Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

DATE: June 13, 2013

TO: David W. Louie, Chair
Esther L. Valadez, Vice Chair
Harold V. Helsley, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Samuel Z. Dea
Section Head, Special Projects

SUBJECT: PROJECT NO. TR071216-(5)
PLAN AMENDMENT NO. 200900010
ZONE CHANGE NO. 200900012
VESTING TENTATIVE TRACT MAP NO. 071216
CONDITIONAL USE PERMIT NO. 200900126
OAK TREE PERMIT NO. 200900041
PARKING PERMIT NO. 201000002
ENVIRONMENTAL ASSESSMENT NO. 200900112 EIR SCH NO. 2010011010

Draft CUP and Vesting Tentative Tract Map Findings of Fact, Plan Amendment and Zone Change resolutions, and Draft Zone Change Ordinance are attached.

Additional comment letters regarding the Disney | ABC Studios At The Ranch Project have been received and are attached including a letter from State Assemblyman Scott Wilk and members of the public.

With regard to a correction to the Staff Report, staff has determined that clarification of wording in the project entitlements is required to better separate the specific uses requiring a conditional use permit in various locations within different zoning of the property as indicated, particularly in the revised Conditional Use Permit entitlement language below and minor adjustments to other entitlement language as follows:

ENTITLEMENTS REQUESTED. The applicant, Golden Oak Ranch Properties ("Applicant") is proposing to expand filming related activities within a 44.28-acre portion of land associated with a vesting tentative tract map ("Map Area") plus supporting facilities outside the Map Area within the 890-acre Golden Oak Ranch ("Ranch"), and to continue existing filming and other activities on the Ranch (together, "Project"). The applicant proposes to subdivide the Map Area, to change the land use designation under the 1990 Santa Clarita Valley Area Plan and the zoning of the Map Area, and to obtain related entitlements for the proposed development on the Map Area and for supporting facilities within other portions of the Ranch in addition to continued use of existing filming, agricultural, and oil production activities on the Ranch. In order to implement the Project, the applicant requests the following:

Plan Amendment No. 200900010
A Plan Amendment 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);

Zone Change No. 200900012
A Zone Change 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;

Vesting Tentative Tract Map No. 071216
A Vesting Tentative Tract Map to authorize two alternatives: to subdivide the Map Area into 20 lots (Option A: 555,950 square feet with 12 sound stages), or alternatively 18 lots (Option B: 510,000 square feet with 8 sound stages and one office building), to facilitate development of indoor sound stages and associated production, administrative, parking, and support facilities in the proposed C-M-DP zone with associated off-site infrastructure improvements and the vacation of Delden Road;

Conditional Use Permit No. 200900126
A Conditional Use Permit ("CUP") to implement the required development program on the Map Area associated with the related Zone Change to the C-M-DP Zone. The proposed development program includes development of indoor filming studio facilities (under Option A there would be 555,950 square feet of indoor studio facilities including 12 sound stages and under Option B there would be 510,000 square feet of indoor studio facilities including 8 sound stages and one office building), grading in excess of 100,000 cubic yards, and limiting maximum building height to 60 feet in the proposed C-M-DP zone pursuant to Section 22.28.230, and 22.40 Part 2 of the County Code.

Within the remaining 846 acres of Ranch property located in the A-2 zone, the 14 acres of the 30-acre Los Angeles Department of Water and Power ("LADWP") transmission line right-of-way proposed for off-site parking, grading in excess of 100,000 cubic yards in conjunction with grading in the Map Area requires a Conditional Use Permit. The 44.28-acre Map Area plus the 14-acre LADWP right-of-way comprises the 58-acre location for primary new development. Subtracting the 58-acre area for primary new development, the remaining 832 acres of the 890-acre Ranch requires a Conditional Use Permit for relocation of a caretaker mobile home, construction of a water tank, exemption from Outdoor Lighting District hours of operation requirements for onsite filming activities, and continued operation and maintenance of existing outdoor motion picture sets and filming ranch on 195 acres with the remaining 637 acres used as buffer area and backdrop beyond the filming area in the existing A-2-1 (Heavy Agricultural-One Acre Minimum Lot Area) and A-2-2 (Heavy Agricultural-Two Acres Minimum Lot Area) zones pursuant to Section 22.24.140 of the County Code. This conditional use permit would supersede and replace Conditional Use Permit No. 04-089 approved by the Regional Planning Commission on January 3, 2007;

Oak Tree Permit No. 200900041
An Oak Tree Permit for the removal of 158 oak trees (including 16 heritage trees) located within the Map Area and other portions of the Ranch in the proposed C-M-DP and A-2-1 zones and encroachment into the protected zone of 82 oak trees (including 3 heritage trees) within the Map Area and other portions of the Ranch in the proposed C-M-DP and the A-2-1 and A-2-2 zones; and

Parking Permit No. 201000002
A Parking Permit for tandem parking and reciprocal parking within the Map Area in the C-M-DP zone, off-site parking within LADWP right-of-way or alternatively use of two on-site parking lots, and use of surplus parking area without paving and striping in the A-2-1 and A-2-2 zones.

A correction to CUP Condition No. 25 in tracked changes is provided below.

25. The permittee shall comply with the requirements of Section 22.40 Part 2 including the allowed exception to certain conditions listed in Section 22.40.070 when named alternatives are specified by the proposed development program.

    a. All of the following conditions shall be deemed to be conditions of every development program in an approved conditional use permit, whether such conditions are set forth in the conditional use permit or not. Except as otherwise specified as part of said development program:

        i. "No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the property." The Project shall ~~complies~~ comply, with the exception of ~~including the~~ continued use of temporary sets for motion picture production uses as part of the development program proposed.

        ii. "No existing building or structure which under the program is to be demolished shall be used." The Project shall ~~complies~~ comply by not using ~~since~~ one structure that is proposed for demolition ~~and is not intended for use~~.

        iii. "No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered." ~~The Project proposes relocation of a~~ A caretaker's mobile home, proposed for relocation, ~~and~~ shall not be used until all necessary county authorizations ~~is~~ are completed. ~~The Project complies.~~

        iv. "All improvements shall be completed prior to the occupancy of any structures." ~~The Project complies.~~

        v. "Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings." ~~The first phase of proposed development prepares the site through grading. A~~The portion of the primary buildings ~~are~~ proposed for the second phase of development shall have foundations constructed prior to issuing building permits for those buildings not so designated. ~~The Project complies.~~

    "Where specifically so indicated in approval of the development program, such schedule may permit development to be completed in phases. In interpreting the provisions of subdivisions 4 and 5 of subsection A above, each such separately designated phase shall be considered a separate development program." ~~The Project complies with seven proposed phases of development.~~

Lastly, the attached permit Draft Findings include required findings for the ()-DP Zone not mentioned in the Staff Report, and they are included here for your ease of reference:

24. **()-DP ZONE REQUIRED FINDINGS.** Section 22.40.050 of the County Code requires development within the ()-DP zone to provide the following in addition to the materials required in Part 1 of Chapter 22.56 of the County Code.

    a. *"A plot plan showing the location of all proposed structures, the alteration or demolition of any existing structures, and development features, including grading, yards, walls, walks, landscaping, height, bulk and arrangement of buildings and structures, signs, the color and appearance of buildings and structures, and other features as may be needed to make the development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the character of the surrounding area."* The project provides the required plot plan and complies.

    b. *"A progress schedule, which shall include all phases of development and indicate the sequence and time period within which the improvements described will be made."* The project provides a seven-phase time-sequenced phasing schedule for development and complies.

    The Commission finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the subdividers and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to the public convenience, welfare, or development needs of the area.

If you have any further questions, please contact Mr. Kim Szalay at (213) 974-4876, or, by email at kszalay@planning.lacounty.gov.

SZD:KKS

Attachments: Draft CUP and VTTM Findings
Draft Plan Amendment and Zone Change Resolutions
Draft Zone Change Ordinance
Additional Comment Letters

DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. TR071216-(5)
CONDITIONAL USE PERMIT NO. 200900126
OAK TREE PERMIT NO. 200900041
PARKING PERMIT NO. 201000002

1. **ENTITLEMENTS REQUESTED.** The applicant, Golden Oak Ranch Properties ("Applicant") is proposing to expand filming related activities within a 44.28-acre portion of land associated with a vesting tentative tract map ("Map Area") plus supporting facilities outside the Map Area within the 890-acre Golden Oak Ranch ("Ranch"), and to continue existing filming and other activities on the Ranch (together, "Project"). The applicant proposes to subdivide the Map Area, to change the land use designation under the 1990 Santa Clarita Valley Area Plan and the zoning of the Map Area, and to obtain related entitlements for the proposed development on the Map Area and for supporting facilities within other portions of the Ranch in addition to continued use of existing filming, agricultural, and oil production activities on the Ranch. In order to implement the Project, the applicant requests the following:

   a. A Plan Amendment 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);

   b. A Zone Change 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;

   c. A Vesting Tentative Tract Map to authorize two alternatives: to subdivide the Map Area into 20 lots (Option A: 555,950 square feet with 12 sound stages), or alternatively 18 lots (Option B: 510,000 square feet with 8 sound stages and one office building), to facilitate development of indoor sound stages and associated production, administrative, parking, and support facilities in the proposed C-M-DP zone with associated off-site infrastructure improvements and the vacation of Delden Road;

   d. A Conditional Use Permit ("CUP") to implement the required development program on the Map Area associated with the related Zone Change to the C-M-DP Zone. The proposed development program includes development of indoor filming studio facilities (under Option A there would be 555,950 square feet of indoor studio facilities including 12 sound stages and under Option B there would be 510,000 square feet of indoor studio facilities including 8 sound stages and one office building), grading in excess of 100,000 cubic yards, and limiting maximum building height to 60 feet in the proposed C-M-DP zone pursuant to Section 22.28.230, and 22.40 Part 2 of the County Code.

Within the remaining 846 acres of Ranch property located in the A-2 zone, the 14 acres of the 30-acre Los Angeles Department of Water and Power ("LADWP") transmission line right-of-way proposed for off-site parking, grading in excess of 100,000 cubic yards in conjunction with grading in the Map Area requires a Conditional Use Permit. The 44.28-acre Map Area plus the 14-acre LADWP right-of-way comprises the 58-acre location for primary new development. Subtracting the 58-acre area for primary new development, the remaining 832 acres of the 890-acre Ranch requires a Conditional Use Permit for relocation of a caretaker mobile home, construction of a water tank, exemption from Outdoor Lighting District hours of operation requirements for onsite filming activities, and continued operation and maintenance of existing outdoor motion picture sets and filming ranch on 195 acres with the remaining 637 acres used as buffer area and backdrop beyond the filming area in the existing A-2-1 (Heavy Agricultural-One Acre Minimum Lot Area) and A-2-2 (Heavy Agricultural-Two Acres Minimum Lot Area) zones pursuant to Section 22.24.140 of the County Code. This conditional use permit would supersede and replace Conditional Use Permit No. 04-089 approved by the Regional Planning Commission on January 3, 2007.

e. An Oak Tree Permit for the removal of 158 oak trees (including 16 heritage trees) located within the Map Area and other portions of the Ranch in the proposed C-M-DP and A-2-1 zones and encroachment into the protected zone of 82 oak trees (including 3 heritage trees) within the Map Area and other portions of the Ranch in the proposed C-M-DP and the A-2-1 and A-2-2 zones.

f. A Parking Permit for tandem parking and reciprocal parking within the Map Area in the C-M-DP zone, off-site parking within LADWP right-of-way or alternatively use of two on-site parking lots, and use of surplus parking area without paving and striping in the A-2-1 and A-2-2 zones.

2. **HEARING DATES.** A public hearing was held before the Regional Planning Commission on ____, 2013.

