains new and expanded policies pertaining to such issues as responsible management of

environmental systems; geological, biological, water, cultural, historic, and scenic resources; air quality and greenhouse gas (GHG) reduction; park, recreation, and trail facilities; and open space. These issues are generally covered within the Conservation and Open Space Element of the adopted Area Plan, and the Project would support the new policies for the same reasons cited above. As such, the Project would be consistent with the 2012 SCVAP Conservation and Open Space Element.

Based on the above analysis, while governed by the 1990 SCVAP, the Project also is consistent with the 2012 SCVAP.