



CITY OF SANTA CLARITA SHADOWBOX STUDIOS PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT
SCH NO. 2022030762



PREPARED FOR



City of
SANTA CLARITA

ERIKA IVERSON, SENIOR PLANNER
CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT DEPARTMENT
23920 VALENCIA BOULEVARD, SUITE 302
SANTA CLARITA, CA 91355

PREPARED BY

Michael Baker

INTERNATIONAL

3760 KILROY AIRPORT WAY, SUITE 270
LONG BEACH, CA 90806

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ES.1 PROJECT LOCATION

The Shadowbox Studios Project (Project) is located in the southwestern portion of the City of Santa Clarita (City), in the Newhall community, approximately 2 miles east of Interstate 5 (I-5), 2 miles west of the Antelope Valley Freeway (State Route 14), and 2 miles south of the Santa Clara River. Specifically, the Project Site is located at the northeastern corner of Railroad Avenue and 13th Street. The Project Site is bounded by 12th Street, Arch Street, and 13th Street on the south; a railroad right-of-way (ROW) and Railroad Avenue on the west; Metropolitan Water District ROW on the east; and slopes maintained by the adjacent residential uses to the north.

ES.2 PROPOSED PROJECT AND OBJECTIVES

The Project proposes to develop a full-service film and television studio campus on a vacant 93.5-acre site and would consist of approximately 475,500 square feet of sound stages; approximately 565,400 square feet of workshops, warehouses, and support uses; approximately 209,300 square feet of production and administrative offices; and approximately 35,600 square feet of catering and other specialty services. Upon completion, the campus would have an overall building area of approximately 1,285,000 square feet. The Project would involve construction of 19 sound stages, a large support building, a parking structure, an office building, a catering building, and a mechanical building south of Placerita Creek. All 19 sound stage buildings would be situated in the center of the Project Site. The three-story office building and five-level parking structure are proposed at the northeastern corner of Railroad Avenue and 13th Street. The two-story support building would extend along Railroad Avenue south of Placerita Creek. Other proposed ancillary and specialty use buildings include a catering building, and a mechanical building with a substation located to the east and southeast of the main entrance at the intersection of Arch Street and 13th Street.

The underlying purpose of the Project is to provide a state-of-the-art, full-service film and television campus that would provide independent media production facilities in Santa Clarita. The Project's specific objectives are as follows:

- Design and construct economically-viable and technologically-advanced sound stages, creative office, and production support spaces with the infrastructure, parking, and technology to attract high-profile film, television, and streaming projects that require facilities designed to meet the specifications and demands of the movie, television, and entertainment industry and to allow flexibility to incorporate future technology advances.
- Promote economic growth in Santa Clarita, particularly in the Newhall community, by encouraging the support for the entertainment industry by creating a secure campus environment, where media and entertainment-related uses are consolidated with pre-production, post-production, story development, and administrative offices in order to maximize creativity and productivity.
- Maximize the use of the entire property to create a studio campus environment that creates a range of new media-related employment opportunities that cater to movie, television, and entertainment industries, as well as construction jobs, providing opportunities for local growth and improving the City's jobs to housing balance.

- Develop a studio campus along a transit corridor that is easily accessible by public transportation, where media and entertainment-related uses are consolidated with pre-production, production, story development, and administrative offices within a single site to promote sustainability and reduce vehicle miles traveled, resulting in corresponding reductions in air pollutant and greenhouse gas emissions.
- Enhance the identity of the Newhall community as a movie, television, and entertainment industry area.
- Enhance the visual appearance of the Project Site by providing architecturally distinct development, while maintaining consistency with the design standards of the immediately adjacent Old Town Newhall Specific Plan area.
- Design a campus that would commemorate the filmmaking heritage of Santa Clarita.
- Provide off-site improvements to enhance and/or provide pedestrian and bike connections to adjacent communities and the Jan Heidt Newhall Metrolink Station for the benefit of the existing residents of the adjacent communities and future employees of the Project.

ES.3 AREAS OF CONTROVERSY

The California Environmental Quality Act (CEQA) Guidelines require that a Draft Environmental Impact Report (EIR) identify areas of controversy known to the lead agency, including issues raised by other agencies and the public. The issues of concern are generally associated with impacts related to aesthetics, air quality, biological resources, hydrology and water quality, land use, noise, public services, and transportation/traffic. The following agencies responded to the NOP: the California Department of Transportation, Los Angeles County Sanitation Districts, Los Angeles County Fire Department, the Los Angeles County Sheriff's Department, Metropolitan Water District of Southern California, the Native American Heritage Commission, San Fernando Band of Mission Indians, Southern California Association of Governments, South Coast Air Quality Management District, and the Sierra Club. In general, these agencies' comments (see **Appendix A**) focused on the need to undergo required consultations and to comply with codes and ordinances. These issues have been incorporated into the environmental analysis of the Project, contained within Section 4.0, Environmental Analysis.

The environmental topics, which are further discussed in Sections 4.1 through 4.17 of this Draft EIR, are as follows:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Potential areas of controversy and issues to be resolved by the City’s decisionmakers may include those environmental issue areas where the potential for a significant unavoidable impact has been identified. However, as identified in this Draft EIR, all impacts associated with the Project would be less than significant or less than significant with mitigation incorporated.

ES.4 ALTERNATIVES

CEQA Guidelines Sections 15126.6 (a) and 15126.6(b) state that “an EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.” In accordance with CEQA Guidelines Section 15126.6, this Draft EIR contains a comparative impact assessment of alternatives, including the No Project Alternative, that would lessen the significant impacts of the Project. A comparative analysis of these alternatives is presented in Section 5.0, Alternatives, of this Draft EIR.

ES.4.1 ALTERNATIVE 1: NO PROJECT ALTERNATIVE

In accordance with the CEQA Guidelines, the No Project Alternative for a project on an identifiable property consists of the circumstance under which the project does not proceed. CEQA Guidelines Section 15126.6(e)(3)(B) states that, “in certain instances, the no project alternative means ‘no build’ wherein the existing environmental setting is maintained.” Accordingly, for purposes of this analysis, Alternative 1, the No Project Alternative, assumes that no development would occur on the Project Site. The Project Site would continue to be vacant and occasionally used for special events.

ES.4.2 ALTERNATIVE 2: EXISTING ZONING ALTERNATIVE

Alternative 2, the Existing Zoning Alternative, would allow the development of uses that are consistent with the Project Site’s existing zoning designations, which are MXN (Mixed Use Neighborhood) for the 40.6-acre portion of the Project Site south of Placerita Creek and NU5 (Non-Urban 5, one dwelling unit per acre) for the 51.1-acre portion of the Project Site north of Placerita Creek. Approximately 1.8 acres would be dedicated for public ROW improvements on 12th, 13th, and Arch Streets. Accordingly, this alternative would include 924 multi-family dwelling units and 50 single-family detached units. Alternative 2 proposes to provide the same Placerita Creek stabilization as the Project. This alternative would also include a 2.4-acre park and incorporate trails along the creek and throughout the development area. The area north of Placerita Creek would remain as natural open space and could be dedicated to the City of Santa Clarita for open space use.

ES.4.3 ALTERNATIVE 3: REDUCED STUDIO ALTERNATIVE

Alternative 3, the Reduced Studio Alternative, would include the same type of uses (i.e., sound stages, workshops and warehouses, production offices and other support facilities), design, architecture, and layout as proposed by the Project while reducing the square footage by approximately 24 percent. Accordingly, development of the 93.5-acre Project Site under Alternative 3 would total approximately 980,000 square feet, comprising 400,000 square feet of sound stages; 396,000 square feet of workshops, warehouses, and support uses; 140,000 square

feet of production and administrative offices; and 44,000 square feet of flex/catering and other specialty services.

ES.4.4 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Alternative 3, Reduced Studio Alternative, would be considered environmentally superior as it would generally have a slightly lesser level of impact than the Project due to the overall reduction in square footage (e.g., air quality, energy, GHG emissions, public services, transportation, and utilities) due to an overall reduction in energy and utility consumption, employee population, and overall daily trips generated by Alternative 3, while meeting the basic objectives of the Project.

ES.5 APPROVALS AND ACTIONS

Pursuant to Article 4 of the CEQA Guidelines, the City of Santa Clarita is the lead agency for this Project, taking primary responsibility for conducting environmental review and approving or denying the Project. There are no responsible or trustee agencies with any approval authority for the Project. The entitlements, reviews, permits, and approvals required to implement the Project are identified below.

City of Santa Clarita

- Architectural Design Review for all new development projects.
- Conditional Use Permit for all new development within the Planned Development Overlay and for studio use within the MXN zone.
- Development Review for all new development projects.
- Minor Use Permit for the provision of less than the minimum residential density required in the MXN zone.
- Landscape Plan Review to make a determination that all proposed landscaping is consistent with the standards established within the Unified Development Code.
- Hillside Review for the development on natural slopes in excess of 10 percent average slope.
- Tentative Tract Map to subdivide the Project Site into five lots.
- Oak Tree Permit for the encroachment into the protected zone and removal of oak trees.
- Zone Change to modify the boundaries of the Jobs Creation Overlay Zone to incorporate the portion of the Project Site zoned MXN, south of Placerita Creek, and to change the zoning of the northern portion of the site from NU5 to MXN.
- General Plan Amendment to modify the General Plan Land Use Designation from NU5 to MXN to remain consistent with the proposed Zone Change and to make text changes to the discussion regarding the North Newhall Area as discussed in the Land Use Element of the General Plan to address allowable development potential and building height in the area.

- Ridgeline Alteration Permit for proposed development activity within 100 feet vertically and/or horizontally from a designated significant ridgeline as identified in the Land Use Element of the General Plan.
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, grading permits and building permits.

Other Agencies

To allow for construction in or near Placerita Creek and for other off-site improvements, the following permits would be required:

- Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers
- Clean Water Act Section 401 Permit from the Los Angeles Regional Water Quality Control Board
- California Fish and Game Code Section 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife
- California Public Utilities Commission authorization letter for the modifications to the railroad crossing

ES.6 IMPACTS, MITIGATION MEASURES, AND UNAVOIDABLE IMPACTS

This Draft EIR has been prepared to assess potentially significant impacts on the environment that could result from implementation of the Project. For a detailed discussion regarding potential impacts, refer to Section 4.0, Environmental Analysis, of this Draft EIR. A summary of Project-related impacts and a list of the proposed mitigation measures that are recommended in response to these Project impacts is provided in **Table ES-1**. This table also provides a determination of the level of significance of the Project impact after implementation of the recommended mitigation measures.

**Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Topic/Impacts	Mitigation Measures	Level of Significance After Mitigation
AESTHETICS		
Threshold 4.1(a): The Project would not have a substantial adverse effect on a scenic vista.	No mitigation measures are required.	Less than significant without mitigation.
Threshold 4.1(c): The Project would not, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, or in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality.	No mitigation measures are required	Less than significant without mitigation.
Threshold 4.1(d): The Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	No mitigation measures are required	Less than significant without mitigation.
AIR QUALITY		
Threshold 4.2(a): The Project would not conflict with or obstruct implementation of the South Coast Air Quality Management District's 2022 Air Quality Management Plan.	No mitigation measures are required.	Less than significant without mitigation.
Threshold 4.2(b): The Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard.	No mitigation measures are required	Less than significant without mitigation.
Threshold 4.2(c): The Project would not expose sensitive receptors to substantial pollutant concentrations.	No mitigation measures are required	Less than significant without mitigation.
BIOLOGICAL RESOURCES		
Threshold 4.3(a): The Project would potentially have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service as a result of the disturbance of sensitive habitat.	To reduce potential significant impacts to candidate, sensitive, or special-status species, the following mitigation measures are proposed for the Project: MM-BIO-1: The Project shall implement the following best management practices during construction: <ul style="list-style-type: none"> • The contractor shall clearly delineate the construction limits and prohibit any construction-related traffic outside those boundaries; 	Less than significant with mitigation.

Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Topic/Impacts	Mitigation Measures	Level of Significance After Mitigation
	<ul style="list-style-type: none"> • Project-related vehicles shall observe a 10-mile-per-hour speed limit within the unpaved limits of construction; • All open trenches or excavations shall be fenced and/or sloped to prevent entrapment of wildlife species; • All food-related trash items such as wrappers, cans, bottles, and food scraps generated during Project construction shall be disposed of in closed containers only and removed daily from the Project Site; • No deliberate feeding of wildlife shall be allowed; • No pets shall be allowed on the Project Site; • No firearms shall be allowed on the Project Site; • If vehicle or equipment maintenance is necessary, it shall be performed in the designated staging areas; • If construction must occur at night (between dusk and dawn), all lighting shall be shielded and directed downward to minimize the potential for glare or spillover onto adjacent properties and to reduce impacts on local wildlife; and • During construction, heavy equipment shall be operated in accordance with standard BMPs. All equipment used on-site shall be properly maintained to avoid leaks of oil, fuel, or residues. Provisions shall be in place to remediate any accidental spills. <p>MM-BIO-2: A qualified biological monitor familiar with special-status species with potential to occur on the Project Site shall be present during initial ground disturbance or vegetation removal activities. The biological monitor shall have the authority to temporarily stop work if one or more individuals of these special-status species are observed; the monitor shall then relocate these individuals to suitable undisturbed habitat, outside the</p>	

Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Topic/Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>areas directly and indirectly affected by ground disturbance activities.</p> <p>MM-BIO-3: Construction activities should occur outside of the bird breeding season (generally February 1 to August 31) to the extent practicable. If construction must occur within the bird breeding season, then no more than three days prior to initiation of ground disturbance and/or vegetation removal, a nesting bird preconstruction survey shall be conducted by a qualified biologist within the disturbance footprint plus a 100-foot buffer (500 feet for raptors), where feasible. If the Proposed Project is phased or construction activities stop for more than one week, a subsequent preconstruction nesting bird survey shall be required prior to each phase of construction.</p> <p>Preconstruction nesting bird surveys shall be conducted during the time of day when birds are active (typically early morning or late afternoon) and shall factor in sufficient time to perform this survey adequately and completely. A report of the nesting bird survey results, if applicable, shall be submitted to the property owner/developer for review and approval prior to ground and/or vegetation disturbance activities.</p> <p>If nests are found, their locations shall be flagged. An appropriate avoidance buffer for passerines is generally 100 feet and up to 500 feet for raptors; however, the buffer distance may be modified by a qualified biologist depending upon the species and the proposed work activity. The avoidance buffer shall be determined and demarcated by a qualified biologist with bright orange construction fencing or other suitable material that is clearly visible to construction personnel and heavy equipment operators. Active nests shall be monitored periodically by a qualified biologist until it has been determined that the nest is no longer being used by either the young or adults. No ground disturbance shall occur within this buffer until the qualified biologist confirms that the breeding/nesting is completed, and all the young have fledged. If no nesting birds are observed during preconstruction surveys, no further actions would be necessary.</p>	

Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Topic/Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Threshold 4.3(b): The Project would potentially have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, including big sagebrush scrub and scale broom scrub.</p>	<p>To reduce potential significant impacts to riparian habitat or other sensitive natural communities (big sagebrush scrub and scale broom scrub), the following mitigation measures are proposed for the Project:</p> <p>MM-BIO-4: Impacts to sensitive vegetation communities shall be avoided to the greatest extent feasible. Compensatory mitigation for impacts to big sagebrush scrub and scale broom scrub communities, such as on-site restoration, off-site restoration, or purchase of credits through an approved Mitigation Bank or through applicant sponsored mitigation (e.g., on-site restoration), to reduce impacts to sensitive vegetation communities shall be accomplished at a minimum ratio of 1:1; however, the final ratio shall be determined and approved by the California Department of Fish and Wildlife (CDFW) prior to issuance of a grading permit. If on-site or off-site restoration is feasible, a Restoration Plan shall be prepared and submitted for approval by the CDFW prior to initiating construction or any site disturbance. At a minimum, the Restoration Plan shall include the following:</p> <ul style="list-style-type: none"> • A description of the purpose and goals of the restoration • Identification of success criteria and performance standards • Methods of site preparation • Irrigation plan and schedule • Best management practices • Maintenance and monitoring program • Adaptive management strategies • Key stakeholders and responsible parties • Funding • Contingencies 	<p>Less than significant with mitigation.</p>
<p>Threshold 4.3(c): The Project would potentially have a substantial adverse effect on State or federally protected wetlands (including, but not</p>	<p>To reduce potential significant impacts to state- or federally protected wetlands, the following mitigation measure, along with Mitigation Measure MM-BIO-1 identified above, is proposed for the Project:</p>	<p>Less than significant with mitigation.</p>

Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Topic/Impacts	Mitigation Measures	Level of Significance After Mitigation
limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	MM-BIO-5 Compensatory mitigation for temporary and permanent impacts to land subject to the jurisdiction of the California Department of Fish and Wildlife (CDFW), U.S. Army Corps of Engineers (USACE), and/or Regional Water Quality Control Board (RWQCB), such as purchase of credits through an approved Mitigation Bank or through applicant sponsored mitigation (e.g., on-site restoration), shall be accomplished at a minimum ratio of 1:1; however, the final ratio shall be determined and approved by the CDFW, USACE, and RWQCB prior to impacting state- or federally regulated waters. If on-site restoration would occur, a Restoration Plan, as identified in Mitigation Measure MM-BIO-4 , shall be prepared and submitted for approval by CDFW, USACE, and RWQCB prior to initiating construction or any site disturbance.	
Threshold 4.3(d): The Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	No mitigation measures are required	Less than significant without mitigation.
Threshold 4.3(e): The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	No mitigation measures are required	Less than significant without mitigation.
CULTURAL RESOURCES		
Threshold 4.4(a): The Project would not cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5	No mitigation measures are required	Less than significant without mitigation.
Threshold 4.4(b): The Project would potentially cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	To reduce potential significant impacts to archaeological resources, the following mitigation measures are proposed for the Project: MM CR-1 Prior to the start of construction, the Project applicant shall retain a cultural resources principal investigator, who meets the Secretary of the Interior’s Professional Qualification Standards for Archaeology. This principal investigator shall create a Worker’s Environmental Awareness Program (WEAP) pamphlet that shall be provided as training to construction personnel to	Less than significant with mitigation.

Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Topic/Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>understand the requirements for the protection of cultural resources. This training shall include examples of archaeological cultural resources to look for and protocols to follow if discoveries are made. The principal investigator shall develop the training and supply any Project-specific supplemental materials necessary to execute the training.</p> <p>MM CR-2 Archaeological resources monitoring shall be conducted by a cultural resources principal investigator, who meets the Secretary of the Interior’s Professional Qualification Standards for Archaeology, during Project-related earth-disturbing activities pursuant to the California Office of Historic Preservation standards. Monitoring shall entail visual inspection of Project-related earth-disturbing activities (i.e., grubbing and grading, trenching, shoring, mass excavation, footings, utility installation, etc.) on a full-time basis unless the cultural resources principal investigator deems that construction monitoring can be conducted on a part-time basis or is no longer required.</p> <p>MM CR-3 If previously unidentified cultural resources are discovered, the cultural resources principal investigator, who meets the Secretary of the Interior’s Professional Qualification Standards for Archaeology, shall have the authority to divert or temporarily halt ground-disturbing activities in the area of discovery to allow for evaluation. The principal investigator shall evaluate the find and contact the City of Santa Clarita as soon as possible with recommendations as to the significance and proper treatment of the find. Depending on the nature of the find, the determination of significance may require additional excavation, potentially including the preparation and execution of a Phase II Archaeological Testing Plan. The City of Santa Clarita, acting with the advice of the consulting principal investigator, shall determine the significance and treatment of the discovered resources. If the resources are Native American in origin, then the City of Santa Clarita shall notify consulting tribes and seek their input as to the significance and treatment of the find.</p> <p>MM CR-4 Avoidance and preservation-in-place are the preferred treatment for both archaeological sites and tribal cultural</p>	

**Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Topic/Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>resources, but avoidance is not always feasible. For significant cultural resources meeting the definition of a historical resource per CEQA Guidelines Section 15064.5(a) or a unique archaeological resource per PRC Section 21083.2(g) as determined by the City of Santa Clarita, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the City of Santa Clarita before being carried out using professional archaeological methods. Before construction activities are allowed to resume in the affected area, the Data Recovery Program shall be completed to the satisfaction of the City of Santa Clarita. Work may continue on other parts of the project while consultation and treatment are concluded.</p> <p>If human remains are encountered, work within 50 feet of the discovery shall be suspended, and the City of Santa Clarita shall be contacted immediately. The City of Santa Clarita shall, in turn, contact the Los Angeles County coroner. If the remains are deemed Native American in origin, the coroner shall contact the Native American Heritage Commission, which shall identify a most likely descendant in compliance with PRC Section 5097.98 and CEQA Guidelines Section 15064.5. The most likely descendant shall have up to 48 hours to visit the site and make recommendations as to the treatment and final deposition of the remains. Work may be resumed at the landowner's discretion but shall only commence after consultation and treatment have been concluded to the satisfaction of the City of Santa Clarita. Work may continue on other parts of the Project Site while consultation and treatment are conducted.</p> <p>MM CR-5 All archaeological resources collected during the course of Project construction (including those collected during the Phase I Investigation and other pre-Project identification efforts) shall be taken to a properly-equipped archaeological laboratory, where they shall be cleaned, analyzed, and prepared for curation. At a minimum, and unless otherwise specified in any treatment plans prepared for the Project, all resources shall be identified, analyzed, catalogued, photographed, and labeled. At the close of the Project, the collection</p>	

**Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Topic/Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>shall be donated to a public institution with a research interest in the materials and the capacity to care for the materials in perpetuity. Accompanying notes, maps, and photographs shall also be filed at the repository, as appropriate. The cost of curation is assessed by the repository and is the responsibility of the Project applicant.</p> <p>At the conclusion of monitoring and laboratory work, a final report shall be prepared describing the results of the cultural mitigation monitoring efforts. The report shall include a summary of the field and laboratory methods, an overview of the cultural background of the Project vicinity, a catalog of cultural resources recovered, an analysis of cultural resources recovered and their scientific significance, and recommendations. A copy of the report shall also be submitted to the designated museum repository (if applicable).</p>	
Threshold 4.4(c): The Project would not disturb any human remains, including those interred outside of dedicated cemeteries	No mitigation measures are required.	Less than significant without mitigation.
ENERGY		
Threshold 4.12(a): The Project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation.	No mitigation measures are required.	Less than significant without mitigation.
Threshold 4.12(b): The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	No mitigation measures are required.	Less than significant without mitigation.
GEOLOGY AND SOILS		
Threshold 4.6(a): The Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.	No mitigation measures are required.	Less than significant without mitigation.
Threshold 4.6(a.iv): The Project would not directly or indirectly cause potential substantial adverse	No mitigation measures are required.	Less than significant without mitigation.

**Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Topic/Impacts	Mitigation Measures	Level of Significance After Mitigation
effects, including the risk of loss, injury, or death involving landslides.		
<p>Threshold 4.6(b): The Project would not result in substantial soil erosion or the loss of topsoil.</p> <p>Threshold 4.6(g): The Project would not result in a change in topography or ground surface relief features.</p> <p>Threshold 4.6(h): The Project would not result in earth movement (cut and/or fill) of 10,000 cubic yards or more.</p>	No mitigation measures are required.	Less than significant without mitigation.
<p>Threshold 4.6(c): The Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.</p> <p>Threshold 4.6(i): The Project would not involve development and/or grading on a slope greater than 10% natural grade.</p>	No mitigation measures are required.	Less than significant without mitigation.
<p>Threshold 4.6(d): The Project would not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.</p>	No mitigation measures are required.	Less than significant without mitigation.
<p>Threshold 4.6(f): The Project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p> <p>Threshold 4.6(j): The Project would not result in the destruction, covering, or modification of any unique geologic or physical feature.</p>	<p>To reduce potential significant impacts to paleontological resources, the following mitigation measures are proposed for the Project:</p> <p>MM-GEO-1 Prior to the start of construction, the Project applicant shall retain a qualified professional paleontologist as defined by Society for Vertebrate Paleontology (SVP) (2010) standards. The paleontologist shall create a Worker’s Environmental Awareness Program pamphlet that shall be provided as training to construction personnel to understand regulatory requirements for the protection of paleontological resources. The training class(es) shall include examples of paleontological resources to look for and protocols to follow if discoveries are made. The paleontologist shall develop</p>	Less than significant with mitigation.

**Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Topic/Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>Project-specific training and supply any supplemental materials necessary to execute the training.</p> <p>MM-GEO-2 Paleontological resources monitoring shall be conducted under the guidance of the qualified professional paleontologist and by a qualified paleontological resource monitor(s) as defined by SVP (2010) standards. Monitoring shall entail the visual inspection of excavated or graded area and trench sidewalls. The monitor shall have the authority to temporarily halt or divert construction equipment in order to investigate and salvage finds. The paleontological monitor shall have the authority to take sediment samples and test for microfossils at the discretion of the qualified professional paleontologist. If no significant fossils have been exposed or the qualified professional paleontologist has otherwise found that the scientific value of the resource has been exhausted, the qualified professional paleontologist may determine that full-time monitoring is no longer necessary or, with the approval of the City, may reduce or eliminate monitoring.</p> <p>MM-GEO-3 In the event that a paleontological resource is encountered when a monitor is not on-site or a potentially significant resource is encountered that requires additional investigation or cannot be quickly salvaged by the paleontological monitor, all construction shall cease within 50 feet of the discovery and the qualified professional paleontologist shall be notified immediately. If the monitor is present at the time of discovery, then the monitor shall have the authority to temporarily divert the construction equipment around the find and notify the qualified professional paleontologist. The qualified professional paleontologist shall then visit the site and assess the resource for its scientific significance. Project excavations shall continue elsewhere, monitored by a paleontological resource monitor. The qualified professional paleontologist shall evaluate the find and contact the City as soon as possible with recommendations as to the significance and potential treatment of the find. Depending on the nature of the find, the determination of significance may require additional excavation, potentially including the preparation and execution of a Paleontological Testing</p>	

**Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Topic/Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>Plan. If significant, depending on the nature of the resource, treatment shall require the preparation and execution of a Paleontological Treatment Plan. The City, acting with the advice of the qualified professional paleontologist, shall determine the significance and treatment of the discovered resources.</p> <p>MM-GEO-4 All significant fossils collected shall be prepared in a properly-equipped paleontology laboratory to a point ready for permanent curation. Preparation shall include the careful removal of excess matrix from fossil materials and stabilizing and repairing specimens, as necessary. Any fossils encountered and recovered shall be prepared to the point of identification. Following the initial laboratory work, all fossil specimens shall be identified to the lowest taxonomic level, analyzed, photographed, and catalogued, before being delivered to an accredited local museum repository for permanent curation and storage.</p> <p>MM-GEO-5 At the conclusion of laboratory work and preparation for museum curation, a final report shall be prepared describing the results of the paleontological mitigation monitoring efforts associated with the Project. The report shall be prepared for the lead agency and the Project applicant. The report shall include a summary of the field and laboratory methods, an overview of the geology and paleontology in the Project vicinity, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository. Accompanying notes, maps, and photographs shall also be filed at the repository. The cost of curation is assessed by the repository and is the responsibility of the Project applicant.</p>	
GREENHOUSE GAS EMISSIONS		
<p>Threshold 4.7(a): The Project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant without mitigation.</p>

**Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Topic/Impacts	Mitigation Measures	Level of Significance After Mitigation
Threshold 4.7(b): The Project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	No mitigation measures are required.	Less than significant without mitigation.
HAZARDS AND HAZARDOUS MATERIALS		
Threshold 4.8(a): The Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	No mitigation measures are required.	Less than significant without mitigation.
Threshold 4.8(b): The Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	No mitigation measures are required.	Less than significant without mitigation.
Threshold 4.8(c): The Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	No mitigation measures are required.	Less than significant without mitigation.
Threshold 4.8(d): The Project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.	No mitigation measures are required.	Less than significant without mitigation.
Threshold 4.8(f): The Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	No mitigation measures are required.	Less than significant without mitigation.
Threshold 4.8(f): The Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.	No mitigation measures are required.	Less than significant without mitigation.
Threshold 4.9(a): The Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.	No mitigation measures are required.	Less than significant without mitigation.

**Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Topic/Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Threshold 4.9(f): The Project would not otherwise substantially degrade water quality.</p> <p>Threshold 4.9(l.ii): The Project would not impact stormwater management through potential discharges from areas for materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas.</p> <p>Threshold 4.9(l.v): The Project would not impact stormwater management through stormwater discharges that would significantly impair or contribute to the impairment of the beneficial uses of receiving waters or areas that provide water quality benefits (e.g., riparian corridors, wetlands, etc.).</p> <p>Threshold 4.9(l.vi): The Project would not impact stormwater management by causing harm to the biological integrity of drainage systems, watersheds, and/or water bodies.</p>		
<p>Threshold 4.9(b): The Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin.</p>	No mitigation measures are required.	Less than significant without mitigation.
<p>Threshold 4.9(c.i): The Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site</p> <p>Threshold 4.9(l.i): The Project would not potentially impact stormwater management through project construction and project post-construction activity on stormwater runoff</p> <p>Threshold 4.9(l.iv): The Project would not impact stormwater management through significant and environmentally harmful increases in erosion of the Project Site or surrounding areas.</p>	No mitigation measures are required.	Less than significant without mitigation.

**Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Topic/Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Threshold 4.9(c.ii): The Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site</p> <p>Threshold 4.9(c.iii): The Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.</p> <p>Threshold 4.9(j): The Project would not result in changes in the rate of flow, currents, or the course and direction of surface water and/or groundwater.</p> <p>Threshold 4.9(k): The Project would not result in other modification of a wash, channel creek, or river.</p> <p>Threshold 4.9(l.iii): The Project would not impact stormwater management through the significant environmentally harmful increase in the flow velocity or volume of stormwater runoff.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant without mitigation.</p>
<p>Threshold 4.9(c.iv): The Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows.</p> <p>Threshold 4.9(h): The Project would not within a 100-year flood hazard area structures which would impede or redirect flood flows.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant without mitigation.</p>
<p>Threshold 4.9(d): The Project would not, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant without mitigation.</p>
<p>Threshold 4.9(e): The Project would not conflict with or obstruct implementation of a water quality</p>	<p>No mitigation measures are required.</p>	<p>Less than significant without mitigation.</p>

**Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Topic/Impacts	Mitigation Measures	Level of Significance After Mitigation
control plan or sustainable groundwater management plan.		
LAND USE AND PLANNING		
Threshold 4.10(b): The Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	No mitigation measures are required.	Less than significant without mitigation.
NOISE		
<p>Threshold 4.11(a): The Project would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p> <p>Threshold 4.11(d): The Project would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project.</p> <p>Threshold 4.11(e): The Project would not result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project.</p>	No mitigation measures are required.	Less than significant without mitigation.
Threshold 4.11(b): The Project would not result in generation of excessive groundborne vibration or groundborne noise levels.	No mitigation measures are required.	Less than significant without mitigation.
POPULATION AND HOUSING		
Threshold 4.12(a): The Project would not induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	No mitigation measures are required.	Less than significant without mitigation.
PUBLIC SERVICES		
Threshold 4.13(a.i): The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered	No mitigation measures are required.	Less than significant without mitigation.

**Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Topic/Impacts	Mitigation Measures	Level of Significance After Mitigation
governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.		
Threshold 4.13(a.ii): The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection.	No mitigation measures are required.	Less than significant without mitigation.
Threshold 4.13(a.v): The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities.	No mitigation measures are required.	Less than significant without mitigation.
TRANSPORTATION		
<p>Threshold 4.14(a): The Project would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.</p> <p>Threshold 4.14(e): The Project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.</p>	No mitigation measures are required.	Less than significant without mitigation.

**Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Topic/Impacts	Mitigation Measures	Level of Significance After Mitigation
Threshold 4.14(b): The Project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	No mitigation measures are required.	Less than significant without mitigation.
Threshold 4.14(c): The Project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	No mitigation measures are required.	Less than significant without mitigation.
Threshold 4.14(d): The Project would not result in inadequate emergency access.	No mitigation measures are required.	Less than significant without mitigation.
TRIBAL CULTURAL RESOURCES		
<p>Threshold 4.15(a.i): The Project may cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).</p> <p>Threshold 4.15(a.ii): The Project may cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<p>To reduce potential significant impacts to tribal cultural resources, the following mitigation measures are proposed for the Project:</p> <p>MM TCR-1 In conjunction with Mitigation Measure MM CR-1, prior to the start of construction, a qualified representative of the Fernandeano Tataviam Band of Mission Indians shall be retained to conduct a Tribal Cultural Resources Worker Environmental Awareness Program (WEAP) training for construction personnel regarding the aspects of Tribal Cultural Resources and the procedures for notifying the Fernandeano Tataviam Band of Mission Indians should Tribal Cultural Resources be discovered.</p> <p>MM TCR-2 The Project applicant shall retain a professional Native American monitor procured by the Fernandeano Tataviam Band of Mission Indians to observe all soil disturbing activities, such as site clearance and grubbing, grading, and excavation. The Fernandeano Tataviam Band of Mission Indians shall assign a Native American monitor to each grading or other earthwork machine engaged in ground disturbing activity that is active more than 100 feet from any other grading or other earthwork machine. If tribal cultural resources are encountered, the Native American monitor shall have the authority to request that ground-disturbing activities cease within 60 feet of discovery to assess and document potential finds in real time.</p> <p>MM TCR-3 In the event that tribal cultural resources are discovered during Project activities, all work in the immediate vicinity</p>	<p>Less than significant with mitigation.</p>

Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Topic/Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>of the find (within a 60-foot buffer) shall cease, and a cultural resources principal investigator, who meets the Secretary of the Interior's Professional Qualification Standards for Archaeology, shall assess the find. The principal investigator and tribal monitor shall have the authority to request ground-disturbing activities cease within the area of a discovery. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Consultation between the Fernandefio Tataviam Band of Mission Indians tribal monitor and lead agency shall occur to determine further action required for any inadvertent discoveries of tribal cultural resources. Depending on the nature of the find, the determination of significance may require additional excavation, potentially including the preparation and execution of a Phase II Archaeological Testing Plan. The City of Santa Clarita, acting with the advice of the consulting principal investigator and the Fernandefio Tataviam Band of Mission Indians, shall determine the significance and treatment of the discovered resources.</p> <p>MM TCR-4 Prior to the disposition of any inadvertent discovery of tribal cultural resources, the Fernandefio Tataviam Band of Mission Indians shall be consulted on the treatment and reburial location of the tribal cultural resources. The Fernandefio Tataviam Band of Mission Indians shall be given first right of refusal for the treatment, disposition, and possible collection/caretaking of tribal cultural resources. The Fernandefio Tataviam Band of Mission Indians consider collection as a last resort and prefer tribal cultural resources either remain in-situ, or if required, be reburied.</p> <p>MM TCR-5 Prior to the disposition of any materials suspected to be indicative of a midden, a cultural resources principal investigator, who meets the Secretary of the Interior's Professional Qualification Standards for Archaeology, and the Fernandefio Tataviam Band of Mission Indians archaeologist shall assess the find and confirm whether it is funerary in nature. Once confirmed it is not suspected to be funerary-associated, the midden shall be left in-situ whenever possible. If it is not possible to leave the midden in-situ, the Fernandefio Tataviam</p>	

**Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Topic/Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>Band of Mission Indians shall be consulted for a treatment plan.</p> <p>MM TCR-6 If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5, which shall be enforced for the duration of the Project. Should the find be determined as Native American in origin, the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), shall be notified and consulted to provide recommendations to the landowner for the treatment of the human remains. However, pursuant to PRC Section 5097, the ultimate decision regarding the subsequent disposition of those discoveries shall be made by the landowner and the City of Santa Clarita.</p> <p>MM TCR-7 A copy of any and all archaeological documents created as a part of the project (isolate records, site records, survey reports, testing reports, and monitoring reports) shall be provided to the Fernandeño Tataviam Band of Mission Indians.</p>	
UTILITIES AND SERVICE SYSTEMS		
<p>Threshold 4.16(a): The Project would not require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effect.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant without mitigation.</p>
<p>Threshold 4.16(b): The Project would have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant without mitigation.</p>
<p>Threshold 4.16(a): The Project would not require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effect.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant without mitigation.</p>

**Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Topic/Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Threshold 4.16(c): The Project would not result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.</p> <p>Threshold 4.16(f): The Project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.</p>		
<p>Threshold 4.16(a): The Project would not require or result in the relocation or construction of new or expanded storm water drainage facilities, the construction or relocation of which could cause significant environmental effect.</p>	No mitigation measures are required.	Less than significant without mitigation.
<p>Threshold 4.16(a): The Project would not require or result in the relocation or construction of new or expanded electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effect.</p>	No mitigation measures are required.	Less than significant without mitigation.
<p>Threshold 4.16(d): The Project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction.</p> <p>Threshold 4.16(g): The Project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.</p>	No mitigation measures are required.	Less than significant without mitigation.
<p>Threshold 4.16(e): The Project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.</p>	No mitigation measures are required.	Less than significant without mitigation.
WILDFIRE		
<p>Threshold 4.17(a): The Project would not substantially impair an adopted emergency response plan or emergency evacuation plan.</p>	No mitigation measures are required.	Less than significant without mitigation.

Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Topic/Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Threshold 4.17(b): The Project would not expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors, or exacerbate wildfire risks.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant without mitigation.</p>
<p>Threshold 4.17(c): The Project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant without mitigation.</p>
<p>Threshold 4.16(d): The Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant without mitigation.</p>

1.1 PURPOSE OF THE EIR

This Draft Environmental Impact Report (EIR) was prepared in accordance with and in fulfillment of the California Environmental Quality Act (CEQA). An EIR is described in CEQA Guidelines Section 15121(a) as a “public informational document that analyzes the environmental effects of a project, identifies ways to minimize the significant impacts, and describes reasonable alternatives to the project.” A “project” refers to the whole of an action that has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]). The City of Santa Clarita (City), as the Lead Agency, has determined that the proposed Shadowbox Studios Project (Project) is a project within the definition of CEQA.

This document analyzes the actions associated with the Project to determine the short-term and long-term effects associated with their implementation. This EIR discusses both the direct and indirect impacts of the Project, as well as the cumulative impacts associated with other past, present, and reasonably foreseeable future projects (i.e., related projects). CEQA requires the preparation of an objective full disclosure document to inform agency decision-makers and the public of the direct and indirect environmental effects of the proposed action, provide mitigation measures to reduce or eliminate significant adverse effects, and identify and evaluate reasonable alternatives to the Project.

1.2 PROJECT SUMMARY

The Project Site is located in the southwestern portion of the City, at the northeastern corner of Railroad Avenue and 13th Street and bounded by 12th Street, Arch Street, and 13th Street on the south; a railroad right-of-way (ROW) and Railroad Avenue on the west; Metropolitan Water District (MWD) ROW on the east; and slopes maintained by the adjacent residential uses to the north.

The Project proposes to develop a full-service film and television studio campus on a vacant 93.5-acre site and would consist of approximately 475,500 square feet of sound stages; approximately 565,400 square feet of workshops, warehouses, and support uses; approximately 209,300 square feet of production and administrative offices; and approximately 35,600 square feet of catering and other specialty services. Upon completion, the campus would have an overall building area of approximately 1,285,800 square feet. The Project would involve construction of 19 sound stages, a large support building, a parking structure, an office building, catering buildings, and a mechanical building south of Placerita Creek. All 19 sound stage buildings would be situated in the center of the Project Site. The three-story office building and five-level parking structure are proposed at the northeastern corner of Railroad Avenue and 13th Street. The two-story support building would extend along Railroad Avenue south of Placerita Creek. Other proposed ancillary and specialty use located to the east and southeast of the main entrance at the intersection of Arch Street and 13th Street buildings include catering buildings and a mechanical building with a substation.

For more detailed information about construction and operation of the Project, please refer to Section 2.0, Project Description, of this Draft EIR.

1.3 ORGANIZATION AND SCOPE

CEQA Guidelines Sections 15122 through 15132 identify the content requirements for Draft and Final EIRs. An EIR must include a description of the environmental setting, an environmental impact analysis, mitigation measures, alternatives, identification of significant irreversible environmental impacts, and growth-inducing and cumulative impacts. The environmental issues addressed in this Draft EIR were established through the Initial Study, as well as by responses to the Notice of Preparation (NOP) (March 28, 2022; provided in **Appendix A**). Based on comments received in response to the NOP, the City of Santa Clarita has determined the scope for this Draft EIR.

This Draft EIR is organized in the following manner:

- Section ES, Executive Summary
This section provides a project narrative and identifies environmental impacts and mitigation measures in a summary table, consistent with CEQA Guidelines Section 15123.
- Section 1.0, Introduction and Purpose
This section provides an introduction and overview of the EIR.
- Section 2.0, Project Description
This section describes the project in detail, including the intended objectives, background information, proposed physical changes, and technical characteristics of the Project.
- Section 3.0, Environmental Setting
This section provides general overview of the existing setting and identification of the related projects.
- Section 4.0, Environmental Analysis
This section contains an analysis of environmental topic areas in Subsection 1.5, EIR Scoping Process, below. Each subsection contains a description of the Project's existing setting, the regulatory and planning framework, methodology, the thresholds of significance, Project-related and cumulative impacts, and recommended mitigation measures, if applicable.
- Section 5.0, Alternatives
CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the Project that can feasibly attain the basic objectives of the Project and avoid and/or substantially lessen any of the significant effects of the Project. This section discusses alternatives to the Project, including the CEQA-mandated "No Project Alternative," that are intended to avoid or reduce the Project's significant environmental impacts.
- Section 6.0, Other CEQA Considerations
This section contains discussions and analysis of various topical issues mandated by CEQA. These topics include significant unavoidable impacts, significant irreversible

environmental changes, growth-inducing impacts, potential secondary effects, and a list of the effects found not to be significant, which were identified in the Initial Study (**Appendix A**).

- Section 7.0, References

This section lists the documents and other reference sources used in support of the environmental analyses considered in the Draft EIR.

- Section 8.0, Organizations and Persons Consulted

This section lists the agencies, organizations, and persons consulted in preparing this Draft EIR, and the persons, firm, and the lead agency preparing this Draft EIR.

1.4 COMPLIANCE WITH CEQA

Pursuant to CEQA Guidelines Section 15087, the City (1) publishes a Notice Of Availability (NOA) of a Draft EIR in a newspaper of general circulation, which states that the Draft EIR will be available for review at City Hall and Old Town Newhall Library; and (2) prepares and transmits a Notice of Completion (NOC) to the State Clearinghouse. Proof of publication is available at the City of Santa Clarita City Hall. Any public agency or members of the public desiring to comment on the Draft EIR must submit their comments in writing to the individual identified on the NOA/NOC prior to the end of the public review period. Upon the close of the public review period, the City will then proceed to evaluate and prepare responses to all written comments regarding CEQA-related issues received from both citizens and public agencies during the public review period.

The Final EIR will consist of this Draft EIR, revisions to this Draft EIR, and responses to comments addressing concerns raised by responsible agencies or reviewing parties. After the Final EIR is completed and at least 10 days prior to its certification, a copy of the response to comments made by public agencies on this Draft EIR will be provided to the respective agency.

1.5 EIR SCOPING PROCESS

During the preparation of this Draft EIR, an effort was made by the City to contact various federal, State, regional, and local government agencies and other interested parties to solicit comments and inform the public of the Project. This included distribution of an NOP and notification of a public scoping meeting. The NOP was published with the Los Angeles County Clerk and the State Clearinghouse on March 29, 2022, which provided instructions for how to comment on the scope of the EIR, a project description, a list of environmental factors potentially affected by the Project, and notification of a public scoping meeting, held on April 21, 2022, at the City of Santa Clarita City Hall.

This Draft EIR focuses primarily on changes in the environment that would result from the Project. This Draft EIR identifies potential impacts resulting from the construction and operation of the Project and provides measures to mitigate potential significant impacts. Impacts that cannot be mitigated to less-than-significant levels are also identified. Accordingly, this Draft EIR addresses impacts in the following areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

1.6 INCORPORATION BY REFERENCE

Pertinent documents relating to this Draft EIR have been cited in accordance with Section 15148 of the CEQA Guidelines, which encourages “incorporation by reference” as a means of reducing redundancy and length of environmental reports. The following documents are available for public review at the City of Santa Clarita and hereby incorporated by reference into this Draft EIR:

- City of Santa Clarita General Plan, June 2011
- City of Santa Clarita Municipal Code
- Santa Clarita Community Character and Design Guidelines, March 2009

This section describes the proposed Shadowbox Studios Project (Project), identifies the objectives of the Project, describes the characteristics of the Project, and lists the discretionary approvals required to implement the Project.

2.1 PROJECT SUMMARY

The Project proposes to develop a full-service film and television studio campus on a vacant 93.5-acre site and would consist of approximately 475,500 square feet of sound stages; approximately 565,400 square feet of workshops, warehouses, and support uses; approximately 209,300 square feet of production and administrative offices; and approximately 35,600 square feet of catering and other specialty services. Upon completion, the campus would have an overall building area of approximately 1,285,800 square feet. The Project would involve construction of 19 sound stages, a large support building, a parking structure, an office building, a catering building, and a mechanical building south of Placerita Creek. All 19 sound stage buildings would be situated in the center of the Project Site. The three-story office building and five-level parking structure are proposed at the northeastern corner of Railroad Avenue and 13th Street. The two-story support building would extend along Railroad Avenue south of Placerita Creek. Other proposed ancillary and specialty use buildings include three catering buildings and a mechanical building with a substation located to the east and southeast of the main entrance at the intersection of Arch Street and 13th Street.

