

Exhibit “A”

Section 17.16.115 MOZ – Movie Ranch Overlay Zone.

- A. Purpose.** In an effort to support the continuation of filmmaking and film production, the movie ranch (MOZ) overlay zone designates certain areas within the City whereby filming and related facilities are permitted by right. The designation is intended as a modifier to an underlying zone and would permit location filming and full service motion picture and television filming, including studios and other facilities for production of feature films, television series, commercials, telethons, videos, webisodes, other film/video formats not yet conceived and all related facilities. The movie ranch overlay zone is applied to areas appropriate for motion picture and television filming, including sound stages, studios and related media support facilities consisting of a minimum of fifty (50) contiguous acres. Where applied, the movie ranch overlay (MOZ) zone is intended to allow for ongoing and/or location filming on-site, permitted by right, subject to Film Office review.

- B. Permitted Uses.** All uses shall be subject to the requirements of the base zone, with the exception of film production activities which shall be subject to the requirements of this section. The following uses shall be permitted where the symbol “P” appears; subject to a conditional use permit where the symbol “C” appears; and prohibited where the symbol “X” appears.

Movie and Film Production Uses

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| <p>1. Movie Ranch Full service motion picture and television studios including facilities for production of feature films, television series, commercials, telethons, videos, webisodes, other film/video formats not yet conceived, and all related facilities for motion picture and television studios. Filmmaking activities may take place both indoors or outdoors within the Movie Ranch.</p> | <p>P</p> |
| <p>2. Sound Stages and other related film making structures</p> | <p>P</p> |
| <p>3. Office space and limited commercial retail sales, incidental to the primary movie ranch use</p> | <p>P</p> |
| <p>4. Temporary film sets</p> | <p>P</p> |
| <p>5. Incidental temporary community activities</p> | <p>P</p> |

and social events

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| 6. Parking lots | P |
| 7. Accessory retail sales during filming operations | P |
| 8. Wireless communications facilities as provided in Section 17.17.040(N) | C |
- P = Permitted, C = Conditional Use Permit**

C. Incidental Uses. Parking areas and temporary structures constructed as part of a production set shall be permitted by right, provided that the structures comply with applicable building, fire and other life safety regulations and do not interfere with required building setbacks.

1. Permanent Sound Stage Structures. Up to two (2) new sound stages at a combined maximum square footage of 40,000 square feet shall be permitted by right. All permanent structures shall be subject to Development Review process and must be set back a minimum of 100 feet from off-site residential uses. All permanent structures must comply with applicable building, fire and other life safety regulations. Any sound stage structures proposed outside of these parameters will require a Conditional Use Permit.
2. Permanent Office Structures. Up to a maximum of 10,000 square footage of office space shall be permitted by right. All permanent structures shall be subject to Development Review process and must be set back a minimum of 100 feet from off-site residential uses. All permanent structures must comply with applicable building, fire and other life safety regulations. Any office structures proposed outside of these parameters will require a Conditional Use Permit.
3. Special Events. Special events shall be permitted by right between the hours of 7:00 a.m. and 10:00 p.m. Sunday through Thursday, and 7:00 a.m. to 12:00 a.m. on Friday and Saturday, subject to review of the site, parking and traffic plan. Events outside of these parameters will require a Temporary Use Permit which may be approved at the discretion of the Director of Community Development.
4. Commercial Uses. Incidental commercial uses to filming operations and the surrounding uses shall be permitted consistent with the requirements of the Community Commercial zone where two highways identified in the City's General Plan intersect, provided that the commercial use does not exceed three (3) acres in size and are not within one (1) mile of another commercial use.

D. Property Development Standards. The following regulations shall apply to the site of a movie ranch in addition to the regulations of the underlying zone. Additional regulations

may be specified as conditions of approval through the conditional use permit and/or development review process.

1. Minimum Lot Size. 50 contiguous acres
2. Film Office Review. Filming activities are permitted by right in the movie ranch overlay as described below, subject to review of Film Office and via the Movie Ranch Filming Permit process. The Film Office will coordinate review of each filming activity with Los Angeles County Fire Department, Los Angeles County Sheriffs Department and other agencies as necessary.
3. Setbacks from Residential Uses for Primary Film Activity. Minimum of 500 feet between primary film activity and off-site residential uses shall be maintained. Primary filming activities include filming, location of generators, base camp, catering and other more intrusive activities. Filming activities outside of these parameters may be subject to neighborhood notification of adjacent property owners at the discretion of the Film Office.
4. Setbacks from Residential Uses for Secondary Film Activity. Minimum of 100 feet between secondary film activity and off-site residential uses shall be maintained. Secondary filming activities include parking and other non-intrusive activities. Filming activities outside of these parameters may be subject to neighborhood notification of adjacent property owners at the discretion of the Film Office.
5. Hours of Filming. Filming indoors within sound stages and/or filming more than 500 feet from off-site residential uses is permitted by right 24 hours a day. Filming less than 500 feet from off-site residential uses is permitted by right between the hours of 7:00 a.m. and 10:00 p.m. Filming outside of these parameters may be subject to neighborhood notification of adjacent property owners at the discretion of the Film Office.
6. Height Limit. No permanent structure within the MOZ overlay zone shall exceed a height of 56 feet without approval of a conditional use permit. Temporary structures, such as film sets, shall be exempt from this height limitation.
7. Lighting. All permanent and temporary light sources shall be shielded from streets or adjoining properties. Temporary lighting incidental to film activity is permitted by right between the hours of 7:00 a.m. and 10:00 p.m. Lighting outside of these parameters may be may be approved at the discretion of the Film Office.
8. Noise. Filming with special effects and/or excessive noise incidental to film activity is permitted by right between hours of 7:00 a.m. and 10:00 p.m. Special effects and/or excessive noise, as determined by the Film Office, outside of these parameters may be approved at the discretion of the Film Office.
9. Fencing. Permanent privacy fencing shall be exempt from height limitations, subject to architectural review and provided that the structures comply with applicable building, fire

and other life safety regulations and may require screening with landscaping where visible from the public right-of-way.

10. Helicopters. Helicopter landings incidental to film activity are permitted by right between the hours of 7:00 a.m. and 10:00 p.m. provided that the helicopter activity complies with applicable FAA, fire and other life safety regulations. Helicopter landings outside of these parameters may be may be approved at the discretion of the Film Office.

E. Pre-Existing Uses. A movie ranch use legally established as of the effective date of this code under the provisions of either the City of Santa Clarita or the County of Los Angeles, shall be deemed to be a pre-existing legal use and may be continued in perpetuity or as otherwise specified in this Section.

F. Expiration. Once a movie ranch use has been discontinued for a continuous period of three hundred sixty-five (365) calendar days or more, the use shall not be re-established unless the Director of Community Development is notified in writing of the intent to resume and has provided a schedule to resume movie ranch operations.