3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.** [*To be inserted after public hearing(s) to reflect hearing proceedings.]*

4. **PROJECT DESCRIPTION OVERVIEW.** The Applicant proposes what is called the Disney | ABC Studios At The Ranch Project. This Project provides an expansion of employment at the 890-acre Ranch which provides an investment into the media sector of the regional economy. The subject property is located in unincorporated Los Angeles County ("County") adjacent to the east side of State Route 14 freeway ("SR 14") approximately 3.3 miles north of the Interstate 5 in proximity to the City of Santa Clarita. The applicant requests a vesting tentative tract map, plan amendment and a zone change on a 44.28-acre portion of the 890-acre Ranch in

order to develop sound stages and supporting facilities on previously disturbed land adjacent to the freeway. The plan amendment and zone change with a ()-DP overlay zone would facilitate a development program for indoor motion picture production uses. Existing zoning and land use designations would remain the same on the remaining 846 acres of the subject property. A conditional use permit, oak tree permit, and parking permit are requested to authorize conditional uses, oak tree removals and encroachments, and special parking arrangements for proposed and continued uses as specified in each of the respective entitlements.

5. **LOCATION.** The 890-acre Ranch located at 19802 Placerita Canyon Road in the Santa Clarita Valley within unincorporated Los Angeles County and off-site infrastructure improvements located in unincorporated Los Angeles County and the City of Santa Clarita are approximately 3.3 miles northeast of Interstate 5 and SR 14 interchange at the SR 14 off ramps at Placerita Canyon Road.

6. **SITE PLAN: PROJECT DESCRIPTION**

a. Access and Project Components. Primary access to the 890-acre Ranch is proposed to be located directly across from the northbound SR 14 off-ramp at Placerita Canyon Road. Existing primary access is located approximately 0.5 mile southeast of SR 14 and would continue to be used for access to the existing outdoor filming ranch and as secondary access for the 58-acre primary area to be developed. The project site is comprised of the following areas: the 58-acre area for new development which is comprised of the 44.28-acre Map Area and a 14-acre portion of the LADWP transmission corridor right-of-way ("Development Area"), the location of the required water tank ("Water Tank Area"), the location of the required trail ("Trail Area"), the two optional locations of the relocated mobile home ("Potential Mobile Home Relocation Areas"), and the location of the two alternative parking lots ("Conditional Parking Areas"), all located within the 890-acre Ranch, and the locations of the infrastructure improvement areas not on the Ranch property ("Off-Site Infrastructure Improvement Areas") located within unincorporated Los Angeles County and the City of Santa Clarita. The Project proposes one Vesting Tentative Tract Map with two development options located within the Map Area as analyzed in the Draft Environmental Impact Report ("Draft EIR"): Option A includes 12 indoor sound stages and supporting facilities (555,950 square feet of total development); Option B includes 8 indoor sound stages with supporting facilities and one media office building (510,000 square feet of total development). Both options include a proposed bridge crossing Placerita Creek to connect the north and south portions of the Project separated by the creek. Due to unforeseeable market conditions, either four sound stages or one office building would be constructed on the pad north of the creek, therefore the proposal for either 20 lots or 18 lots.

b. Project Site Characteristics. The 58-acre Development Area is adjacent to and southeast of SR 14 and split into two portions, one north of Placerita Creek and one south of the creek with 24 acres of the 44.28-acre Map Area comprised of a base of disturbed earth and rock deposited by Caltrans during the construction of SR 14. The proposed 14-acre parking area is located on flat disturbed land primarily under the transmission line right-of-way owned by LADWP. The remaining Ranch property is comprised of a valley (following Placerita Creek) and a side canyon (following Heil Creek) surrounded by hillsides to the north, west, and east. Oak trees surround most of the perimeter of the developed valley and side canyon set areas, and the majority of the oak trees to be removed are located within the southerly 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 water tank and trail areas are comprised of hilly natural and disturbed land and access to the water tank area is via an existing dirt road.

7. **EXISTING ZONING.** Existing zoning refers to the County zoning existing at the time the Project's application was deemed complete on May 4, 2010. City of Santa Clarita zoning is at the time of this report. The subject property is zoned A-2-1 and A-2-2 in the Newhall and Sand Canyon Zoned Districts within County jurisdiction. Surrounding properties are zoned 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. **EXISTING LAND USES.** The subject property is developed with outdoor sets and filming ranch, and agricultural uses. Surrounding properties are developed 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. **PREVIOUS CASES/ZONING HISTORY.** The film production uses at the Ranch are currently permitted by a CUP issued by the County. In 1979, Golden Oak Ranch Properties obtained CUP No. 1494 to authorize the use of the Ranch for

motion picture sets and the temporary use of wild and domestic animals for filming purposes for a 25-year term. The CUP also allowed up to 600 persons on the Ranch at any one time. Prior to expiration of CUP No. 1494, Golden Oak Ranch Properties applied for a CUP to continue the motion picture set uses on the Ranch. In January 2007, Golden Oak Ranch Properties obtained CUP No. 04-089 to continue using the Ranch for motion picture filming, motion picture set construction, temporary use of wild and domestic animals for filming purposes, and agricultural activities for 15 years, with the ability to renew the CUP for an additional 15 years. At the same time, the County granted Oak Tree Permit No. 200600032 to Golden Oak Ranch Properties to remove 14 oak trees and permit five encroachments into the protected zone of certain oak trees to relocate the primary site access driveway in order to meet County line-of-sight requirements on Placerita Canyon Road. The current request seeks to continue the existing uses and expand within a portion of the Ranch as proposed.

10. **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY.** Project consistency with the County of Los Angeles Countywide General Plan and 1990 Santa Clarita Valley Area Plan is evaluated below. Additionally, for informational purposes only, an additional analysis of Project consistency with the 2012 Santa Clarita Valley Area Plan is also provided in the evaluation. Since the Project application was deemed complete prior to adoption of the 2012 Area Plan (also known as OVOV), the Project consistency analysis is performed in relationship to the applicable Plan at that time, which is the 1990 Area Plan. The Project is consistent with each of the Elements of the General Plan.

11. **GENERAL PLAN CONSISTENCY.** An extensive detailed analysis of General Plan policies applicable to the proposed Project is included in Table V.N-1 of the Draft EIR. The Project is consistent with the General Plan Elements and policies.

    a. General Goals and Policies. The Project provides resource conservation and protection of environmental quality such as sustaining a 20 percent reduction in water use, preserving Significant Ecological Areas surrounding the Project development areas, and recycling of construction waste and recycling during operations. The Project maintains a non-urban character as to land use and urban development pattern, uses good design for entryways and edges, and provides substantial economic development opportunity through substantial job creation.

    b. Conservation and Open Space Element. The Project requires LEED certification or equivalent for building construction, 15 percent or greater reduction in energy use, preserving hillside oak trees and vegetation, preventing off-site spillover of light and noise, and maintaining the rural character of the area. Drought tolerant plants, detention basins and swales,

and other project design features are built into the Project to retain stormwater and minimize use of potable water for landscaping purposes.

c. Economic Development Element. Temporary employment during construction and permanent employment during operations is substantially increased by the Project, and the media industry is further supported and retained in the region due to the project site's proximity to media centers such as Burbank and Hollywood.

d. Land Use Element. The Project fosters compatible land use arrangements by consolidating indoor sound stages and outdoor sets within the same geographical site creating synergy and efficiency by reducing transportation requirements and energy consumption. The Project design proposed clusters the bulk of new development on previously disturbed land adjacent to the freeway minimizing encroachment on undeveloped land. Compatibility with a nearby State and County park and National Forest is maintained through large buffer areas of undeveloped land and limiting new development to the previously disturbed southwestern edge of the property. Agricultural uses are retained on the property maintaining the character of an operational ranch.

e. Safety Element. Seismic, geologic, hydrologic, and soil studies and compliance with required project design features and mitigation measures insure that the Project design is safe and sustainable. The Project Site provides ample water supply in excess of requirements for fire safety. The proposed development does not make use of areas with steep slopes. A substantial emergency response plan is included in Project requirements.

f. Scenic Highway Element. Placerita Canyon Road ("PC Road") is adjacent to existing and proposed development and is considered a Second Priority Scenic Route for future study. New development is proposed on disturbed areas adjacent to the freeway and a limited westerly portion of PC Road nearest the freeway, and no new development is proposed further east along PC Road. Existing views of natural terrain are retained by the Project.

g. Transportation Element. Freeway off-ramp improvements, intersection improvements, and roadway lane configuration improvements are required by the Project to reduce traffic impacts to an insignificant level.

h. Water and Waste Management Element. Construction waste is required to divert 75 percent to recycling facilities and 50 percent of operational waste would be recycled. Extensive storm-water management facilities and site design are required to handle major storm events. Available water supply is to be provided by the Newhall County Water District, and necessary and

adequate sewer supply is designed in collaboration with the City of Santa Clarita.

12. **1990 SANTA CLARITA VALLEY AREA PLAN CONSISTENCY.** An extensive detailed analysis of 1990 Area Plan policies applicable to the proposed Project is included in Table V.N-2 of the Draft EIR. The Project is consistent with each of the applicable elements and policies of the 1990 Area Plan.

    a. Circulation Element. Projected future traffic conditions to the year 2020 were analyzed in order to direct project design features and mitigation measures for the Project such as making necessary road improvements to minimize Project impacts to traffic.

    b. Community Design Element. Design guidelines such as building heights, setbacks, landscaping, lighting, and screening are incorporated into Project plans. The character of the surrounding area is retained by the Project's continuing development within an agrarian and ranch genre of design including undergrounding of on-site electrical power lines, enhancement of Placerita Creek as a key landmark feature, and implementation of a habitat restoration plan.

    c. Economic Development Element. The media and entertainment industry is one of four major industries targeted for expansion in the Santa Clarita Valley. The Project facilitates employment growth and synergy in this industry and lies with the 30-mile Studio Zone which keeps costs of production lower.

    d. Energy Conservation Element. The Project complies with the County's Green Building, Drought Tolerant, and Low Impact Development ordinances and includes additional project design features and mitigation measures that reduce energy and water use.

    e. Environmental Resources Management Element. The Project complies with all state, regional, and county requirements relating to water quality, implements best management practices for stormwater runoff, and sustains beneficial use of Placerita Creek for downstream users. Sewage and wastewater facilities are separated from stormwater runoff. Air quality, groundwater, and cultural resources are protected by project design features and mitigation measures required by the Project. Preservation, mitigation, and enhancement of proposed Significant Ecological Areas associated with the property are accomplished through mandated implementation of habitat restoration plans, screening berms with native drought tolerant plants, and extensive oak tree plantings in significantly greater numbers than the number required for replacement trees per County Ordinance. Dedication of a multi-

use trail south of Placerita Canyon Road would connect to Angeles National Forest and avoid sensitive on-site habitats.

f. Land Use Element. The Project promotes transportation efficiency through co-location of outdoor sets and indoor sound stages within the same Project Site. Reduced production truck trips, less impacts on regional air quality, and synergy of operations in a priority industry for the local region make the proposed uses suitable to the site. The Project proposes new development located adjacent to SR 14 consistent with freeway-oriented commercial development in the area, which also minimizes impacts to sensitive remote areas of the Ranch which would not be further developed. Proposed infrastructure improvements include provision of a water tank exceeding Project requirements in order to provide additional capacity to the Newhall County Water District consistent with the 2001 Master Plan. The Project adheres to development standards and Project design maintaining the character of a Ranch while facilitating new development along an established transportation corridor.

g. Public Facilities Element. Water supply verification and storage, wastewater and sewage processing through annexation to the local sanitation district and water service district, and flood control improvements retaining existing flows, are accommodated by the Project.

h. Safety Element. An extensive fuel modification plan, adequate fire flows, and emergency response plans are required of the Project to insure protection from wildfires and for other emergencies. Hazardous materials are required to be handled according to strict regulations.