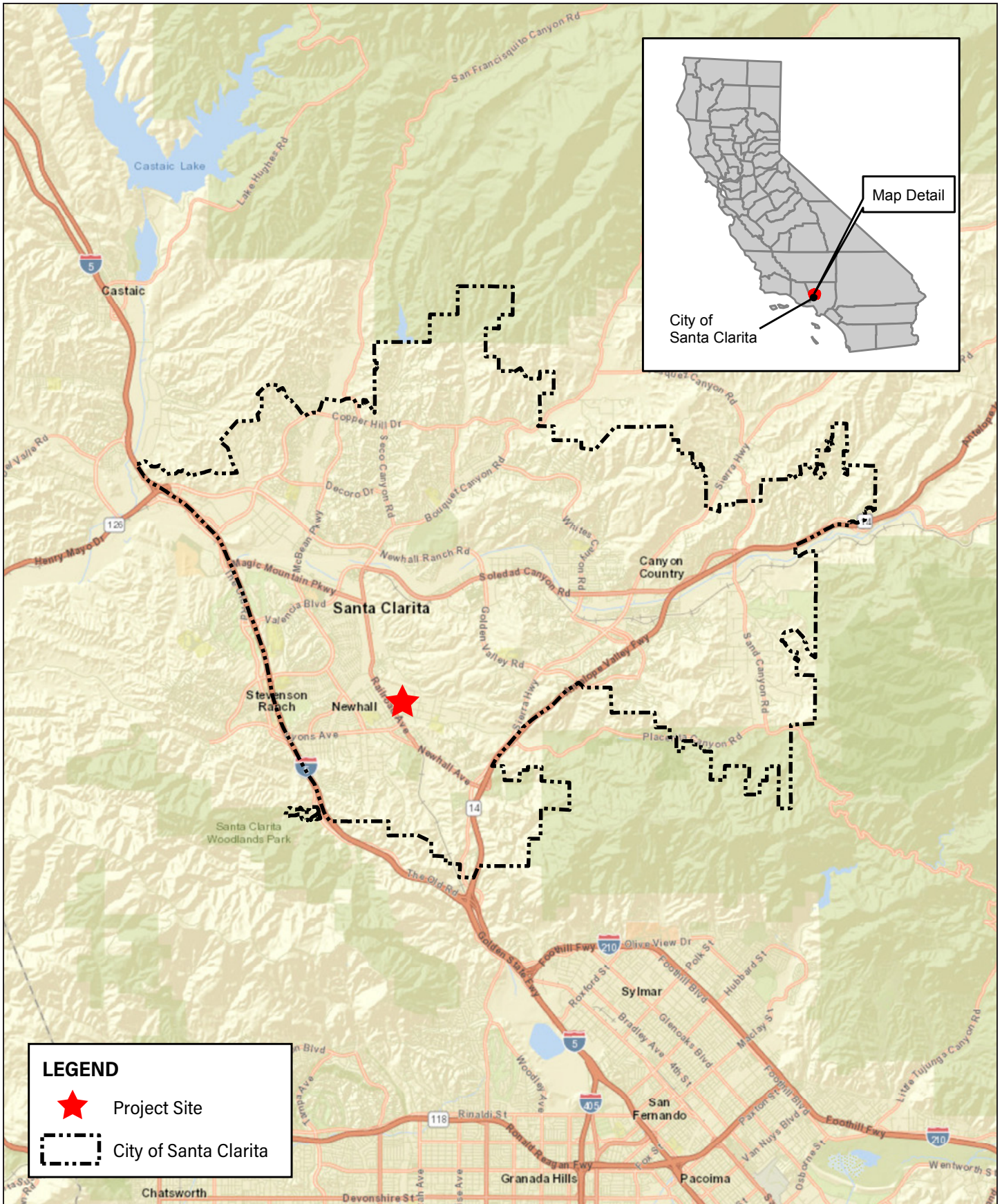
2.2 ENVIRONMENTAL SETTING

2.2.1 PROJECT LOCATION

As shown in **Figure 2-1**, the Project Site is located in the southwestern portion of Santa Clarita, in the Newhall community, approximately 2 miles east of Interstate 5 (I-5), 2 miles west of the Antelope Valley Freeway (State Route 14), and 2 miles south of the Santa Clara River. As shown in **Figure 2-2**, the Project Site is situated at the northeastern corner of Railroad Avenue and 13th Street and bounded by 12th Street, Arch Street, and 13th Street on the south; a railroad right-of-way (ROW) and Railroad Avenue on the west; Metropolitan Water District (MWD) ROW on the east; and slopes maintained by the adjacent residential uses to the north.

2.2.2 EXISTING SITE CONDITIONS

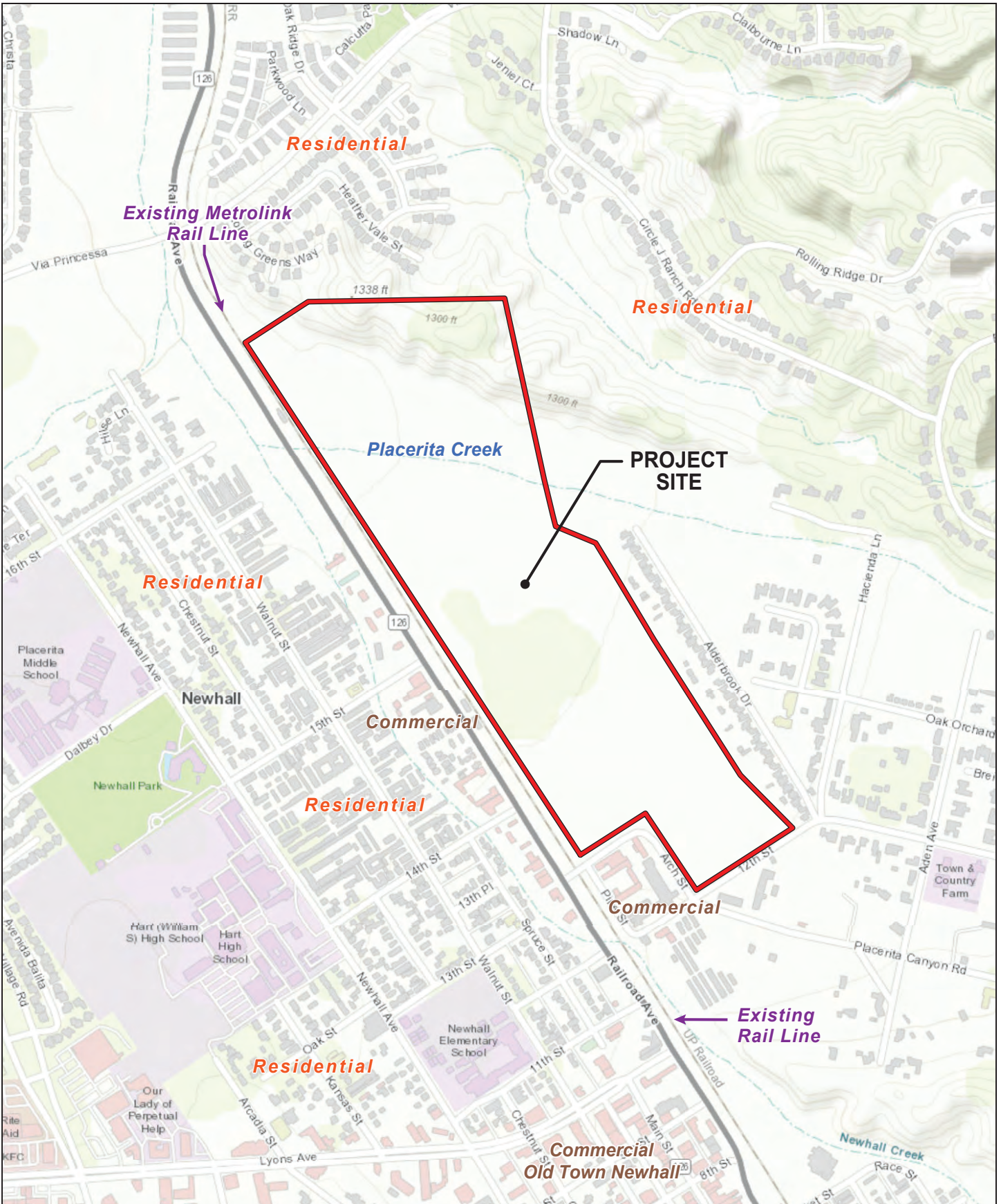
Located in the Newhall community within the City of Santa Clarita, the Project Site is a 93.5-acre area that is generally rectangular in shape and comprises an undeveloped piece of land that has been cleared of the majority of its natural vegetation. The Project Site also includes an additional 11.4-acre property owned by MWD. The central and southern portions of the Project Site that make up the majority of the Project Site have been disturbed by past uses, are relatively flat, and are characterized by low, ruderal plants and gravel driveways. The northern portion of the Project Site includes natural features, such as a prominent ridgeline, which transects the northeastern corner of the Project Site, and a natural creek and creek wash area (Placerita Creek). There are 16 oak trees (coast live oak and valley oak) located throughout the Project Site, the majority of which are located near Placerita Creek or along the ridgeline that traverses the northern portion of the Project Site; there are two additional oak trees off-site that are located on Arch Street and Railroad Avenue. The remaining trees are sporadically located throughout the central and southern portions of the Project Site. The Project Site also includes a drainage ditch running along



Source: ESRI streetmap, 2018; Los Angeles County, 2018.



NOT TO SCALE



Source: ESRI streetmap, 2018; Los Angeles County, 2018.

the northeastern boundary of the Project Site, adjacent to the western edge of the MWD property, and a drainage ditch running along the southwestern boundary of the Project Site, adjacent to a railroad line, used by Metrolink and Union Pacific Railroad (UPRR), and Railroad Avenue. The southwesterly drainage ditch discharges into a culvert underneath the railroad tracks approximately 370 feet southeast of the Railroad Avenue bridge over Placerita Creek. The ridgeline, which transects a portion of the Project Site's northern boundary, is identified in the City's General Plan Conservation and Open Space Element as a "significant ridgeline." This ridgeline slopes downward to the southwest toward Placerita Creek and the creek wash area, which also transects the northern portion of the Project Site.

The Project Site is located in the North Newhall Area and has General Plan land use designations of MXN (Mixed Use Neighborhood) and NU5 (Non-Urban 5, one dwelling unit per acre) with identical zoning classifications. The previously disturbed areas of the Project Site, encompassing the central and southeastern portions of the Project Site, are designated MXN, and the undulating and hilly portions of the Project Site to the northwest, containing portions of Placerita Creek, are designated NU5. The majority of the Project Site is located in the Planned Development (PD) overlay, which requires the approval of a Conditional Use Permit for any proposed development activity. The Project Site is also within the Placerita Canyon Special Standards District, which establishes additional development standards for development with the District.

2.2.3 SURROUNDING LAND USES

The Project Site is bounded on the northeast by a linear open space area (another MWD easement that is not a part of the Project Site) with developed single-family residential lots along Alderbrook Drive beyond. To the north/northwest of the Project Site is a neighborhood of single-family homes located beyond the ridgeline on the northwestern boundary of the Project Site. A mix of commercial, storage, and automotive-related businesses are located to the southeast of the Project Site across 12th and 13th Streets. A mix of commercial uses and a mobile home park are located to the southwest of the Project Site across Railroad Avenue. In general, the Project Site is located on the border between two communities with distinctive land use patterns. East of the Project Site, the Placerita Canyon community is a semi-rural residential area, characterized by equestrian-oriented residential uses among oak woodlands. To the west/southwest, across Railroad Avenue, is the Newhall community, which is one of the first established communities in the Santa Clarita Valley and includes a mix of uses with a commercial district in Old Town Newhall centered along Lyons Avenue and Main Street.

2.3 PROJECT OBJECTIVES

CEQA Guidelines Section 15124(b) states that the project description shall contain "a statement of the objectives sought by the proposed project." CEQA Guidelines Section 15124(b) further states that "the statement of objectives should include the underlying purpose of the project." The underlying purpose of the Proposed Project is to provide a state-of-the-art, full-service film and television campus that would provide independent media production facilities in Santa Clarita. The Proposed Project's specific objectives are as follows:

- Design and construct economically-viable and technologically-advanced sound stages, creative office, and production support spaces with the infrastructure, parking, and technology to attract high-profile film, television, and streaming projects that require facilities designed to

meet the specifications and demands of the movie, television, and entertainment industry and to allow flexibility to incorporate future technology advances.

