A RESOLUTION OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES RELATING TO ADOPTION OF 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 June 19, 2013; 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. 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.

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

24. 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.

25. 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.

26. 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.

27. A Statement of Overriding Considerations ("SOC") is provided. The benefits and value of the Project outweigh the remaining significant impacts of the Project after all feasible mitigation has been proposed. A 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 SOC, provide benefits supporting the determination that the benefits of the Project outweigh the Project's remaining significant and unavoidable impacts.

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

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

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

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 SOC 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 June 19, 2013.

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

VOTE:

Concurring: Louie, Valadez, Helsley, Pedersen, Modugno

Dissenting: None

Abstaining: None
Absent: None

Action Date: June 19, 2013

SZD:KKS
6/19/13

Attachments: Zone Change Map and Ordinance

CHANGE OF PRECISE PLAN

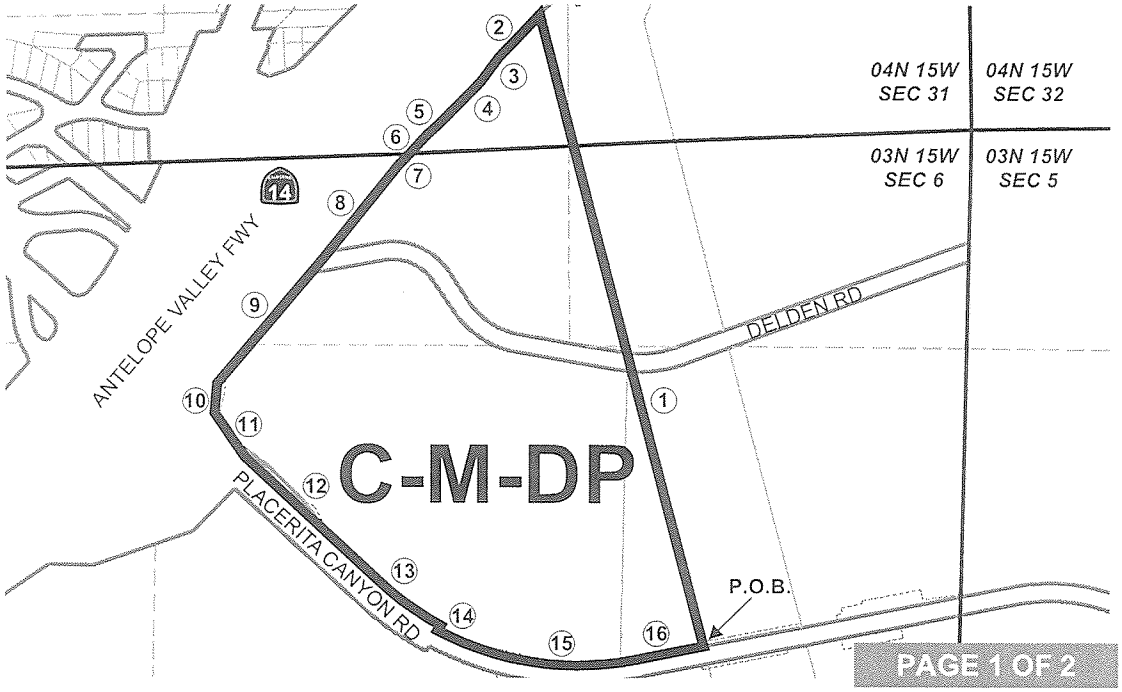
NEWHALL ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC200900012

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



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

CHANGE OF PRECISE PLAN

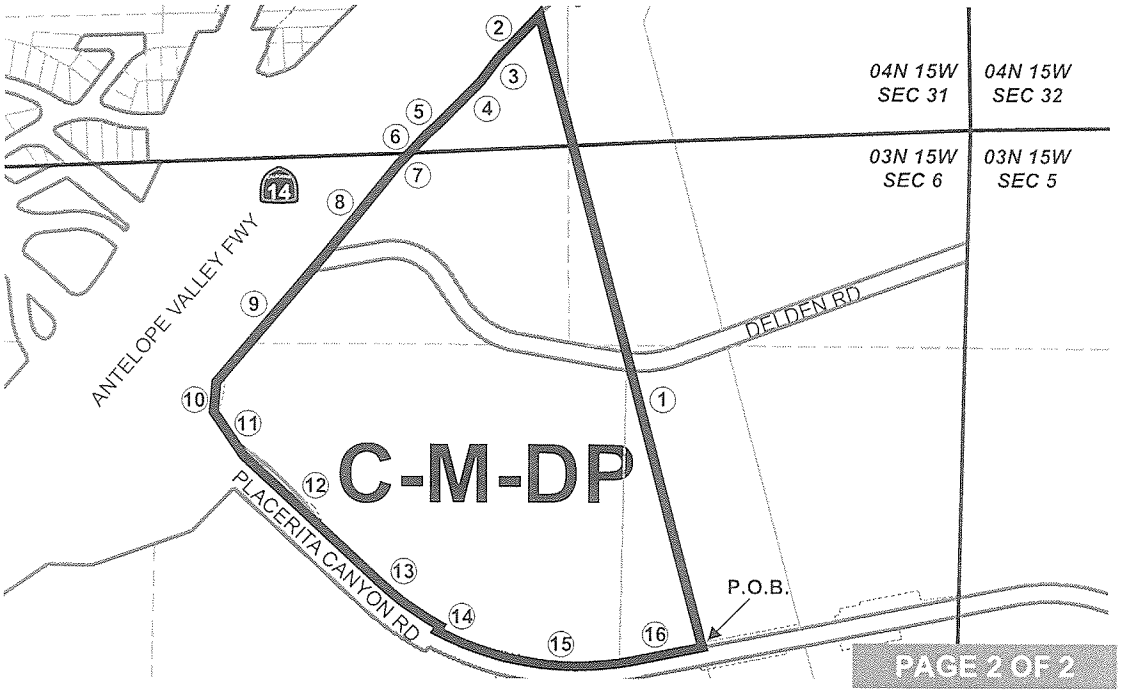
NEWHALL ZONED DISTRICT

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.