13. **2012 SANTA CLARITA VALLEY AREA PLAN CONSITENCY.** The applicable local plan for this Project is the 1990 Area Plan. The 2012 plan is not applicable since pursuant to the provisions of the 2012 Area Plan a complete application was filed prior to adoption of the 2012 Area Plan, thereby allowing the Project to be evaluated under the existing 1990 Area Plan then in full force and effect. Nevertheless, the Project is consistent with the 2012 Area Plan for each of the impact issues analyzed in the Project's EIR in relationship to the goals and policies of the 2012 Area Plan. An extensive detailed analysis of the 2012 Area Plan policies that relate to the Project's impact considerations are included in an attachment to this report. The Project has been found to be consistent with 2012 Area Plan policies pertaining to geotechnical hazards, flood hazards, noise, water quality, air quality, climate change, biological resources, cultural resources, agricultural resources, visual resources, traffic, access and parking, public services for fire and law enforcement, utilities and service systems including water supply, energy supply, wastewater and solid waste processing, environmental safety, land use, and conservation and open space.

14. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS.** Various components of the Project fall within various zoning designations. The zone requirements are as follows.

a. ()-DP Zone Development Standards. Section 22.40 Part 2 requires projects located within the Development Program zone to comply with certain additional conditions for development. These conditions are incorporated in the Conditional Use Permit conditions of approval pertaining to the development proposed within the 44.28-acre Map Area in the proposed C-M-DP zone. The project complies.

b. A-2 Zone Development Standards. According to Section 22.24.150 of the Los Angeles County Zoning Ordinance, uses requiring a conditional use permit in the A-2 zone pertaining to the subject Project include grading in excess of 100,000 cubic yards, motion picture sets and related facilities including temporary use of domestic and wild animals for 60 days or less, living quarters for persons employed on the premises, water tanks, and theaters/amphitheaters having a seating capacity of not to exceed 500 seats. The A-2 Zone standards would apply to 846 acres of the 890 Ranch property located in the A-2-1 and A-2-2 zones.

i. According to Section 22.24.170.A, yard requirements reference the R-1 zone yard standards. The project complies with yard standards. The subject site is 890 acres of Ranch property. An existing caretaker's mobile home and septic system are located within the proposed Development Area and are proposed to be relocated to one of two possible locations depicted on Exhibit "A" in compliance with yard requirements.

ii. According to Section 22.24.170.B, single-family residences in the A-2 zone are subject to development standards applicable to the R-1 zone. The Project complies with single-family residence development standards. The manager's residence labeled as No. 2 "Main Ranch House", and worker's mobile home residence labeled as "Tentative New Location 1" and "Tentative New Location 2" on the Exhibit "A" Sheet S-1, complies with R-1 zone development standards. The residences are required to comply with all requirements of the Department of Public Works, Building and Safety Division.

iii. Section 22.24.160 prohibits the keeping of wild animals. The project complies with the prohibition of permanently keeping wild animals on site. The applicant requests continued authorization to temporarily keep wild and domestic animals. No wild animals would be kept permanently.

iv. Section 22.24.150 allows as a temporary use the keeping of domestic and wild animals: "Motion picture sets, including the temporary use of domestic and wild animals in motion picture and television production, provided the wild animals are kept or maintained pursuant to all regulations *of* the Los Angeles County department of animal control, and are not retained on the premises for a period exceeding 60 days. The director may extend such time period for not to exceed 30 additional days subject to the provisions *of* Part 12 *of* Chapter 22.56 on director's review." The project complies with the requirements for the temporary use of domestic and wild animals. The applicant proposes only the temporary use of wild animals.

v. Section 22.24.120.B allows the raising of horses and other named domestic animals: "The raising of horses and other equine, cattle, sheep and goats, including the breeding and training of such animals, on a lot or parcel of land having, as a condition of use, an area of not less than one acre, provided that: on lots or parcels of land having an area of five acres or more, there shall be no limitation as to the number of such animals which may be kept or maintained in conjunction with such use." The project complies with requirements for the raising of said domestic animals. The applicant proposes to continue the keeping or potential keeping of named domestic animals on the site for extended periods of time.

c. C-M-DP Zone Development Standards.

i. Section 22.28.270.A requires, "That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area." The Project complies with C-M-DP zone requirements. The conditions of approval require the 58-acre Development Area to include 10 percent landscaping according to required landscape plans subject to approval by the Director of Planning and the Department of Public Works. The 10 percent landscaping requirement shall apply to the 58-acre Development Area and not on a lot by lot basis.

ii. Section 22.28.270.B requires "That there be parking facilities provided as required by Part 11 of Chapter 22.52" Parking is addressed in the discussion of General Regulations, Parking below.

iii. Section 22.28.270.D Outside Storage Requirements. "Outside storage is permitted on the rear of a lot or parcel of land in Zone C-M when such storage is strictly incidental to the permitted use existing in a building on

the front portion of the same lot or parcel of land, and provided no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the director may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this section. All such requests for substitution shall be subject to the provisions of Part 12 of Chapter 22.56, on director's review." The Project complies with outdoor storage requirements. The Project does not propose outside storage within 50 feet of the property lines located near the property frontages and along the public right-of-way.

d. Rural Outdoor Lighting District Standards. Section 22.44 Part 9 establishes regulations for rural outdoor lighting for development located within the County's Rural Outdoor Lighting District ("Lighting District"). The 44.28-acre Map Area is not located within the Lighting District and is not subject to Lighting District development standards. The remaining 846 acres of the 890-acre Project site is within the Lighting District. The Project includes an exemption from night lighting hours of operation allowed by Section 22.44.550.B.2 which allows for such exemption when alternative hours of operations are specified in a discretionary permit. All other Lighting District regulations apply. The Conditions of the subject CUP for this Project includes alternative hours of operation. The Project complies with Lighting District development standards.

e. General Regulations, Parking. General Regulations are listed in Section 22.52 of the County Code, and parking regulations in Part 11 applicable to the proposed Project.

   i. Section 22.52.1110.A Entertainment, Assembly and Dining. Parking for assembly halls is to be provided as follows: "Except as otherwise provided in this Part 11, every structure used for amusement, assembly, drinking, eating or entertainment shall provide one or more automobile parking spaces: for each three persons based on the occupant load as determined by the county engineer. These uses include but are not limited conference rooms; dining rooms, cafes, cafeterias, coffee shops, nightclubs, restaurants, and other similar uses; drinking establishments, bars, cocktail lounges, nightclubs, soda fountains, tasting rooms, taverns, and other similar uses; exhibit rooms, stages, lounges, and other similar uses; theaters, auditoriums, lodge rooms, stadiums or other places of amusement and entertainment, not otherwise enumerated in this Part 11; mortuaries; dancehalls, skating rinks, and gymnasiums; and health clubs and centers." Pursuant to CUP No. 04-089, the applicant may use the

"Country Bear Hall" building as an assembly hall and "backstage" area if brought into compliance with applicable building and safety and fire regulations. Theater use can be considered a similar use to future potential use of "Country Bear Hall" as an assembly facility should the applicant choose to retrofit or replace the facility to building and safety and fire code standards should assembly use be desired at a future date. The conditions of approval require that Country Bear Hall shall comply with all requirements of the Department of Public Works, Building and Safety Division and comply with all building fire safety regulations of the County of Los Angeles Fire Department prior to assembly use or other permanent use of the facility. It is currently classified as an outdoor motion picture set. The County Engineer has determined an occupant load of 237 persons for this building for assembly use. Seventy-nine parking spaces are required (237/3=79). The requirement to pave and stripe the parking lot labeled "Parking Area" adjacent to the existing office labeled No. 5 on Exhibit "A" sheet S-1 is modified by this permit and the associated parking permit to allow compacted dirt and gravel parking areas in character with the Ranch facility, with the exception of two existing paved and striped handicapped spaces. All other applicable parking requirements of Section 22.52 Part 11 shall be met by the applicant. The project shall provide at least 79 spaces prior to assembly use of the Hall including the two existing handicapped spaces.

ii. Section 22.52.1070.A Parking for Handicapped Persons (existing lot). Two handicapped parking spaces are required for a parking lot of 79 total spaces. According to Section 22.52.1070.B, "parking spaces for the physically handicapped shall be located as near as practical to a primary entrance. When more than one space is provided, in lieu of providing a 14 foot wide space for each parking space, two spaces can be provided within a 23-foot wide area striped to provide a nine-foot parking area on each side of a five-foot loading and unloading area in the center. The minimum length of each parking space shall be 18 feet. These parking spaces shall be designed substantially in conformance with the illustration in Appendix 3 of this Title 22." The existing use complies with handicapped parking requirements. The existing site provides at least two paved and striped handicapped parking spaces in the lot labeled "Parking Area" adjacent to the existing office labeled No. 5 on Exhibit "A".

iii. The Project complies with parking requirements for commercial, industrial, handicapped, and loading area parking.

Section 22.52.1100 Commercial Areas. One parking space is required per 400 square feet of business or professional office use.

Section 22.52.1140 Industrial Uses. One parking space is required per 500 square feet for industrial uses or one parking space per 1,000 square feet for industrial uses considered a warehouse.

Section 22.52.1070.A Parking for Handicapped Persons (proposed new development). Seven handicapped spaces are required for 401 to 500 standard spaces required plus one space per 200 spaces over 500 standard spaces required.

Section 22.52.1084 Loading Area. One space is required for up to each 24,000 square-foot building and one space for up to each 18,000 square-foot building.

Required parking for Option A is 940 spaces including nine handicapped spaces and Option A provides 1,228 spaces including nine handicapped spaces. Required parking for Option B is 954 spaces including nine handicapped spaces and Option B provides 1,162 spaces including nine handicapped spaces.

f. General Regulations, Other.

i. Section 22.52 Part 1 General Design Requirements state that building height is limited to buildings with total floor area up to 13 times the buildable area per parcel. The Project complies with building height requirements. Buildings proposed by the Project are limited to a maximum height of 60 feet by the conditions of approval.

ii. Section 22.52 Part 7 Outside Storage and Display. Fencing and landscaping screening provisions are required for outside storage open to view from the exterior boundary of a lot. The Project shall comply with outside storage requirements. The Project does not propose outside display.

iii. Section 22.52 Part 10 Signage. Dimensions, height, area, lighting and types of signage are regulated in Part 10. The Project shall comply with signage requirements. The Project proposes signage for new entryway, wayfinding, and signage for trailhead and staging area. The conditions of approval require a sign program for review and approval.

iv. Section 22.52 Part 20 Green Building. Standards for review and modification of, or, allowed exemption from applicable Green Building standards, are incorporated in the Project. The Project complies with Green Building standards. The Project is required to meet Green Building

standards for permanent buildings. Temporary sets are exempt from these standards.

v. Section 22.52 Part 21 Drought Tolerant Landscaping. Seventy-five percent of landscaping provided shall be drought tolerant plantings from the County's drought tolerant plant list, and efficient water systems must be used for irrigation. The Project complies with drought tolerant landscaping requirements. The Project proposes that 75 percent of its landscaping shall be drought tolerant and be irrigated by water efficient systems.

vi. Section 22.52 Part 22 Low Impact Development. Stormwater runoff must be maintained similar to naturally existing conditions prior to development. The Project complies with Low Impact Development requirements. The Project is designed with above and below ground retention basins, bioswales, proposes other best management practices, and uses grading elevations that meet requirements for control of stormwater to minimize flooding and maximize replenishing groundwater and mimicking natural characteristics of water movement in the area.