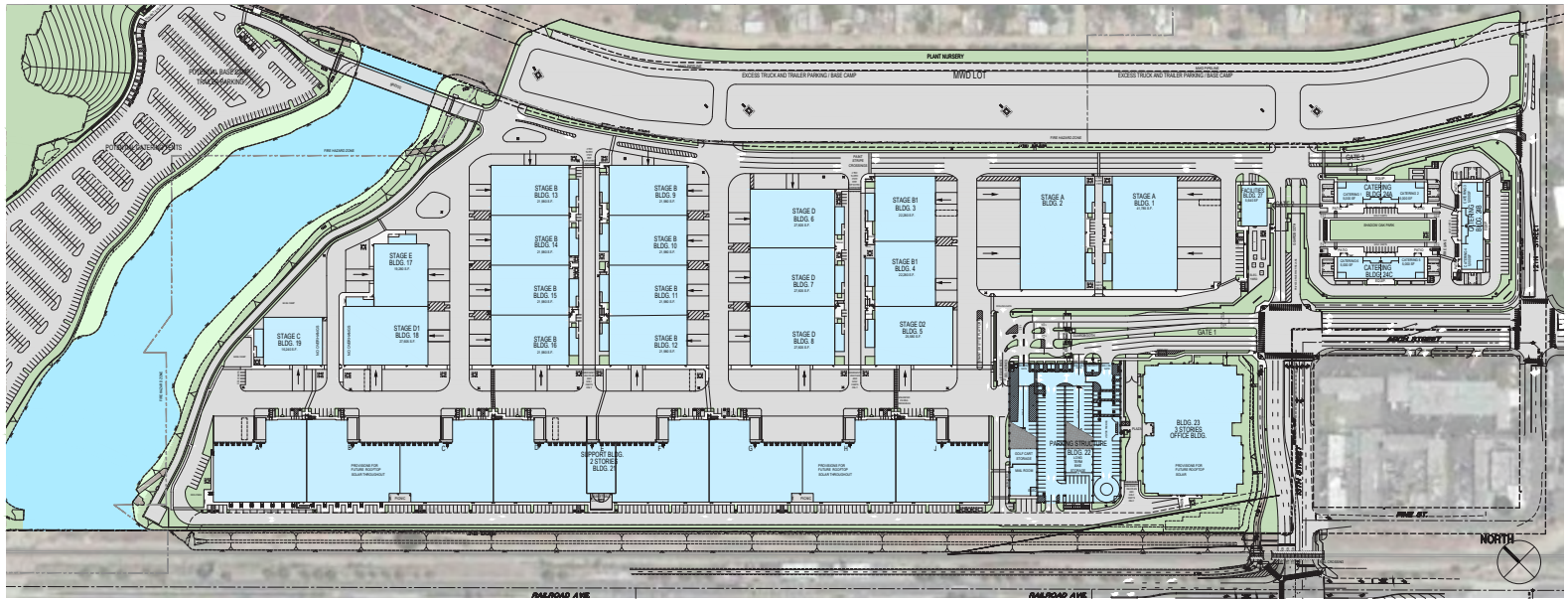
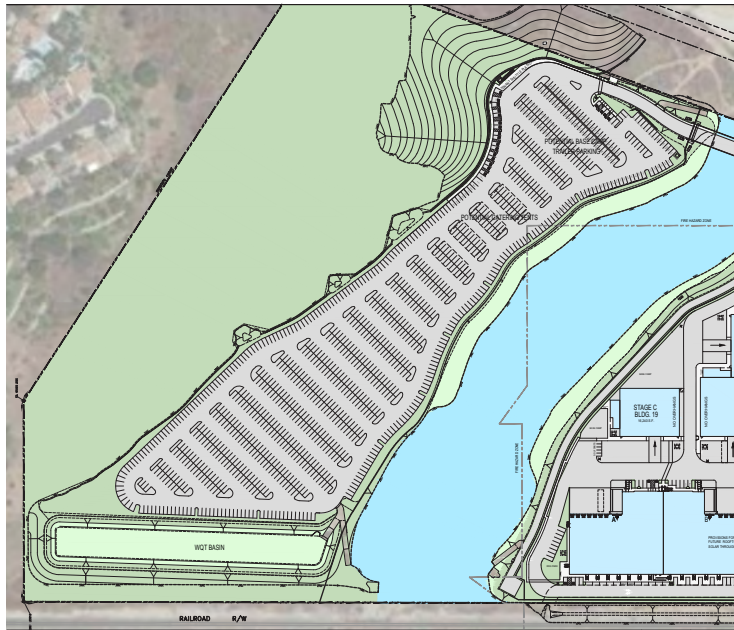
- Promote economic growth in Santa Clarita, particularly in the Newhall community, by encouraging the support for the entertainment industry by creating a secure campus environment, where media and entertainment-related uses are consolidated with pre-production, post-production, story development, and administrative offices in order to maximize creativity and productivity.
- Maximize the use of the entire property to create a studio campus environment that creates a range of new media-related employment opportunities that cater to movie, television, and entertainment industries, as well as construction jobs, providing opportunities for local growth and improving the City's jobs to housing balance.
- Develop a studio campus along a transit corridor that is easily accessible by public transportation, where media and entertainment-related uses are consolidated with pre-production, production, story development, and administrative offices within a single site to promote sustainability and reduce vehicle miles traveled (VMT), resulting in corresponding reductions in air pollutant and greenhouse gas (GHG) emissions.
- Enhance the identity of the Newhall community as a movie, television, and entertainment industry area.
- Enhance the visual appearance of the Project Site by providing architecturally distinct development, while maintaining consistency with the design standards of the immediately adjacent Old Town Newhall Specific Plan area.
- Design a campus that would commemorate the filmmaking heritage of Santa Clarita.
- Provide off-site improvements to enhance and/or provide pedestrian and bike connections to adjacent communities and the Jan Heidt Newhall Metrolink Station for the benefit of the existing residents of the adjacent communities and future employees of the Project.

2.4 PROJECT CHARACTERISTICS

2.4.1 PROJECT OVERVIEW

The Project Applicant, L.A. Railroad 93, LLC, proposes to develop a full-service film and television studio campus on the Project Site that would consist of approximately 475,500 square feet of sound stages; approximately 565,400 square feet of workshops, warehouses, and support uses; approximately 209,300 square feet of production and administrative offices; and approximately 35,600 square feet of catering and other specialty services. Upon completion, the campus would have an overall building area of approximately 1,285,800 square feet.

As shown in **Figure 2-3**, eight buildings, which would contain 19 sound stages, would be constructed in the central portion of the Project Site, south of Placerita Creek. A three-story office building and a four-story (five-level), 1,072-space parking structure that includes one subterranean level are proposed in the southwestern corner of the Project Site. In addition, a two-story support building would extend along the remaining portion of the western boundary (i.e., Railroad Avenue) of the Project Site, south of Placerita Creek. Other ancillary and specialty use buildings, including three catering buildings and mechanical building with a substation, are located to the east and southeast of the main entrance at the intersection of Arch Street and 13th Street.



Source: GAA Architects, Inc., 2022

2.4.2 DESIGN AND ARCHITECTURE

Although the Project Site is located outside of the Old Town Newhall Specific Plan area, the proposed buildings have been designed to be consistent with the Old Town Newhall Specific Plan standards, including its development standards and architectural style standards. As an example, the main street commercial architectural type, identified in the Old Town Newhall Specific Plan, would be used on the support building façade along Railroad Avenue to integrate with and maintain the community character of Old Town Newhall while also providing the necessary acoustical buffer from the railroad noise to the sound stages. In addition, the campus would feature various design elements that commemorate the filmmaking heritage of Santa Clarita, including a mural featuring film stars, such as Charlie Chaplin, Gene Autry, and William S. Hart, among others, from Santa Clarita Valley's past. Furthermore, the design of the Project's gateway and ancillary buildings conveys some characteristics of craftsman style architecture with low-pitched roofs and overhang that rest on decorative stone columns similar to those found at the Old Town Newhall Library buildings and the Jan Heidt Metrolink Station south of the Project Site.

SOUND STAGE BUILDINGS

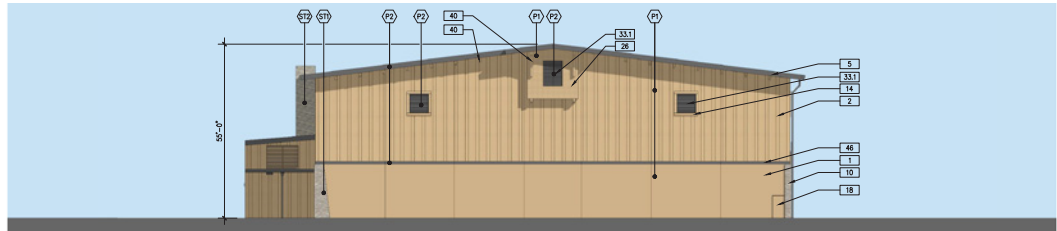
As shown in **Figure 2-3**, the proposed site plan places the largest sound stage buildings in the center (i.e., interior) of the Project Site to reduce the appearance of massing from off-site locations. As represented in **Figure 2-4** through **Figure 2-6**, these sound stage buildings would be 55 feet in height, and their façades would consist of, but not be limited to, building materials made of concrete, cast stone, single-ply roofing, decorative signage, fixed windows, composite doors, metal doors, rolling elephant doors, and mechanical screen that would be painted in brown and gray tones.

SUPPORT BUILDING

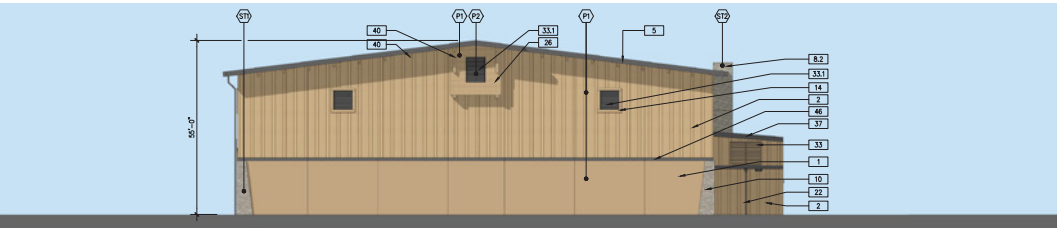
As shown in **Figure 2-3**, the proposed site plan places the two-story support building along the western boundary of the Project Site immediately adjacent to the railroad right-of-way and Railroad Avenue and south of Placerita Creek. The support building would span approximately 1,787 feet in length, 45 feet in width, and primarily 50 feet in height. As shown in **Figure 2-7**, the support building's façade would consist of, but not be limited to, building materials made of concrete, brick, and clay tile roof. The building's western façade would be painted with a wide array of earth tone colors and characterized by a variety of building fenestration, including bronze anodized aluminum storefront windows, wood framed windows, and double hung windows, as well as decorative signage and fabric awnings. The building's western roofline would have different decorative parapets to add to the building's façade that mimics numerous storefronts lining Railroad Avenue. The support building's loading docks and covered trash enclosure areas would be located in the interior of the campus so as not to be visible from Railroad Avenue.

