



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



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## Notice of Preparation and Scoping Meeting Notification

**Project:** DISNEY / ABC STUDIOS AT THE RANCH: Tentative Tract Map No. TR071216, Zone Change No. RZCT200900012, Plan Amendment No. RPAT200900010, Conditional Use Permit No. RCUPT2009000126, Oak Tree Permit No. ROAKT200900041, Environmental Review No. RENV200900112

**Applicant:** Golden Oak Ranch Properties

Notice is hereby given pursuant to California Public Resources Code Section 21083.9. The Los Angeles County Regional Planning Department has conducted an Initial Study for the subject project and has determined that an Environmental Impact Report (EIR) is necessary. Los Angeles County will be the Lead Agency for the project and will be responsible for the EIR preparation. In order for the concerns of responsible and trustee agencies, adjacent jurisdictions, other public agencies, groups and individuals to be incorporated into the Draft EIR, we need to know their views, concerns and recommendations regarding the scope and content of the environmental information relevant to the proposed project. Responsible and trustee agencies must consider the EIR prepared by Los Angeles County when considering a subsequent permit or approval for the project.

The proposed project is an application for: 1) Vesting Tentative Tract Map No. TR071216 to create 18 lots located on 44.28 acres of the Development Area, 2) Local Plan Amendment to change the land use designation in the Santa Clarita Valley Area Plan for the 44.28-acre area covered by the proposed Vesting Tentative Tract Map from HM (Hillside Management) to C (Regional Commercial) for approximately 20 acres and from W (Floodway/Flood Plain) to C (Regional Commercial) for approximately 24.28 acres. The remaining portion of the 56-acre Development Area, most of which is owned by the City of Los Angeles Department of Water and Power, would remain designated as HM (Hillside Management) and W (Floodway/Flood Plain), 3) Zone Change to change the zone from A-2-1 (Heavy Agriculture – one acre minimum area) to C-M-DP (Commercial Manufacturing, Development Program) on the 44.28-acre area covered by the proposed Vesting Tentative Tract Map. The remaining portion of the 56-acre Development Area, most of which is owned by the City of Los Angeles Department of Water and Power, would remain zoned A-2-1, 4) Conditional Use Permit to authorize 700,000 cubic yards of grading including 500,000 cubic yards of export and 200,000 cubic yards of onsite fill; allow the proposed development within a Development Program zone; and allow the continued operation and maintenance of the existing outdoor filming/movie ranch uses with some agricultural uses on 195 acres with the remaining 639 acres of the property to be used primarily as filming backdrop with some agricultural and oil production uses, and 5) Oak Tree Permit remove of 174 and encroach upon 8 oak trees within the Development Area.

The project site is located at 19802 Placerita Canyon Road in the unincorporated Santa Clarita Valley area of Los Angeles County. The Ranch is bordered to the west and north by State Route 14 (SR-14). In addition, Placerita Canyon Road, a secondary highway, runs through the southern portion of the Ranch in an east-west direction.

Golden Oak Ranch is a working filming ranch used in the production of motion pictures, television programming, commercials and photographic images as well as related ancillary uses and activities. The Ranch's other uses include agriculture and oil production. Existing buildings within the Ranch include the Ranch manager's house, the Ranch foreman's mobile home, a guest house, an uninhabited structure, a Ranch office, various barns, stables and sheds. There are also several temporary filming sets on the Ranch. The uninhabited structure and the Ranch foreman's mobile home are currently located within the proposed Development Area.

Surrounding uses include new development within the recently approved 1,259-acre Golden Valley Ranch planned community within the City of Santa Clarita that is under construction to the north of the Ranch (separated from uses within the Ranch by steep ridgelines; residential subdivisions further to the northwest of the Ranch and west of SR-14; the Angeles National Forest and State Park lands to the south; residential subdivisions further to the southwest in the City of Santa Clarita; undeveloped areas and a small residential subdivision that is also separated from uses within the Ranch by steep ridgelines to the east; and oil production wells and industrial uses to the west across SR-14 with The Master's College and residential subdivisions further to the west in the City of Santa Clarita.

Disney | ABC Studios at The Ranch (the Proposed Project) would provide for the development of state-of-the-art studio uses and associated film and television production facilities on the westernmost portion of the Ranch. Specifically, the proposed project would provide up to 12 soundstages, production offices, six mills, a warehouse, writers/producers bungalows, a commissary with associated amenities, an administration building, a central utility plant, an electrical substation, a 220-foot long bridge over Placerita Creek, drainage devices, associated onsite parking, and two surplus parking lots on 11.72 acres (of which approximately 10.04 acres are located within the City of Los Angeles Department of Water and Power transmission line right of way) within the proposed development area of approximately 56 acres of the 890-acre Golden Oak Ranch. These uses would comprise approximately 555,950 gross square feet of building area. The Proposed Project also includes an option to develop studio office uses in lieu of four soundstages and six mills within the northern portion of the Development Area. Buildout of the Proposed Project with the studio office uses option would result in a total of approximately 510,000 gross square feet of building area. The proposed project would also require the relocation of the foreman's mobile home from the Development Area to one of two tentative sites located east of the Development Area within the outdoor filming portion of the Ranch with a new septic system. In addition, offsite traffic and utilities improvements as well as vacation of the portion of Delden Road through the Development Area are also proposed as part of the project. The remaining areas of the Ranch would continue to operate as a working filming ranch as it has been since at least 1959. With implementation of the Proposed Project, approximately 195 acres of the Ranch would continue to be used for outdoor filming/movie ranch uses with some agricultural uses. In addition, approximately 639 acres of the Ranch would be used primarily as a filming backdrop with some agricultural and oil production uses.

Approximately 700,000 cubic yards of grading is proposed including 500,000 cubic yards of export and 200,000 cubic yards of onsite fill.

Operating hours for filming occurs 24 hours per day. Business operating hours for the Ranch office are typically between 6:00 A.M. and 6:00 P.M.

## **NOTICE OF PREPARATION**

A Notice of Preparation (NOP) for the EIR is being distributed requesting written comments regarding the scope and content of environmental analyses to be included in the EIR. Copies of the

NOP are available for public review from **January 7, 2010 to February 8, 2010** on the Department of Regional Planning website <http://planning.lacounty.gov/case> as well as at the following libraries:

Canyon Country Jo Anne Darcy Library  
18601 Soledad Canyon Road  
Santa Clarita, CA 91351

Valencia Library  
23743 W. Valencia Blvd.  
Santa Clarita, CA 91355

Newhall Library  
22704 W. 9<sup>th</sup> St.  
Newhall, CA 91321

Castaic Library  
27971 Sloan Canyon road  
Castaic, CA 91384

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **February 10, 2010** and can be sent to: Ms. Christina Tran, County of Los Angeles Department of Regional Planning, Impact Analysis Section, 320 West Temple Street, Los Angeles, CA 90012-3225; Telephone: (213) 974-6461; Fax (213) 626-0434; e-mail: [ctran@planning.lacounty.gov](mailto:ctran@planning.lacounty.gov) . Written comments on the NOP will be accepted by the County through **February 10, 2010** at 6:00 p.m.

### SCOPING MEETING

A scoping meeting will be held to solicit suggestions from the public as to the content of the EIR that is being prepared. This meeting will be held in **Hart Hall at the William S. Hart Regional Park, located at 24151 Newhall Avenue, Newhall, California 91321, on January 21, 2010 from 7:00 p.m. to 9:00 p.m.** Attendees will be able to provide both written and oral input regarding the scope of environmental analyses and alternatives to be incorporated into the EIR.