g. Oak Tree Permit Regulations (Section 22.56 Part 16 of the County Code). The Project proposes removal of 158 oak trees (including 16 heritage trees) and encroachment into the protected zone of 82 oak trees (including 3 heritage trees). The majority of the trees proposed for removal are due to topographical requirements for flood control, which requires placement of debris basins in certain locations heavily covered with existing oak trees that must be removed in order to comply with flood control requirements to ensure public safety. The existing disturbed area is proposed to be lowered and joined to portions of the adjacent flood plain, which must be filled to accommodate the 58-acre Development Area proposed, and would require the removal of oak trees located in the flood plain just below and along the easterly drop off from the existing disturbed area. As indicated in the oak tree report reviewed by the County Forester, all but two of the Heritage tree removals had a "C" or "D" overall health rating on an A-F rating scale, A being the best condition, F being the worst. The Project proposes 1,600 replacement oak trees and must meet all other oak tree permit conditions and mitigation measures required by the County Code and County Forester. (Though not part of the oak tree permit provisions, oak woodlands are present on 4.97 acres of the Project Site mostly within the proposed 58-acre Development Area (4.79 acres). Nearly 12 acres of oak woodland mitigation land is required (2.4 acres of mitigation to 1 acre of impact) by the Project's mitigation monitoring and reporting program.)

h. Parking Permit Regulations (Section 22.56 Part 7 of the County Code). The existing disturbed area adjacent to the intersection of SR 14 and Placerita Canyon Road has been used for intermittent overflow parking during operations of the existing filming ranch in accordance with existing CUP No. 04-089. The Project proposes to develop the existing disturbed area and a filled portion of the flood plain with indoor studios and supporting uses including sufficient on-site parking to meet approximately 75 percent of the required parking. The remaining parking plus additional overflow parking is proposed to be met using either two paved and striped off-site parking lots located on LADWP property in a transmission line corridor, or, alternatively by providing two conditional on-site parking lots in the event permission is not granted or is granted and taken away at a later time. A Parking Permit is required for the preferred off-site parking option. Additionally, the applicant would have the authorization to construct, according to the appropriate development standards, two on-site parking lots that would be used to accommodate the required parking in the event that they are unable to secure the necessary permission from LADWP to use the area under the power lines.

The Parking Permit authorizes on-site tandem parking given the nature of production operations requiring flexible truck and other motor vehicle parking arrangements. Reciprocal on-site parking is requested within the Map Area to accommodate flexible shared parking between the various studio sound stages and supporting facilities. Use of a surplus parking area without paving and striping (with the exception of two paved and striped handicapped spaces) is requested to retain the character of the Ranch while providing Ranch office and additional surplus parking. The Parking Permit would authorize this exception.

15. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The Project's design, required mitigation measures, and compliance with applicable zoning regulations ensure that the Project is compatible with the surrounding community minimizing Project impacts to the community to the greatest extent feasible. The 890-acre Ranch property is buffered from its neighbors on the east, north, and south boundaries by hilly topography and undeveloped land. The westerly boundary of the Project Site is adjacent to the SR 14 freeway and comprised of mostly undeveloped hilly terrain. With the addition of the new Development Area (five percent of the total property), a total of approximately 27 percent of the property would be the combined new and existing filming ranch uses. Optional night hauling would be required to comply with County night noise standards. Permitted night lighting would be required to be retained on-site with no off-site spillover. Landscaped screening or buffering of developed portions of the Project Site visible from Placerita Canyon Road and SR 14 freeway is required. Reduced building pad height from existing grade is proposed for the new Development Area, and

height of buildings is restricted to a maximum of 60 feet in height to limit visual impacts. Minimal entry and wayfinding signage is proposed keeping visual clutter in the area to a minimum.

16. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** County Department comments and conditions are attached. The Department of Public Works CUP and Vesting Map Conditions clarify general subdivision requirements, right-of-way and road improvements, grading, sewer, water, drainage, and geotechnical design requirements. Fire Department requirements for a Project located in a Very High Fire Hazard Severity Zone and Oak Tree Permit requirements are delineated. Public Health conditions include onsite wastewater treatment system approval prior to relocation of a mobile home caretaker residence. The Department of Parks and Recreation require dedication and construction of the Placerita Canyon Connector Trail and associated staging area prior to recordation of the Project's Final Map. The Newhall County Water District updated its Water Supply Assessment pertaining to the Project in April, 2013. Water supply for the Project was determined to be adequate.

17. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** No additional comments were received from other agencies.

18. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code and following Departmental practices, the community was appropriately notified of the Regional Planning Commission hearing by mail, newspaper, property posting, library posting and on the Department's website. Newspaper notices were published in The Signal and La Opinion on May 15, 2013. Notices to property owners located within a 1,000-foot radius of the property boundaries, other interested parties, and to four local libraries, were mailed on May 16, 2013. Notices were verified to be posted on the subject property by May 20, 2013 and notices were made available on the Department's website on May 16, 2013. On June 6, 2013 the Final EIR was distributed to County departments, agencies, and interested parties according to CEQA requirements, and posted on the Department's website.

19. **PUBLIC COMMENTS.**

    a. A Hearing Examiner public hearing was held on June 04, 2012 primarily to receive public testimony on the merits of the Draft EIR prior to Project consideration by the Regional Planning Commission ("Planning Commission"). A copy of the Hearing Examiner transcript is attached. 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.

b. Public Comments were received subsequent to the Hearing Examiner Public Hearing and Prior to Planning Commission. Written comments were provided by 54 members of the public regarding the Project at the time of the staff report.

i. Fifty two (52) comments in favor of the project were received at the time of this report including comments in support of job creation, traffic improvements, addition of a public trail with access to Angeles Forest, retention of the filming industry in the area, extra oak tree plantings, and further restoration of Placerita Creek. The City of Santa Clarita indicated its support for the Project through a letter from the Mayor.

ii. No comments directly opposed to the Project were received at the time of this report; however concerns were expressed in two letters received. The Native American Commission provided comments expressing concern over potential impacts to cultural sites located within the Project Site. The Santa Clarita Organization for Planning and the Environment inquired about applicant agreements with community groups and the need for disclosure if such agreements exist.

20. **BURDENS OF PROOF.** The applicant must substantiate the required burden of proof for a Plan Amendment and substantiate all facts identified by the following sections of the County Code for each of the entitlements requested: Section 22.16.110 (Zone Change); Section 22.56.040 (Conditional Use Permit); Section 22.56.2100 (Oak Tree Permit); and Section 22.56.1020 (Parking Permit). The applicant's burden of proof responses are included in the record.

21. **BURDEN OF PROOF: REQUIRED FINDINGS FOR A PLAN AMENDMENT.** The applicant shall substantiate the following facts:

a. *That a need for the proposed Plan Amendment exists.* Changing the land use designation from W (Watershed) and HM (Hillside Management) to C (Commercial) will enable a needed commercial use that encourages business attraction and clean industry, along with synergy between existing outdoor filming sets with proposed indoor sound stages and office space, providing increased job opportunities for the local area in an efficient manner with minimal impacts to the surrounding area.

b. *That the particular amendment proposed is appropriate and proper.* The change in land use designation would provide regional commercial economic development opportunities consistent with local plan policies, be compatible with other nearby uses, meet community design priorities to mitigate potential impacts to the surroundings, and minimize further disturbance of undisturbed land consistent with County land use goals.

c. *That modified conditions warrant a revision to the Countywide General Plan as it pertains to the area or district under consideration.* The recent One Valley One Vision process completed between the County and the City of Santa Clarita identified filming in the Santa Clarita Valley as one of four priority industries for growth in the area. The change to a commercial designation would allow the expansion of indoor filming uses complementary to existing outdoor filming sets.

d. *That approval of the proposed Plan Amendment will be in the interest of the public health, safety and general welfare and in conformity with good planning practices.* Clustered commercial development with minimal ground disturbance to the existing 890-acre ranch, employment opportunities within the filming industry's 30-mile Zone, traffic improvements at key nearby intersections, sustainable building and landscaping design, minimal impacts to viewshed in the area, dedication of land and construction of a connector trail to Angeles National Forest, and increased water supply storage for the local water district provide benefits to the public without creating new hazards to the community.

22. **BURDEN OF PROOF: REQUIRED FINDINGS FOR A ZONE CHANGE.** In addition to the information required by Section 22.16.100 of the Zoning Code, the applicant has substantiated to the satisfaction of the Commission the following facts:

a. *That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration.* Similar to the change in plan designation, the change in zoning from A-2-1 (Heavy Agricultural) to CM-DP (Commercial Manufacturing-Development Program) would enable further growth in the filming industry at this site, which is one of the four priority industries identified for growth by the One Valley One Vision process recently completed between the County and the City of Santa Clarita. The change to a commercial designation would allow the expansion of indoor filming uses complementary to existing use of outdoor filming sets, and the Development Program zoning designation further insures that the entire development planned meets County requirements and good planning practices.

b. *That a need for the proposed zone classification exists within such area or district.* Similar to the change in land use designation, the change in zoning from A-2-1 (Heavy Agricultural) to CM-DP (Commercial Manufacturing-Development Program) would enable a needed commercial use that encourages business attraction and clean industry, along with synergy between existing outdoor filming sets with proposed indoor sound stages and office space, providing increased job opportunities for the local area in an efficient manner with minimal impacts to the surrounding area.

c. *That the particular property under consideration is a proper location for said zone classification within such area or district.* The Project location adjacent to the SR 14 freeway and clustered on mostly disturbed fill, minimizes further disturbances to the 890-acre ranch and provides a location compatible with other commercial uses located along the freeway. Easy ingress and egress, intersection and road improvements required by the Project, and minimal infrastructure demands in an existing developed area, make the Project site suitable for commercial development contributing to the local and regional economy.

d. *That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.* The Project is significantly buffered by hillsides and natural vegetation from nearby county and state parks which are located to the south and east, and includes a connector trail to Angeles National Forest. The nearest residential uses to the new development proposed are located across the freeway to the west and southwest. Residences located near the northeasterly boundary of the ranch are not near any of the existing or proposed development and are buffered by otherwise secluded natural vegetation and hillsides. Similar to the change in plan designation, the change in zoning will further employment opportunities within the filming industry's 30-mile Zone, enable traffic improvements at key nearby intersections, require sustainable building and landscaping design, minimize impacts to viewshed in the area, and provide increased water supply storage for the local water district.

23. **BURDEN OF PROOF: REQUIRED FINDINGS FOR A CONDITIONAL USE PERMIT**. In addition to the information required in the application by Section 22.56.030 the applicant has substantiated to the satisfaction of the Commission the following facts:

a. *That the requested use at the location will not: adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.* The Project does not cause new hazards or nuisances which would diminish the safety and uses of existing residents and workers surrounding the Project site.

b. *That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.* The Project design complies with County requirements for construction of necessary

facilities supporting the development and provides project design features beyond County standard requirements.

c. *That the proposed site is adequately served: By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate; and By other public or private service facilities as are required.* Required street and freeway off-ramp improvements, vehicle access and circulation requirements including emergency access, and necessary utility infrastructure are supplied by the Project and conditioned accordingly.

24. **()-DP ZONE REQUIRED FINDINGS.** Section 22.40.050 of the County Code requires development within the ()-DP zone to provide the following in addition to the materials required in Part 1 of Chapter 22.56 of the County Code.

a. *"A plot plan showing the location of all proposed structures, the alteration or demolition of any existing structures, and development features, including grading, yards, walls, walks, landscaping, height, bulk and arrangement of buildings and structures, signs, the color and appearance of buildings and structures, and other features as may be needed to make the development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the character of the surrounding area."* The project provides the required plot plan and complies.

b. *"A progress schedule, which shall include all phases of development and indicate the sequence and time period within which the improvements described will be made."* The project provides a seven-phase time-sequenced phasing schedule for development and complies.

The Commission finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the subdividers and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to the public convenience, welfare, or development needs of the area.

