Los Angeles County
Department of Regional Planning

*Planning for the Challenges Ahead*

Richard J. Bruckner
Director

August 27, 2013

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

Dear Supervisors:

**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. 2009001125**
**PETITIONER: GOLDEN OAK RANCH PROPERTIES**
**NEWHALL AND SAND CANYON ZONED DISTRICTS**
**(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

## SUBJECT

Golden Oak Ranch Properties (Applicant) is requesting to amend the 1990 Santa Clarita Valley Area Plan land use designation on a 44.28 acre portion of the property associated with the requested Vesting Tentative Tract Map located at 19802 Placerita Canyon Road, Newhall, CA 91321 from HM (Hillside Management) and W (Floodway/Floodplain) to C (Commercial), and pursuant to County Code Sections 22.16.070 and 22.26.010, a zone change to redesignate the zoning on the Tract Map area from A-2-1 (Heavy Agricultural-One Acre Minimum Lot Area) to C-M-DP (Commercial Manufacturing-Development Program), a Vesting Tentative Tract Map,

Conditional Use Permit (CUP), Oak Tree Permit, and a Parking Permit to allow development of indoor sound stages and continued operations of an existing filming ranch within the 890-acre ranch, remove up to 158 oak trees and encroach upon 82 oak trees, and authorize off-site parking within the City of Los Angeles Department of Water and Power right-of-way and on-site reciprocal parking.

The Regional Planning Commission (RPC) held a public hearing on this matter on June 19, 2013, and considered the Final Environmental Impact Report (EIR) associated with Environmental Assessment No. 200900112, indicated its intent to adopt the associated California Environmental Quality Act (CEQA) Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program (MMRP), and approved Vesting Tentative Tract Map No. TR071216, CUP No. 200900126, Oak Tree Permit No. 200900041, and Parking Permit No. 201000002, and recommended to the Board of Supervisors approval of Plan Amendment No. 200900010 and Zone Change No. 200900012.

**IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:**

1. Consider the Final EIR associated with Environmental Assessment No. 200900112 SCH No. 2010011010 and adopt the associated Findings of Fact and Statement of Overriding Considerations and MMRP in accordance with CEQA for the Disney|ABC Studios At The Ranch Project (Project), Project No. TR071216-(5);

2. Instruct County Counsel to prepare the necessary resolution amending the 1990 Santa Clarita Valley Area Plan (Plan Amendment No. 200900010), as recommended by the RPC;

3. Instruct County Counsel to prepare the necessary ordinance to change zones within the Newhall and Sand Canyon zoned districts, as recommended by the RPC (Zone Change No. 200900012); and

4. Instruct County Counsel to prepare the necessary findings to affirm the RPC's approval of Vesting Tentative Tract Map No. TR071216, CUP No. 2000900126, Oak Tree Permit No. 200900041, and Parking Permit No. 201000002.

## PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

1. Update the 1990 Santa Clarita Valley Area Plan Land Use Policy Map to reflect current conditions for the area.

2. Establish development standards that ensure future development on the subject property will be consistent with the goals and policies of the 1990 Santa Clarita Valley Area Plan.

3. The proposed Project would be consistent with the goals and policies of the 1990 Santa Clarita Valley Area Plan, including the provision of traffic improvements, community compatible design, job creation in the media and entertainment industry, compact development near a major transportation corridor, and minimal impacts to the surrounding natural and built environment.

4. Maintain consistency between the land use element, zoning ordinance, and all applicable County regulations and standards.

### Implementation of Strategic Plan Goals

This Project approval promotes the County's mission to Enrich Lives Through Effective and Caring Service by implementing Departmental Strategic Plan Goals for Neighborhoods and Sustainable Communities, Green Development, and Economic Strength. The Project components (Plan Amendment, Zone Change, Vesting Tentative Tract Map, CUP, Oak Tree Permit, and Parking Permit) sought by the Applicant, were carefully researched and analyzed to ensure that quality information regarding the subject property was available.

## FISCAL IMPACT/FINANCING

Implementation of the proposed Plan Amendment, Zone Change, Vesting Tentative Tract Map, CUP, Oak Tree Permit, and Parking Permit should not result in any new significant costs to the County or to the Department of Regional Planning (Department); no request for financing is being made.

## FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On June 19, 2013, the RPC conducted a public hearing on the Project with its associated entitlements. The RPC opened the public hearing and took public testimony.

At that time, the RPC found that there were overriding public benefits associated with approval of the Project entitlements. These include: improvements to roadways, provision of a connecting trail to Angeles National Forest, provision of additional water storage beyond Project requirements for future community use, extension of a sewer line in the nearby community which could facilitate existing uses converting from septic systems to public sewer systems, employment in the media and entertainment industry located within the 30-mile filming industry economic zone, retention of 637 acres of mostly undisturbed ranch property as undeveloped land with additional oak tree plantings beyond requirements, and additional habitat and creekbed restoration. Pursuant to Subsection B.2 of Section 22.60.230 of the County Code, the Vesting Tentative Tract Map, CUP, Oak Tree Permit, and Parking Permit approved by the RPC are deemed to be called for review by your Board and shall be considered concurrently with the recommended Plan Amendment and Zone Change. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65090 and 65856 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code.

## ENVIRONMENTAL DOCUMENTATION

The Department, on behalf of the County as lead agency pursuant to CEQA, conducted an Initial Study of the proposed Project and determined that an 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 a Final EIR, Draft EIR, and a MMRP and the CEQA Findings of Fact and Statement of Overriding Considerations have been prepared for the Project pursuant to CEQA (Cal. Pub. Res. Code §§ 21000, et seq.). The Project's design and/or imposed conditions and mitigation measures would mitigate the Project's environmental impact to a level of no significance with the exception of construction noise impacts during off-site utility infrastructure and cumulative off-site traffic volumes and construction-related project regional air quality impacts. A Statement of Overriding Considerations is provided with respect to remaining significant and unavoidable impacts. The benefits and value of the Project described above, compared to the remaining significant impacts, after all feasible mitigation has been proposed, would be weighed by the decision makers.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Action on the proposed Plan Amendment, Zone Change, Vesting Tentative Tract Map, CUP, Oak Tree Permit, and Parking Permit is not anticipated to have a negative impact on current services.

Respectfully Submitted,

Richard J. Bruckner
Director

for RJB

RJB:SZD:KKS:ems

Attachments:

1. Draft EIR
2. Final EIR
3. RPC Hearing Package
4. Staff Memo, dated June 13, 2013
5. Staff Memo, dated June 19, 2013
6. RPC Approval Package
7. CEQA Findings and Statement of Overiding Considerations
8. Plan Amendment Resolution
9. Zone Change Resolution

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office (Rita Robinson, Anthony Baker)
County Counsel
Public Works

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