OFFICE BUILDING AND PARKING STRUCTURE

As shown in **Figure 2-3**, the proposed site plan places the three-story office building and parking structure on the southwestern corner of the Project Site. As shown in **Figure 2-8**, the office building would be 50 feet in height, and its façades would consist of, but not be limited to, building materials made of concrete, wood, steel, brick, and cast stone that are painted in brown and gray tones. The majority of the building's façades would comprise bronze anodized aluminum storefront windows. A mechanical screen would be located on the roof to conceal the building's mechanical equipment from public views.



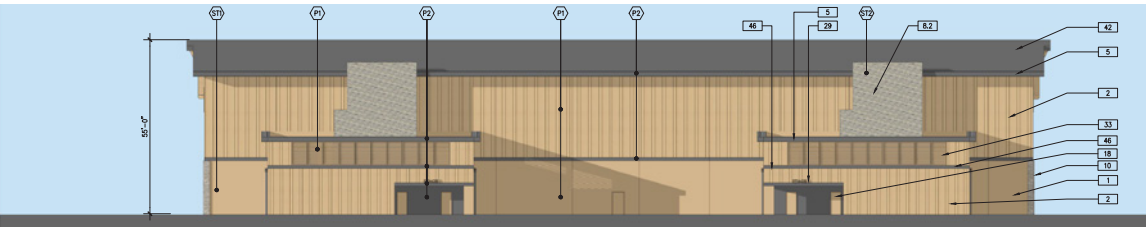
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

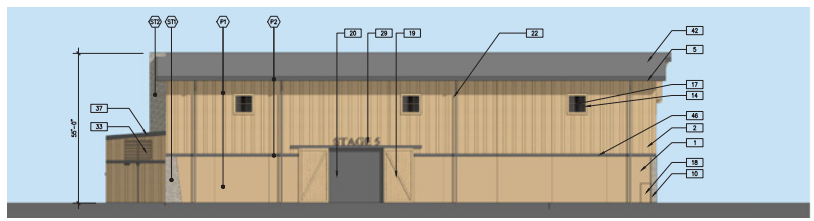


NORTH ELEVATION

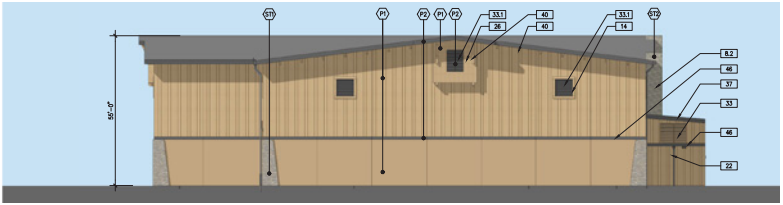
LEGEND

- 1. CONCRETE - PAINTED
 - 2. CONCRETE PANEL W/REVEALS - PAINTED
 - 3. COMPOSITE TRIM - PAINTED
 - 4. WOOD/STEEL RAFTER - STAINED/PAINTED
 - 5. FASCIA - PAINTED
 - 6. COMPOSITE SOFFIT
 - 7. STEEL COLUMN - PAINTED
 - 8. BRICK VENEER - FACTORY FINISH
 - 8.1 BRICK PATTERN CONCRETE FORM LINER - STAINED
 - 8.2 FIBER CEMENT BOARD BRICK PATTERN - FACTORY FINISH
 - 9. CAST STONE CAP - FACTORY FINISH
 - 10. CAST STONE VENEER - FACTORY FINISH
 - 11. FIBER CEMENT BOARD AND BATTEN SIDING - PAINTED
 - 12. HEAVY TIMBER WOOD POST AND BEAM - SEALED/STAINED
 - 13. ALUMINUM COMPOSITE METAL PANEL - FACTORY FINISH
 - 14. EIFS MOLDING/TRIM - FACTORY FINISH
 - 14.1 GRFC MOLDING - PAINTED
 - 15. BRONZE ANODIZED ALUMINUM STORE FRONT WITH GRAY MEDIUM PERFORMANCE GLAZING
 - 15.1 ANODIZED ALUMINUM STORE FRONT WITH GRAY SPANDREL GALZING
 - 16. DOUBLE HUNG FALSE WINDOW - SPANDREL
 - 17. FIXED FALSE WINDOW - SPANDREL
 - 18. HOLLOW METAL DOOR - PAINTED
 - 19. COMPOSITE/FIRE TREATED WOOD TRIM WITH WOOD GRAIN FORM LINER
 - PATTERN FALSE BARN DOOR - PAINTED
 - 20. ROLLING ELEPHANT DOOR - PAINTED
 - 21. METAL MECHANICAL SCREEN - PAINTED
 - 22. SHEET METAL DOWNSPOUT - PAINTED
 - 23. STAIR/RAMP AND STEEL RAILING - PAINTED
 - 24. DECORATIVE STEEL - PAINTED
 - 25. COMPOSITE SHUTTERS - PAINTED
 - 26. FIBER CEMENT SHINGLE SIDING (CATERING/FACILITIES) - PAINTED
 - 27. CLAY TILE ROOF - FACTORY FINISH
 - 28. FABRIC AWNING - COLOR BY ELEVATION CONDITION
 - 29. SIGNAGE - BY SIGNAGE CONSULTANT
 - 29.1 THEMATIC/CULTURAL ARCHITECTURAL FEATURES
 - 29.2 HISTORIC SANTA CLARITA CULTURAL IMAGES
 - 30. COILING DOOR - PAINTED
 - 31. STEEL AWNINGS/CANOPY - PAINTED
 - 32. WOOD FRAMED AWNINGS
 - 33. METAL LOUVER - PAINTED
 - 33.1 METAL/COMPOSITE FALSE LOUVER - PAINTED
 - 34. WINDOW, WOOD FRAMED
 - 35. SECTIONAL GRADE DOOR - PAINTED
 - 36. SECTIONAL DOCK DOOR - PAINTED
 - 37. STAGE RESTROOM BUILDING METAL ROOF OVERHANGS - PAINTED
 - 38. ROLL UP SECTIONAL DOOR W/ GLASS PANELS - FACTORY FINISH
 - 39. METAL LOUVER VENT - PAINTED
 - 40. METAL/GRFC FALSE RAFTER TAILS AND BRACKETS - PAINTED
 - 41. PRECAST CONCRETE WOODCRETE FENCE WALL - PAINTED
 - 42. GRAY SINGLE PLY ROOFING - FACTORY FINISH
 - 43. BRONZE ANODIZED ALUMINUM STOREFRONT FRAMING - NO GLAZING
 - 44. COVERED TRASH ENCLOSURE - PAINTED
 - 45. STANDING SEAM METAL ROOF (ENTRY 1 GUARD BOOTH) - FACTORY FINISH
 - 46. PAINTED BAND WITH "V" GROOVE EDGES
 - 47. GLAZED TILE ACCENT
 - 48. WOOD/CLAD DOORS - PAINTED
 - 49. STEEL TUBE FENCE AND GATE - PAINTED
 - 50. CHANGEABLE FILM POSTER
 - 51. PORTLAND CEMENT PLASTER - PAINTED
 - 52. CHAIN LINK FENCE AND GATES WITH PLASTIC SLATS - 50% COVERAGE
- P PAINT
 ST CONCRETE STAIN/WOOD STAIN
 T CERAMIC/PORCELAIN TILE

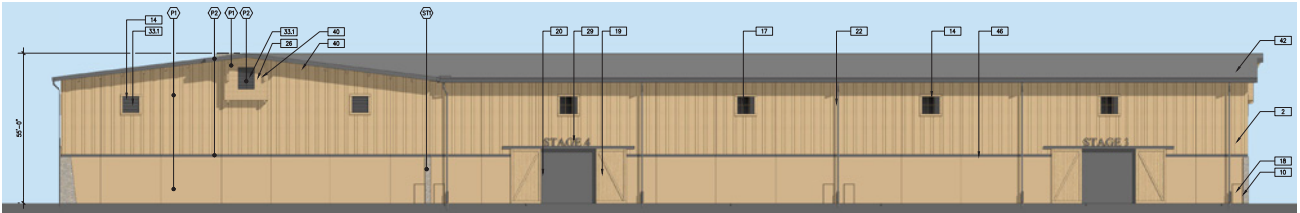
Source: GAA Architects, Inc., 2022



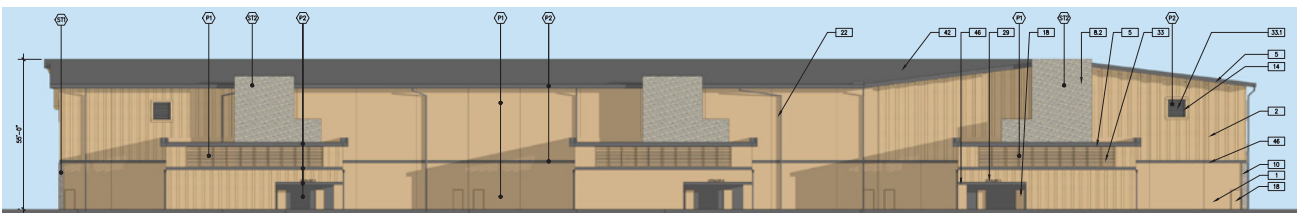
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

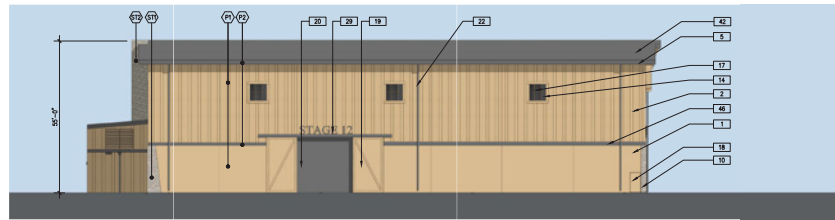


NORTH ELEVATION

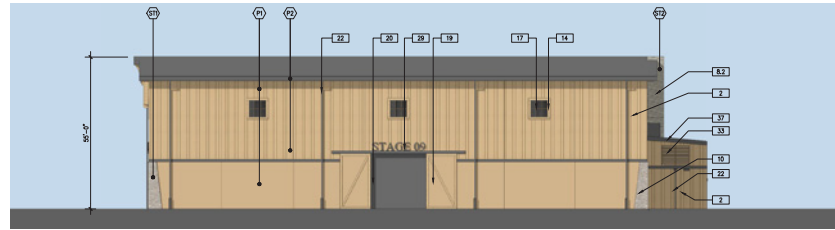
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 - 6. COMPOSITE SOFFIT
 - 7. STEEL COLUMN - PAINTED
 - 8. BRICK VENEER - FACTORY FINISH
 - 8.1 BRICK PATTERN CONCRETE FORM LINER - STAINED
 - 8.2 FIBER CEMENT BOARD BRICK PATTERN - FACTORY FINISH
 - 9. CAST STONE CAP - FACTORY FINISH
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 - 12. HEAVY TIMBER WOOD POST AND BEAM - SEALED/STAINED
 - 13. ALUMINUM COMPOSITE METAL PANEL - FACTORY FINISH
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 - 20. PATTERN FALSE BARN DOOR - PAINTED
 - 21. ROLLING ELEPHANT DOOR - PAINTED
 - 22. METAL MECHANICAL SCREEN - PAINTED
 - 23. SHEET METAL DOWNSPOUT - PAINTED
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 - 33.1 METAL/COMPOSITE FALSE LOUVER - PAINTED
 - 34. WINDOW, WOOD FRAMED
 - 35. SECTIONAL GRADE DOOR - PAINTED
 - 36. SECTIONAL DOCK DOOR - PAINTED
 - 37. STAGE RESTROOM BUILDING METAL ROOF OVERHANGS - PAINTED
 - 38. ROLL UP SECTIONAL DOOR W/ GLASS PANELS - FACTORY FINISH
 - 39. METAL LOUVER VENT - PAINTED
 - 40. METAL/GFRFC FALSE RAFTER TAILS AND BRACKETS - PAINTED
 - 41. PRECAST CONCRETE WOODCRETE FENCE WALL - PAINTED
 - 42. GRAY SINGLE PLY ROOFING - FACTORY FINISH
 - 43. BRONZE ANODIZED ALUMINUM STOREFRONT FRAMING - NO GLAZING
 - 44. COVERED TRASH ENCLOSURE - PAINTED
 - 45. STANDING SEAM METAL ROOF (ENTRY 1 GUARD BOOTH) - FACTORY FINISH
 - 46. PAINTED BAND WITH "V" GROOVE EDGES
 - 47. GLAZED TILE ACCENT
 - 48. WOOD/CLAD DOORS - PAINTED
 - 49. STEEL TUBE FENCE AND GATE - PAINTED
 - 50. CHANGEABLE FILM POSTER
 - 51. PORTLAND CEMENT PLASTER - PAINTED
 - 52. CHAIN LINK FENCE AND GATES WITH PLASTIC SLATS - 50% COVERAGE
- P PAINT
 ST CONCRETE STAIN/WOOD STAIN
 T CERAMIC/PORCELAIN TILE