25. **BURDEN OF PROOF: REQUIRED FINDINGS FOR AN OAK TREE PERMIT.** In addition to the information required in the application by Section 22.56.2090, the application has substantiated to the satisfaction of the director the following facts:

a. *That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property.* Of the more than 3,000 oak trees present on the Ranch,

158 maximum removals and 82 encroachments are requested. Since new development is primarily clustered within the 58-acre Development Area, no other oak trees would be impacted by the Project.

b. *That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.* Required water quality and flood control measures including onsite debris basins, bio-swales, and on-site storm drains are included in the Project. Best Management Practices for erosion and sediment control during construction are also required and part of the Project.

c. *That in addition to the above facts, at least one of the following findings apply:*

   i. *That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that: Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized,*

   ii. *That the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s), or*

   iii. *That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger or falling is such that it cannot be remedied through reasonable preservation procedures and practices.*

The Project's proposed grading would prepare 24 acres comprised of two mostly barren existing fill pads that were created by Caltrans during construction of SR 14 and an additional 20 acres significantly below the pads for receiving fill from the lowered 24-acre pad area, plus leveling of the existing 14-acre LADWP transmission corridor right-of-way for the proposed parking lots. The filling of the lower 20-acre area would require removal of a significant portion of the oak trees mostly located at the toe of the slope along the eastern side of the southerly pad. A majority of the remaining impacts to oaks would be for preparation of required debris basins located in the southernmost portion of the 58-acre Development Area. The clustering of the Project at this location on the Project Site will provide the least amount of disturbance to existing oak trees and oak woodlands. The balancing of the westerly 24 acres with the lower 20-acres is necessary to enable functionally efficient use of sound stages and supporting facilities that require large trucks to circle the facilities for serving

filming operations. Additionally, the lowering of the 24-acre pad area will provide less visual intrusion from development on the site by enabling lower elevations of building heights with regard to the viewshed from the public rights-of-way.

d. *That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.* The Project keeps to the intent of the oak tree permit process by minimizing impacts to oak trees through clustered development and by providing a greater number of oak tree replacements than required by County Code. The Project proposes 444 new oak trees of 15-gallon size with a one-inch diameter at one foot above the base of the trunk, at least another 1,156 new oak trees of various sizes including more than 12 60-inch box trees, for a total of at least 1,600 new oak trees within restoration areas on the Ranch collectively comprised of approximately 21 acres.

25. **BURDEN OF PROOF: REQUIRED FINDINGS FOR A PARKING PERMIT.** In addition to the information required in the application by Section 22.56.1010, the applicant has substantiated the following facts:

a. *That there will be no need for the number of vehicle parking spaces required by Part 11 of Chapter 22.52 because:*

i. *The age and/or physical condition of the residents is such that the use of automobile is unlikely; or*

ii. *The nature of the use is such that there is a reduced occupancy, or*

iii. *The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration, or*

iv. *Sufficient land area is reserved or an alternative arrangement is approved to insure that the parking requirements may be complied with should the use, occupancy, or transportation program change. Such reservation or alternative may be waived for certain housing developments for senior citizens and persons with disabilities, where the Director finds that it is unnecessary because of the anticipated permanent nature of such use. If*

required, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed; or

v. *The reduction in the number of vehicle parking spaces will be offset by the provision of bicycle parking spaces, at a minimum ratio of two bicycle spaces for every one vehicle parking space above the minimum number of bicycle parking spaces otherwise required under Section 22.52.1225.*

The Project proposes a greater number of parking spaces than required by County Code due to the fluctuating needs for parking characteristic of the filming industry. Primary parking is proposed within the 58-acre Development Area including the two parking lots proposed within the LADWP right-of-way through a parking license agreement. Should LADWP need the subject area back at a future date, permittee would be required to establish equivalent replacement parking using two on-site conditional parking lots just east of the LADWP right-of-way.

b. *That there will be no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because:*

i. *Uses sharing vehicle parking facilities operate at different times of the day or days of the week; or*

ii. *Vehicle parking facilities using tandem spaces will employ valets or will utilize other means to insure a workable plan; or*

iii. *Apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces;*

Parking in excess of County Code requirements is proposed providing an excess of 288 spaces for Option A and an excess of 208 spaces for Option B including optional compact parking arrangements. Tandem parking is also proposed in addition to required parking, and it would include use of parking attendants to supervise tandem parking logistics.

c. *That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential vehicle parking spaces will provide the required parking for uses because: Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use, or Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other*

guarantees assuring continued availability of the spaces, or Such transitional lots are designed to minimize adverse effects on surrounding properties, or Uncovered parking for low and moderate income residential developments will be appropriately screened and compatible with the surrounding neighborhood. All required parking is proposed to be provided on-site. With either subdivision option (Option A: 20-lot; or Option B: 18-lot) a reciprocal parking easement would enable shared parking between all lots within the 44.28-acre Vesting Tentative Tract Map. An agreement in process with LADWP would enable a portion of required parking on the off-site LADWP transmission corridor right-of-way (500 spaces). In the event the agreement with LADWP should end at a future date, two conditional on-site parking lots would be developed in their place to provide all remaining required and additional surplus parking.

d. *That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.* Though classified as "off-site" parking, the portion of parking proposed within the LADWP right-of-way is already within property currently used by the Ranch through an easement for filming operations and does not allow public access. The Ranch surrounds the subject portion of the right-of-way; therefore the parking arrangement would have no effect on public traffic circulation or parking in the surrounding area.

e. *That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22.* The proposed 58-acre Development Area is sufficient in space to accommodate the proposed indoor sound stages and supporting facilities in proximity to the existing filming ranch which operates outdoor filming sets on 195 acres plus 637 acres of forested hillsides for back drop and buffering the site.

26. **ENVIRONMENTAL DETERMINATION.** 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 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.

d. A Statement of Overriding Considerations 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 Statement of Overriding

Considerations 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 Statement of Overriding Considerations, provide benefits supporting the determination that the benefits of the Project outweigh the Project's remaining significant and unavoidable impacts.

27. **TERM LIMIT.** Permanent sound stages and supporting facilities do not require a term limit, and the existing filming ranch would be able to continue operations under the terms of this Conditional Use Permit and applicable Mitigation Monitoring and Reporting Program requirements in perpetuity.

28. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Special Projects Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

WITH RESPECT TO THE CONDITIONAL USE PERMIT:

A. That the requested use at the location will not: adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

C. That the proposed site is adequately served: by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate; and by other public or private service facilities as are required.

WITH RESPECT TO THE OAK TREE PERMIT:

A. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property;

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;

C. That in addition to the above facts, at least one of the following findings apply: That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that: alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; That the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s); or, That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger or falling is such that it cannot be remedied through reasonable preservation procedures and practices; and

D. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

WITH RESPECT TO THE PARKING PERMIT:

A. That there will be no need for the number of vehicle parking spaces required by Part 11 of Chapter 22.52 because: The age and/or physical condition of the residents is such that the use of automobile is unlikely; or the nature of the use is such that there is a reduced occupancy, or the business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities

shall be a factor in this consideration; or sufficient land area is reserved or an alternative arrangement is approved to insure that the parking requirements may be complied with should the use, occupancy, or transportation program change. Such reservation or alternative may be waived for certain housing developments for senior citizens and persons with disabilities, where the Director finds that it is unnecessary because of the anticipated permanent nature of such use. If required, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed; or the reduction in the number of vehicle parking spaces will be offset by the provision of bicycle parking spaces, at a minimum ratio of two bicycle spaces for every one vehicle parking space above the minimum number of bicycle parking spaces otherwise required under Section 22.52.1225;

B. That there will be no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because: uses sharing vehicle parking facilities operate at different times of the day or days of the week; or vehicle parking facilities using tandem spaces will employ valets or will utilize other means to insure a workable plan; or apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces;

C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential vehicle parking spaces will provide the required parking for uses because: Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use, or such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces, or such transitional lots are designed to minimize adverse effects on surrounding properties, or uncovered parking for low and moderate income residential developments will be appropriately screened and compatible with the surrounding neighborhood;

D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property; and

E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required burden of proof findings for a Plan Amendment, a Zone Change as set forth in Section 22.16.110 of the County Code, a Conditional Use Permit

as set forth in Section 22.56.040, an Oak Tree Permit as set for the in Section 22.56.2100, and a Parking Permit as set forth in Section 22.56.1020.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission, acting in its role as responsible agency for the project, certifies that it has independently reviewed and considered the information contained in the Final Environmental Impact Report State Clearing House No. 2010011010, County Environmental Assessment No. 200900041 prepared by Los Angeles County Department of Regional Planning as lead agency prior to approving the project; adopts the mitigation monitoring program which is appended to and included in the attached conditions of approval, finding that, pursuant to California Public Resources Code Section 21081.6, the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation; determines that the conditions of approval attached hereto are the only mitigation measures for the project which are feasible and that the unavoidable significant effects of the project after adoption of said mitigation measures are as described in these findings; determines that the remaining, unavoidable environmental effects 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 in the Environmental Findings of Fact and Statement of Overriding Considerations adopted by the lead agency for the project, which findings and statement are incorporated herein by reference.

2. In view of the findings of fact and conclusions presented above resolutions for Plan Amendment No. 200900010 and Zone Change No. 200900012 are recommended by the Planning Commission to the Board of Supervisors for approval; and Vesting Tentative Tract Map No. 071216; Conditional Use Permit No. 200900126; Oak Tree Permit No. 200900041; and Parking Permit No. 201000002 are approved subject to the attached conditions.

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

SZD:KKS
6-13-13

c: Each Commissioner, Zoning Enforcement, Building and Safety

FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
VESTING TENTATIVE TRACT MAP NUMBER TR071216-(5)

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Vesting Tentative Tract Map No. TR071216-(5) ("Vesting Map") on June 19, 2013. The Vesting Map was heard concurrently with Plan Amendment No. 200900010 ("Plan Amendment") and Zone Change No. 200900012 ("Zone Change"), Conditional Use Permit No. 200900126 ("CUP"); Oak Tree Permit No. 200900041; and Parking Permit No. 201000002.

2. The subdividers, Golden Oak Ranch Properties ("Subdividers") request the Vesting Map and related entitlements to authorize two alternatives for subdividing 20 lots (Option A: 555,950 square feet with 12 sound stages), or alternatively 18 lots (Option B: 510,000 square feet with 8 sound stages and one office building), located on 44.28 acres ("Map Area") of the 890-acre subject property for development of indoor sound stages and associated production, administrative, parking, and support facilities in the proposed C-M-DP zone with associated off-site infrastructure improvements and the vacation of Delden Road ("Project").

3. The 890-acre Ranch located at 19802 Placerita Canyon Road in the Santa Clarita Valley within unincorporated Los Angeles County and off-site improvements located in unincorporated Los Angeles County and the City of Santa Clarita are approximately 3.3 miles northeast of Interstate 5 and SR 14 interchange at the off ramps at Placerita Canyon Road.

4. The Plan Amendment is 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).

5. The 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.

6. The CUP is a related request to implement the required development program on the Map Area associated with the related Zone Change to the C-M-DP Zone. The proposed development program includes development of indoor filming studio facilities (under Option A there would be 555,950 square feet of indoor studio facilities including 12 sound stages and under Option B there would be 510,000 square feet of indoor studio facilities including 8 sound stages and one office building), grading in excess of 100,000 cubic yards, and limiting maximum building height to 60 feet in the proposed C-M-DP zone pursuant to Section 22.28.230, and 22.40 Part 2 of the County Code.

Within the remaining 846 acres of Ranch property located in the A-2 zone, the 14 acres of the 30-acre Los Angeles Department of Water and Power ("LADWP") transmission line right-of-way proposed for off-site parking, grading in excess of 100,000 cubic yards in conjunction with grading in the Map Area requires a Conditional Use Permit. The 44.28-acre Map Area plus the 14-acre LADWP right-of-way comprises the 58-acre location for primary new development. Subtracting the 58-acre area for primary new development, the remaining 832 acres of the 890-acre Ranch requires a Conditional Use Permit for relocation of a caretaker mobile home, construction of a water tank, exemption from Outdoor Lighting District hours of operation requirements for onsite filming activities, and continued operation and maintenance of existing outdoor motion picture sets and filming ranch on 195 acres with the remaining 637 acres used as buffer area and backdrop beyond the filming area in the existing A-2-1 (Heavy Agricultural-One Acre Minimum Lot Area) and A-2-2 (Heavy Agricultural-Two Acres Minimum Lot Area) zones pursuant to Section 22.24.140 of the County Code. This conditional use permit would supersede and replace Conditional Use Permit No. 04-089 approved by the Regional Planning Commission on January 3, 2007.

7. The Oak Tree Permit is a related request to authorize the removal of 158 oak trees (including 16 heritage trees) located within the Map Area and other portions of the Ranch in the proposed C-M-DP and A-2-1 zones and encroachment into the protected zone of 82 oak trees (including 3 heritage trees) within the Map Area and other portions of the Ranch in the proposed C-M-DP and the A-2-1 and A-2-2 zones.

8. The Parking Permit is a related request to authorize tandem parking and reciprocal parking within the Map Area in the C-M-DP zone, off-site parking within LADWP right-of-way or alternatively use of two on-site parking lots, and use of surplus parking area without paving and striping in the A-2-1 and A-2-2 zones.

9. The Vesting Map, CUP, Oak Tree Permit and Parking Permit will not become effective until the proposed Plan Amendment and Zone Change are adopted by the Board and the Zone Change becomes effective.

10. The Project is designed to be developed in six phases for the 20-lot Option A as follows: Phase 1 - Lots 1, 14, 19, and 20; Phase 2 - Lots 3, 7, 8, 9, and 18; Phase 3 – Lots 4, 5, and 6; Phase 4 – Lot 10; Phase 5 – Lot 2; Phase 6 – Lots 15, 16, and 17; Phase 7 – Lots 11, 12, and 13. The 18-lot Option B would follow the same phasing sequence with Lots 15, 16, and 17 consolidated into one lot, Lot 15 for Phase 6 and Lot 18 would become Lot 16 and lots 19 and 20 would become Lots 17 and 18. Although designed to be a unified Project, it is intended that the phasing be done in such a way as to allow for infrastructure, access and priority sound stages to be developed first in the event that the later phases require delayed development.

11. Regional access to the Map Area is provided by SR 14 freeway, which is located adjacent to the west of the Map Area. Immediate access to the south of the Map Area is provided by Placerita Canyon Road.

12. The Map Area is approximately 44.28 gross acres in size, roughly triangular in shape, and split into two portions, one north of Placerita Creek and one south of the creek, with existing westerly 24-acre area comprised of disturbed earth and rock deposited by Caltrans during the construction of SR 14 in the 1970s, and the easterly 20-acre partially vegetated area in the existing flood plain at the toe of a steep slope below the 24-acre portion of the site.

13. The subdividers' site plan, labeled Exhibit "A" for the combined 44.28-acre Vesting Map and the rest of the 890-acre ranch property, depicts a 20-lot (Option A) or 18-lot (Option B) subdivision on the Map Area and the remaining 846 acres of the filming ranch all 890-acres of which are included in the CUP. Primary access to the 890-acre Ranch is proposed to be located directly across from the northbound SR 14 off-ramp at Placerita Canyon Road. Existing primary access is located approximately 0.5 mile southeast of SR 14 and would continue to be used for access to the existing outdoor filming ranch and as secondary access for the 58-acre area to be developed. The project site is comprised of the following areas: the primary 58-acre area for development which is comprised of the 44.28-acre Map Area and the 14-acre LADWP transmission corridor right-of-way ("Development Area"), the location of the required water tank ("Water Tank Area"), the location of the required trail ("Trail Area"), the two optional locations of the relocated mobile home ("Potential Mobile Home Relocation Areas"), and the location of the two alternative parking lots ("Conditional Parking Areas"), all located within the 890-acre Ranch, and the locations of the infrastructure improvement areas not on the Ranch property ("Off-Site Infrastructure Improvement Areas") located within unincorporated Los Angeles County and the City of Santa Clarita (altogether, "Project Site" as analyzed in the Draft Environmental Impact Report ("Draft EIR")). The Project proposes one Vesting Tentative Tract Map with two development options located within the Map Area as analyzed in the Draft EIR: Option A includes 12 indoor sound stages and supporting facilities (555,950 square feet of total development); Option B includes 8 indoor sound stages with supporting facilities and one media office building (510,000 square feet of total development). Both options include a proposed bridge crossing Placerita Creek to connect the north and south portions of the Project separated by the creek. Due to unforeseeable market conditions, either four sound stages or one office building and accessory structures would be constructed on the pad north of the creek, therefore the proposal for either 20 lots or 18 lots.

14. The Map Area is designated as Categories HM and W on the 1990 Santa Clarita Valley Area Plan ("1990 Area Plan") Land Use Policy Map. This approval is contingent upon the approval of the related Plan Amendment to amend the 44.28-acre Map Area of the Project Site to Category C (Commercial) being

adopted and becoming effective. The Project is consistent with the proposed land use classification.

15. All 44.28 acres of the Map Area are currently zoned A-2-1.

16. Surrounding properties are zoned 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.

17. Surrounding properties are developed with land uses 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.

18. On January 21, 2010, an EIR scoping meeting was held in the Newhall community to receive input from local residents on potential environmental concerns related to the Project. During the scoping process, the community and agencies raised concerns regarding land use compatibility, air quality, visual and noise impacts, impacts to oak trees and native biota, and local traffic impacts.

19. 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 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.

d. A Statement of Overriding Considerations 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 Statement of Overriding Considerations 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 Statement of Overriding Considerations, provide benefits supporting the determination that the benefits of the Project outweigh the Project's remaining significant and unavoidable impacts.

20. A Hearing Examiner public hearing was held on June 04, 2012 primarily to receive public testimony on the merits of the Draft EIR prior to Project consideration by the 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.

21. On _____, a duly-noticed public hearing session was opened before the Commission. The Commission heard a presentation from staff and testimony from representatives of the subdividers and members of the public. _____ persons testified in favor of the Project, and _____ persons testified with concerns regarding _____.

22. *Placeholder for Commission action.*

23. The proposed subdivision 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. The Project provides economic development for the region and promotes the efficient use of existing public services and infrastructure by locating new development within an established area.

24. The Project is compatible with the surrounding area.

25. The Project is compatible with surrounding land use patterns because its location allows the efficient use of existing infrastructure and services. The Project places commercial space adjacent to an existing freeway and supports State and County efforts to provide employment near major employment centers and transportation corridors, to address global climate change, to decrease air pollution, and to contribute to the conservation of energy. Design features such as green building design and clustered commercial uses complement and protect surrounding uses. The Map Area's location within an area serviced by existing infrastructure within the filming industries 30-mile radius zone, which includes the majority of other filming-related regional employment centers makes the Map

Area ideal for extending existing outdoor filming uses with complementary indoor sound stages and supporting facilities.

26. The Project must comply with the County Low-Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to issuance of a building permit, or alternatively, must comply with State law regarding those issues in the event that any or all of the above-referenced County ordinances are repealed.

27. The Project is subject to the requirements of the proposed C-M-DP zone. The Project is consistent with the uses allowed within the C-M-DP zone.

28. The subdividers have submitted a development program consisting of a site plan and phasing sequence, which complies with the requirements of section 22.40.050 of the County Code.

29. The Commission finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the subdividers and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to the public convenience, welfare, or development needs of the area.

30. As depicted on the Exhibit "A," the Project is designed and arranged such that the development will be attractive, adequately buffered from adjacent uses, and will be in keeping with the character of the surrounding area.

31. The Map Area is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping, and other accessory structures as shown on the site plan and Vesting Map.

32. The Map Area is physically suitable for the type of development being proposed, as more than half of the site is previously disturbed fill from Caltrans work on SR 14 and the other half is floodplain which can be filled by lowering the upper half which would minimize viewshed impacts when coupled with height restrictions in the subject permit conditions. The Project has access to a County-maintained street of sufficient size and capacity, will be served by public sewers, water supplies, and facilities necessary to meet anticipated domestic and fire protection needs, will have flood and geological hazards mitigated in accordance with the requirements of Public Works, and is of appropriate size to adequately fit the proposed development in compliance with C-M-DP zone standards.

33. Compatibility with surrounding land uses will be ensured through the Plan Amendment, Zone Change, CUP, Oak Tree Permit, and Parking Permit.

34. There is no evidence that the Project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Map Area.

35. The design of the Project and the type of improvements will not cause serious public health problems since sewage disposal, storm drainage, fire protection, and geological and soils factors are provided by the project and are addressed in the conditions of approval.

36. The design of the Project and the proposed improvements will not result in significant environmental damage or significant and avoidable impacts to fish or wildlife or their habitat. The Map Area is not located within a significant ecological area and the associated stream course is proposed to be restored and enhanced.

37. The division and development of the Project in the manner set forth in the Vesting Map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this Vesting Map since the design and development as set forth in the conditions of approval and shown on the Vesting Map provide adequate protection for such easements.

38. Consistent with Chapter 4, Article 3.5 of the Subdivision Map Act, the proposed subdivision does not limit access to any public waterway, river, stream, coastline, shoreline, lake, or reservoir. The Project does not front on a public waterway.

39. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with section 13000) of the California Water Code.

40. The Project is consistent with the County's 1990 Area Plan, and the employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources.

41. The Project is adequately served by the necessary public and private service facilities. Domestic water will be provided to the Map Area by Newhall County Water District. Sanitary sewer service will be provided by annexation into Santa Clarita Sanitation District. Gas utilities will be provided by Southern California Gas Company and electricity will be provided by Southern California Edison Company.

42. The Vesting Map was submitted as a "vesting" tentative tract map. As such, it is subject to the provisions of sections 21.38.010 through 21.38.080 of the County Code (Subdivision Ordinance).

43. A Final EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The MMRP, Findings and SOC are incorporated herein by this reference, as if set forth in full.

44. An MMRP consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for the Project.

45. The MMRP prepared in conjunction with the Final EIR identified in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment by the Project.

46. Approval of this Project is conditioned on the subdividers compliance with the attached conditions of approval, the MMRP, and the conditions of approval for the CUP, Oak Tree Permit, and Parking Permit.

47. This 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.

48. The location of the documents and other materials constituting the record of proceedings on which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Major Projects Section, Regional Planning.

THEREFORE, THE COMMISSION:

1. *Placeholder for Commission action.*

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

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

4. *Certifies that it adopted the EIR, the Findings and SOC, and the MMRP at the conclusion of the public hearing; and*

5. *Approves Vesting Tentative Tract Map No. TR071216-(5), subject to the attached conditions.*

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

SZD:KKS
6-13-13

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

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 _____; 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 have been prepared for this project pursuant to CEQA (Cal. Pub. Res. Code §§ 21000, et seq.).

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 Mitigation Monitoring and Reporting Program ("MMRP").

11. On June 4, 2012, a Hearing Examiner public hearing was held primarily to receive public testimony on the merits of the 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 Statement of Overriding Considerations ("SOC"). The following significant and unavoidable Project impacts were identified:

    Noise: construction noise impacts would remain significant and unavoidable during the off-site utility infrastructure installation; short term cumulative construction noise impacts during off-site utility infrastructure installation during construction of Related Projects would be significant and unavoidable; and 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.

    Air Resources: construction-related Project regional air quality impacts would be significant and unavoidable; and construction-related cumulative regional air quality impacts during Project and Related Projects construction would be significant and unavoidable.

15. The County as the Lead Agency, certified the Final EIR on _____.

16. Regional Planning staff received _____ written comments during the public hearing notice period. _____ indicated support for the Project. The basis for support included _____. _____ comments were provided in opposition to the Project including _____.

17. On _____, the Commission conducted a duly-noticed public hearing for the Project. The Commission heard a presentation from staff and testimony from representatives of the Permittee as well as from members of the public. The Permittee's representatives testified in favor of the Project, and _____ people testified regarding the Project. Of the members of the public who testified, _____ people spoke in favor of the Project, and _____ people expressed concerns.

18. *Placeholder for Commission action.*

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 MMRP prepared by the County in conjunction with the _____ 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 _____ EIR.

28. *Placeholder for Commission findings regarding EIR, SOC, and MMRP.*

29. 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.

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

31. 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.

32. 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.

33. 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.

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

35. 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.

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.

The foregoing was on the _____ day of _____, 2013, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.

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

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

SZD:KKS
6/13/13

Attachments: 2012 Area Plan consistency analysis, Plan Amendment Maps

AMENDMENT TO COUNTYWIDE GENERAL PLAN

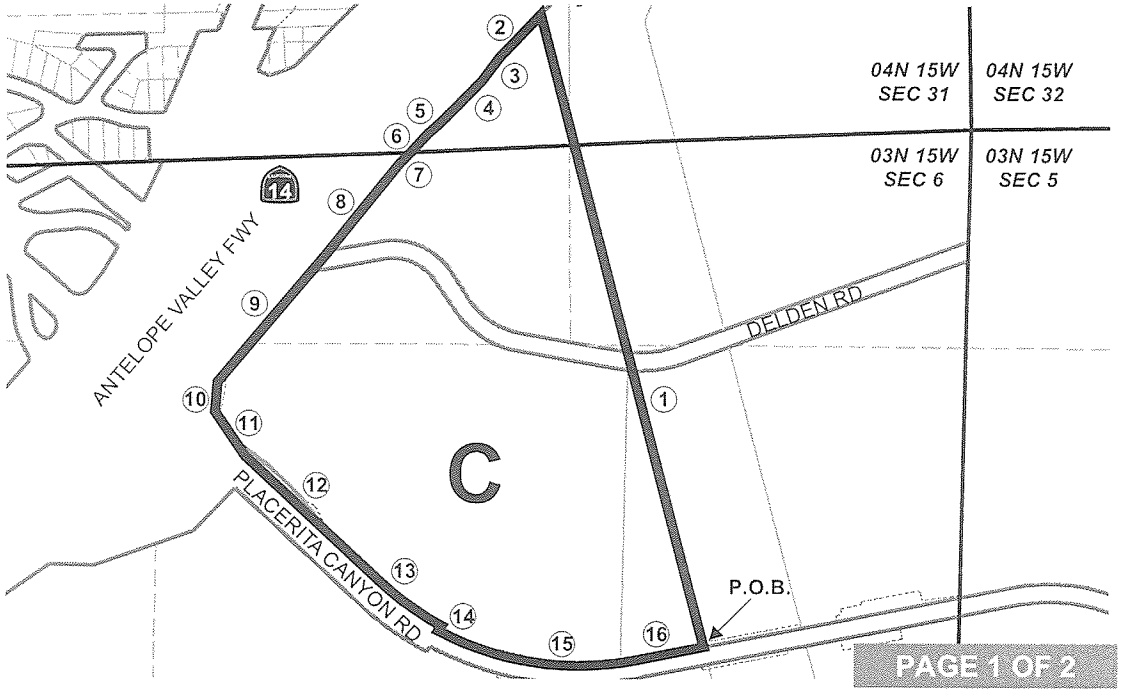
NEWHALL COMMUNITY

PLAN AMENDMENT: 200900010

ON: _____

CATEGORIES HM & W TO CATEGORY C

(PROPOSED: COMMERCIAL)



PAGE 1 OF 2

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

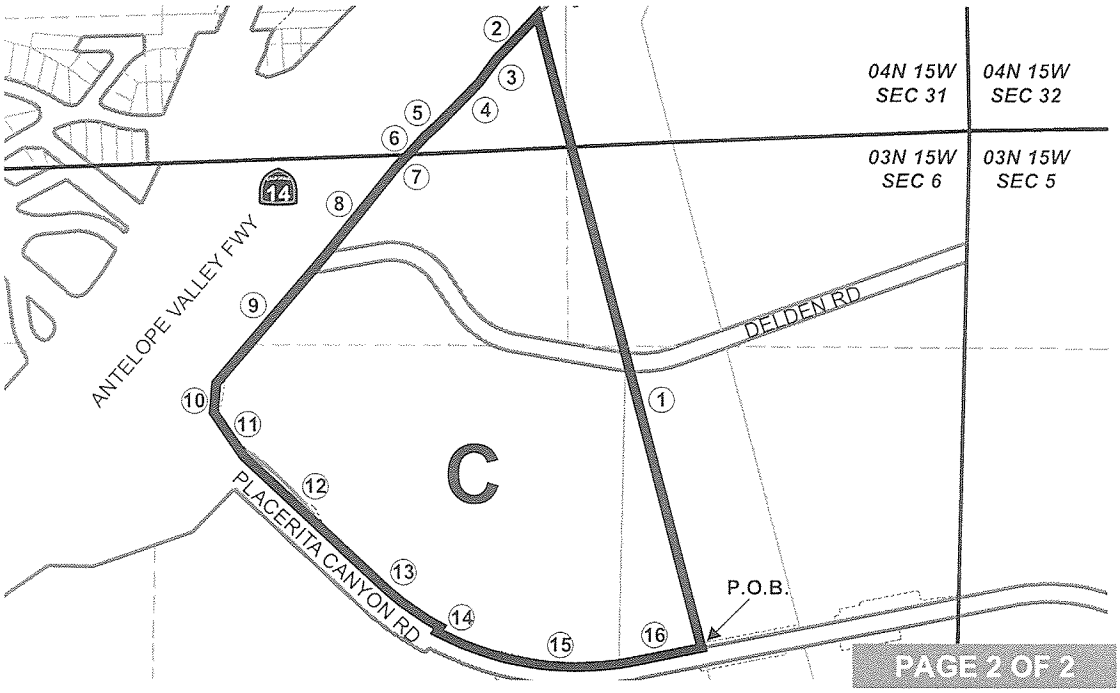
NEWHALL COMMUNITY

PLAN AMENDMENT: 200900010

ON: _____

CATEGORIES HM & W TO CATEGORY C

(PROPOSED: COMMERCIAL)



PAGE 2 OF 2

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

A RESOLUTION OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES RELATING TO ZONE CHANGE NO. 200900012 PROJECT NO. TR071216-(5)

WHEREAS, Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65800), and Chapter 22.16, part 2 of the County Zoning Ordinance ("County Code") of the County of Los Angeles ("County") provides for the adoption of zone changes and amendments to the County zoning regulations; 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 No. 200900126; and

WHEREAS, the Applicant has requested approval of Zone Change No. 200900012 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 Regional Planning Commission of the County ("Planning Commission") has conducted a public hearing in the matter of Zone Change No. 200900012 on _____; and

WHEREAS, the 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 open space and commercial and residential developments to the north. Approximately 890 acres are located within the unincorporated County area including the 30-acre transmission line corridor owned by LADWP.

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

3. Zone Change No. 200900012 is a request to change zoning on 44.28 acres from the A-2-1 zone to the C-M-DP zone; the C-M-DP designation will ensure that development occurring after rezoning will be compatible with the surrounding area. As applied to this case, the C-M-DP zoning will authorize the development program on the Project Site.

4. Plan Amendment No. 200900010 is 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).

5. Approval of the associated Vesting Tentative Tract Map No. TR071216, Conditional Use Permit No. 200900126, Oak Tree Permit No. 200900041, and Parking Permit No. 201000002 will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed Plan Amendment and adopted an ordinance effecting the proposed Zone Change, and such ordinance has become effective.

6. The Project Site is approximately 890 gross acres in size plus off-site improvement areas. This includes the 44.28 acre Map Area plus the 14-acre portion of the LADWP right-of-way together comprising 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.

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

10. 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.

11. The proposed Zone Change is consistent with the 1990 Area Plan, as proposed to be amended, for the property. The proposed Zone Change to C-M-DP is consistent with the amended land use designation of C, because the intent of the zoning (to Zone C-M-DP) is to implement the land use (Category C).

12. The Project is consistent with the proposed C-M-DP zoning classification. The subject Project includes proposed development regulated by Title 22 of the Zoning Code.

13. The requested zone change to C-M-DP is necessary to authorize the proposed use on the subject property and to ensure consistency with the applicable goals and policies of the 1990 Area Plan.

14. Modified conditions of the Project Site and surrounding community warrant the adoption of the Zone Change. 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 A-2-1 designation on the proposed Development Area would allow residential development on a the portion of the Development Area located out of the flood plain and within

the HM land use designation which would be incompatible with the existing filming ranch uses on the rest of the property, and the remaining portion of the Development Area within the flood plain and within the W land use designation would remain as agricultural land and open space, thereby eliminating the opportunity for the co-location of indoor soundstages with the existing outdoor filming ranch. Therefore, the regulations contained in and the development contemplated by the Zone Change development program 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.

15. A need for the Zone Change 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.

16. Approval of the Zone Change 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 zoning practices, as the development provides 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.

17. The proposed zone change from A-2-1 to C-M-DP is consistent with Plan Amendment No. 200900010 as reflected therein, with the goals and objectives of the 1990 Area Plan, and regulations of the County Code.

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

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

20. The Zone Change will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

21. The applicant has satisfied the "Burden of Proof" for the requested zone change.

22. During the _____ public hearing, the Regional Planning Commission ("Planning Commission") heard a presentation from staff and testimony from the applicant and members of the public. Commissioners _____ were present. The applicant's representatives, _____ testified in favor of the Project.

23. _____ of the applicant's representatives and _____ other persons testified in favor of the Project and _____ persons testified with concerns regarding the project.

24. _____ phone calls were received from members of the public. Phone calls were primarily inquiries regarding _____.

25. Staff has received _____ written comments during the noticing period. _____ indicated support for the Project due to _____. _____ indicated concerns regarding _____.

26. *Placeholder for Planning Commission action.*

27. 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 have been prepared for this project pursuant to CEQA (Cal. Pub. Res. Code §§ 21000, et seq.).

28. 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 Mitigation Monitoring and Reporting Program ("MMRP").

29. 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.

30. 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 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 Statement of Overriding Considerations ("SOC"). The following significant and unavoidable Project impacts were identified:

    Noise: construction noise impacts would remain significant and unavoidable during the off-site utility infrastructure installation; short term cumulative construction noise impacts during off-site utility infrastructure installation during construction of Related Projects would be significant and unavoidable; and 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.

Air Resources: construction-related Project regional air quality impacts would be significant and unavoidable; and construction-related cumulative regional air quality impacts during Project and Related Projects construction would be significant and unavoidable.

31. A Statement of Overriding Considerations 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 Statement of Overriding Considerations 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 Statement of Overriding Considerations, provide benefits supporting the determination that the benefits of the Project outweigh the Project's remaining significant and unavoidable impacts.

32. 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.

33. The MMRP prepared by the County in conjunction with the _____ 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 _____ EIR.

34. *Placeholder for Commission findings regarding EIR, SOC, and MMRP.*

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles:

1. Hold a public hearing to consider adoption of Plan Amendment No. 200900010 and Zone Change No. 200900012, and approve Vesting Tentative Tract Map No. TR071216, Conditional Use Permit No. 200900126, Oak Tree Permit No. 200900041, and Parking Permit No. 201000002;

2. Consider the certified Final EIR completed in compliance with the California Environmental Quality Act and the State and Lead Agency guidelines related thereto and reflects the independent judgment of the Board;

3. Find that the Board has reviewed and considered the information contained in the Final EIR prior to approving the proposed zone change;

4. Determine that the significant adverse effects of the Project, as described in the Final EIR, have either been reduced to an acceptable level or are outweighed by specific social, economic, legal, technological or other considerations of the project as stated in the attached CEQA Findings of Fact and Statement of Overriding Considerations for the project, which findings and statement are incorporated herein by reference;

5. Approve and adopt the MMRP for the Project, included with the Final EIR pursuant to Section 21081.6 of the Public Resources Code, find that the MMRP is adequately designed to ensure compliance with the mitigation measures during project implementation;

6. Find that the recommended change of zone is consistent with the goals, policies and programs of the 1990 Area Plan with the adoption of Plan Amendment No. 200900010 by the Board;

7. Find that the public convenience, the general welfare, and good zoning practice justify the recommended change of zone; and therefore

8. Adopt the recommended Zone Change No. 200900012 changing the zoning classification on the property as depicted on the attached Exhibits and described herein above.

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 _____.

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

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

SZD:KKS
6/13/13

Attachments: Zone Change Maps and Ordinance

CHANGE OF PRECISE PLAN

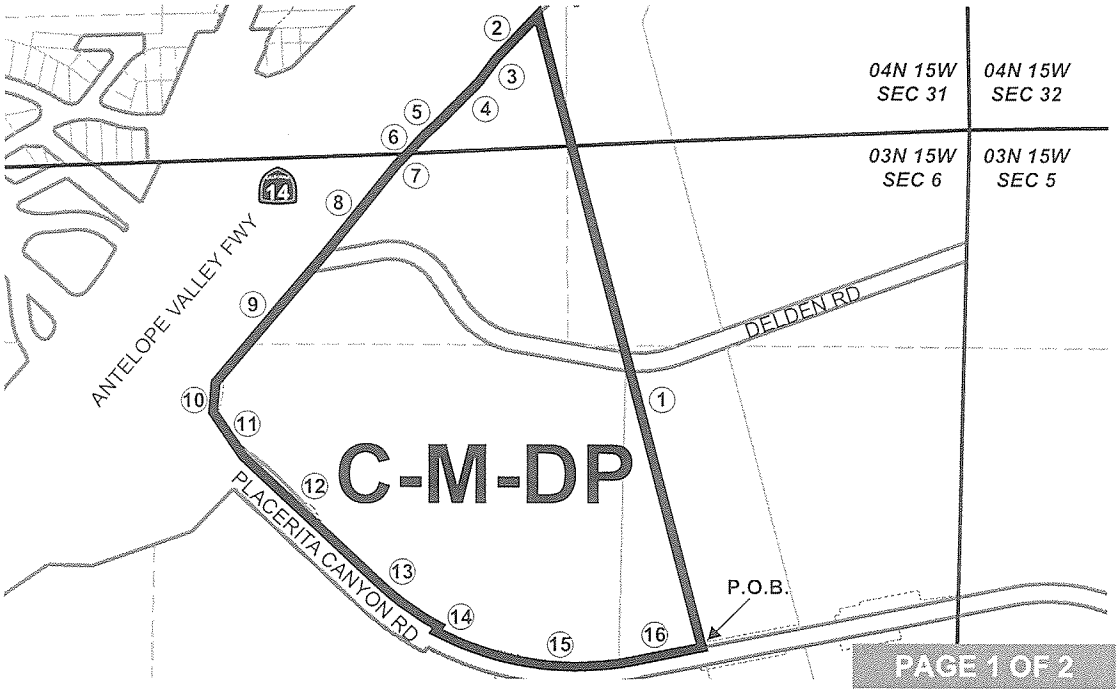
NEWHALL ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC200900012

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



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

CHANGE OF PRECISE PLAN

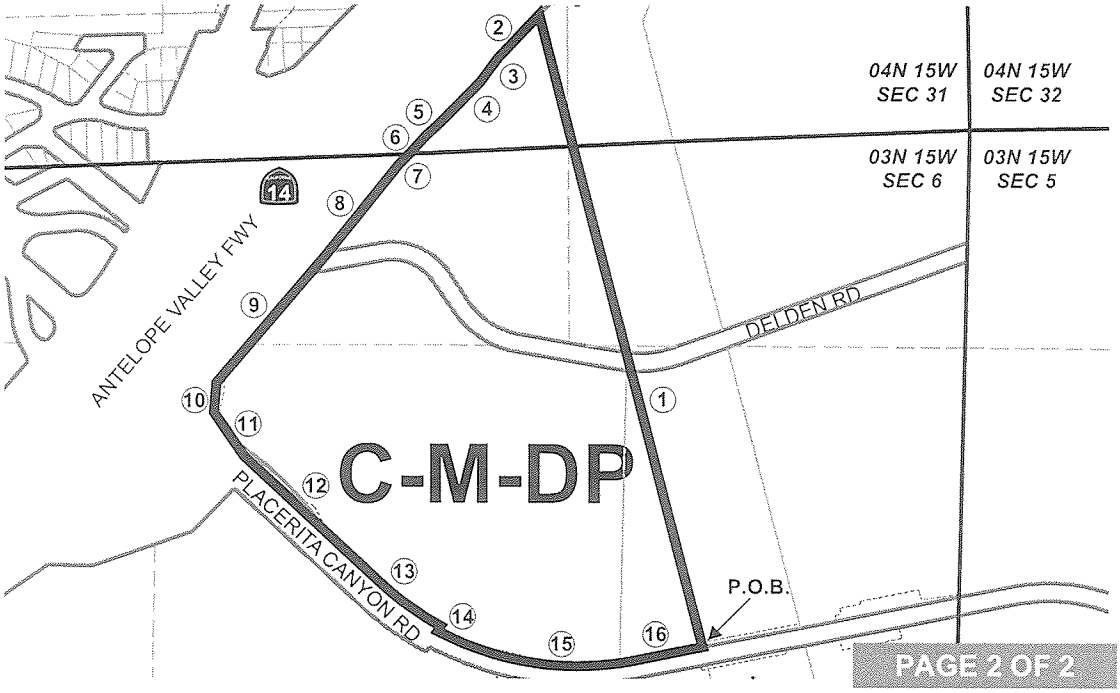
NEWHALL ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC200900012

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



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

ZONING CASE NUMBER

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the 1990 Santa Clarita Valley Area Plan of the Los Angles Countywide General Plan, relating to the Newhall Zoned District Number 118.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Newhall Zoned District Number 118 as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the 1990 Santa Clarita Valley Area Plan of the General Plan of the County of Los Angeles.

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0038
(916) 319-2038
FAX (916) 319-2138

DISTRICT OFFICE
27441 TOURNEY ROAD, SUITE 160
VALENCIA, CA 91355
(661) 286-1565
FAX (661) 286-1408

EMAIL: assembly.wilk@assembly.ca.gov

Assembly
California Legislature

SCOTT WILK
ASSEMBLYMAN, THIRTY-EIGHTH DISTRICT

COMMITTEES
VICE CHAIR, RULES
ARTS, ENTERTAINMENT, SPORTS, TOURISIM AND INTERNET MEDIA
BUSINESS, PROFESSIONS AND CONSUMER PROTECTION
HEALTH
HIGHER EDUCATION

June 1, 2013

Mr. David W. Louie, Chair
Regional Planning Commission
320 West Temple Street, Suite 1350
Los Angeles, CA 90012

Dear Mr. Louie,

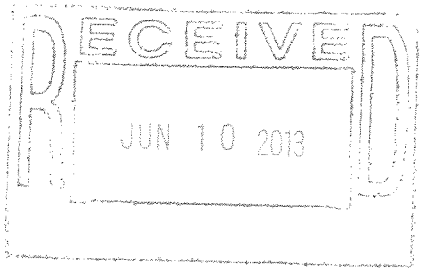
I am pleased to write this letter of support for Disney/ABC Studios at the Gold Oak Ranch.

It is exciting to see that Disney has chosen to develop this project in the Santa Clarita Valley. The positive economic impact and abundant job creation is a much needed benefit for this community and the State of California.

As a member of the California Assembly Arts and Entertainment Committee, I am proud to endorse the Golden Oak Ranch project.

Sincerely,

Assemblyman Scott Wilk
38th Assembly District



Printed on Recycled Paper

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

Concerning Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners:

I'm proud to live in a community that supports business and supports smart growth. Just look at the Santa Clarita Valley; it's living proof that thoughtful planning makes sense.

Disney/s ABC Studio/Ranch project showcases the extent to which the company has gone to ensure that this is not only the right project for their business model, but it's the right project for the surrounding community and the entire entertainment industry as well.

I'm glad to see that such extensive research went into the environmental review process. The County and staff should be applauded for their efforts and in-depth analysis.

The economic benefits of this project are plentiful, but an added bonus is the multi-use public trail that the Ranch is providing. The new trail will connect to the regional Viper Trail and that is a real plus for all of us who love to hike the canyons. I for one support this project.

Sincerely yours,

Lea Tantoy
19776 Azure Field Dr.
Santa Clarita, CA 91321

cc: Hon. Michael Antonovich, Mr. Edel Vizcarra, Mr. Adam Gilbert

Lynda Florez

June 10, 2013

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple St.
Los Angeles, Calif. 90012
Ref: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners,

I'm so pleased to hear that the L.A. County Regional Planning Commission will be holding a public hearing on the Disney/ABC Studios at The Ranch on June 19. Many community members, like myself, have been anxiously awaiting the approval of this project.

Why do we support this project? Because it will bring much needed jobs to the area and provide an economic stimulus that will have a ripple effect throughout our valley. Small businesses, which have been called the backbone of the U.S. economy, also stand to gain from this project.

In addition, the area has established an excellent reputation for filming and production, and residents are proud of this homegrown industry. Several people in the entertainment industry are also our neighbors and we've heard stories of runaway production so this project will help keep production and jobs here.

I hope you will give strong support to Disney/ABC Studios at The Ranch. All of us in the community are hoping that this project soon becomes a reality.

Respectfully yours,

Lynda Florez

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

20445 Maroge Circle, Santa Clarita, CA 91350

June 10, 2013

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple St.
Los Angeles, Calif. 90012

Ref: Disney/ABC Studios at The Ranch – County Project Number TR071216-(5)

Dear Chairman Louie and Commissioners,

Disney/ABC Studios at the Ranch is important to the Santa Clarita Valley's livelihood and future and I hope you will give it your full approval.

The project will create thousands of jobs, stimulate economic activity and keep film and TV production right here in our backyard. Along with the economic benefits, I'm excited that the project will restore important environmental features of the ranch and provide a new hiking trail that will connect with the existing Viper Trail.

I can see no reason why this project shouldn't move forward. Thanks for your time.

Regards,
Lori Baker Schena
23603 Via Ebano
Valencia, CA 91355

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert

HENRY MAYO NEWHALL
Memorial Hospital

June 6, 2013

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

Reference: Disney/ABC Studios at The Ranch – County Project #TR071216-(5)

Dear Chairman Louie and Commissioners:

It is my pleasure to write in support of the Disney/ABC Studios at The Ranch. As President/CEO of the local community hospital, and as a board member of the Santa Clarita Valley Economic Development Corporation, I am particularly interested in the vital impact this project has on our local job market and economy.

I strongly encourage the Planning Commission to approve this project.

Up to eighty percent of our nursing work force lives in this community and benefit from the quality of life that working locally affords. I believe the addition of the Disney/ABC Studios at The Ranch will provide similar quality of life to local residents in the entertainment work force - a shorter commute, lower fuel costs, and more time with family. All of these contribute to a healthier community.

Our hospital works collaboratively with the Motion Picture and Television Fund Health Center (located on our hospital campus) to care for the area's entertainment work force, which is another reason I view the development of the Disney/ABC Studios at The Ranch as a natural expression of symbiotic and supportive growth.

The Disney/ABC Studios at the Ranch will be a welcome addition to the Santa Clarita Valley.

Sincerely,

Roger E. Seaver, FACHE
President & CEO

cc: Hon. Michael Antonovich
Mr. Edel Vizcarra
Mr. Adam Gilbert