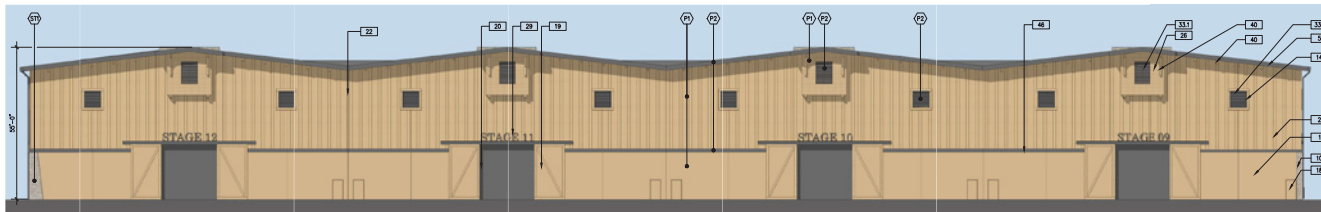
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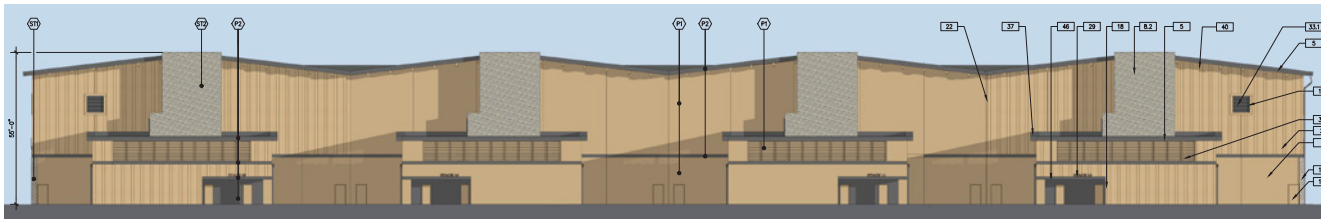
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

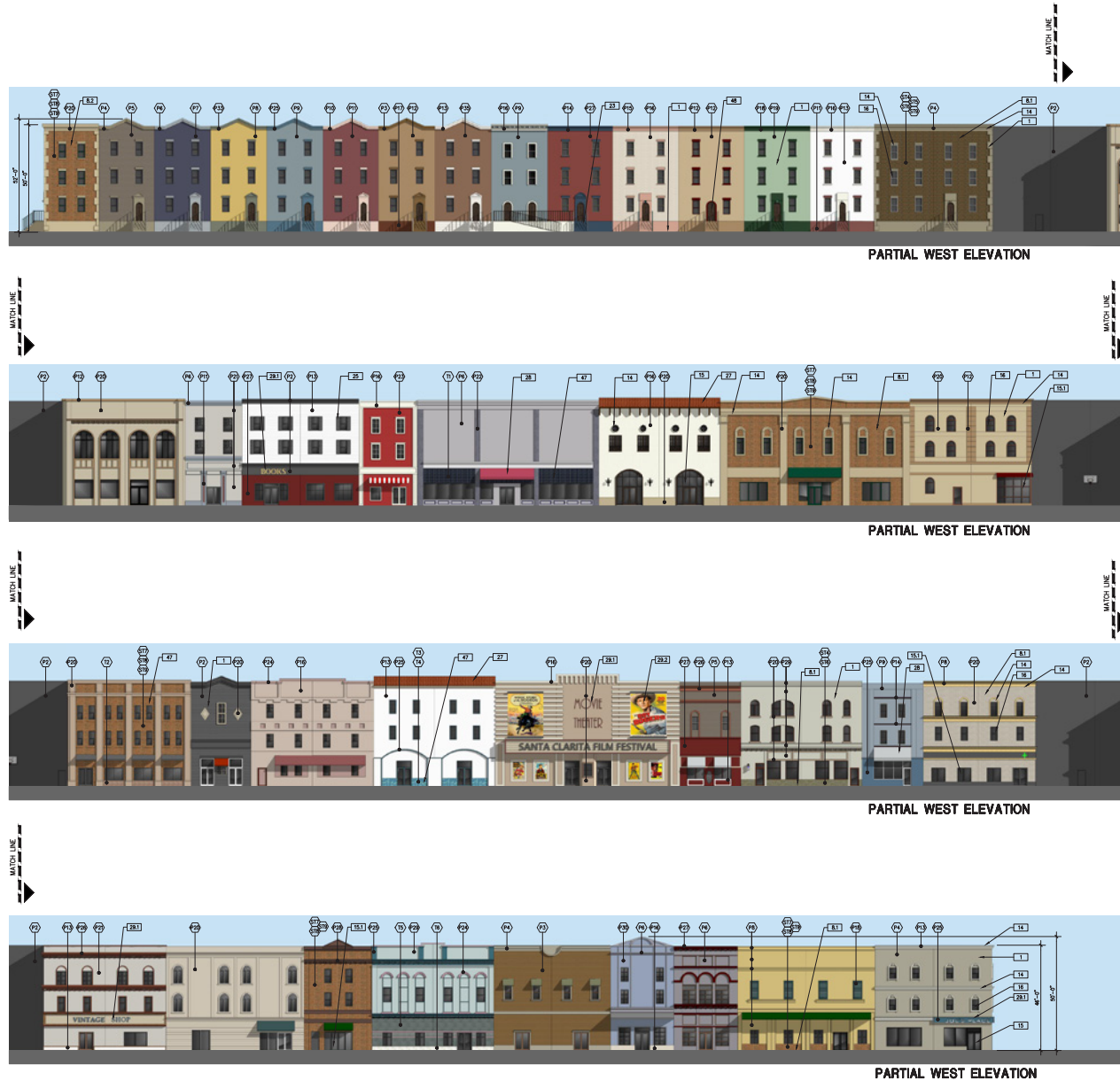
LEGEND

1. CONCRETE - PAINTED
 2. CONCRETE PANEL W/REVEALS - PAINTED
 3. COMPOSITE TRIM - PAINTED
 4. WOOD/STEEL RAFTER - STAINED/PAINTED
 5. FASCIA - PAINTED
 6. COMPOSITE SOFFIT
 7. STEEL COLUMN - PAINTED
 8. BRICK VENEER - FACTORY FINISH
 - 8.1 BRICK PATTERN CONCRETE FORM LINER - STAINED
 - 8.2 FIBER CEMENT BOARD BRICK PATTERN - FACTORY FINISH
 9. CAST STONE CAP - FACTORY FINISH
 10. CAST STONE VENEER - FACTORY FINISH
 11. FIBER CEMENT BOARD AND BATTEN SIDING - PAINTED
 12. HEAVY TIMBER WOOD POST AND BEAM - SEALED/STAINED
 13. ALUMINUM COMPOSITE METAL PANEL - FACTORY FINISH
 14. EIFS MOLDING/TRIM - FACTORY FINISH
 - 14.1 GRFC MOLDING - PAINTED
 15. BRONZE ANODIZED ALUMINUM STORE FRONT WITH GRAY MEDIUM PERFORMANCE GLAZING
 - 15.1 ANODIZED ALUMINUM STORE FRONT WITH GRAY SPANDREL GALZING
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 21. METAL MECHANICAL SCREEN - PAINTED
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 23. STAIR/RAMP AND STEEL RAILING - PAINTED
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 29. SIGNAGE - BY SIGNAGE CONSULTANT
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 - 29.2 HISTORIC SANTA CLARITA CULTURAL IMAGES
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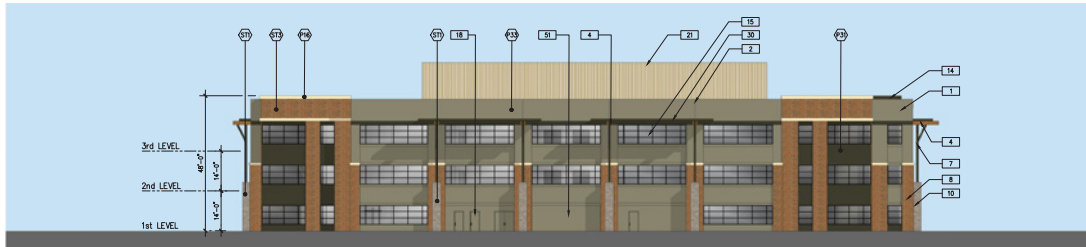
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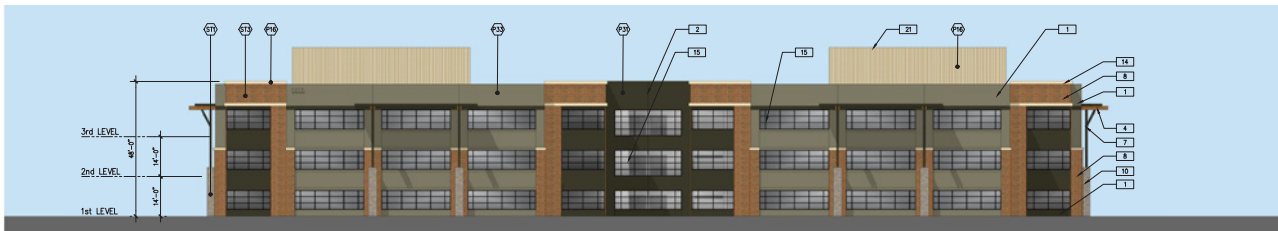
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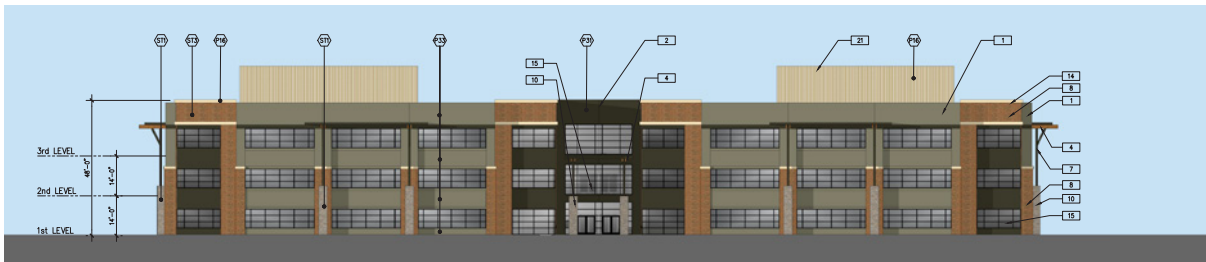
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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Source: GAA Architects, Inc., 2022

As shown in **Figure 2-9**, the parking structure would be 45 feet in height, with elevator shafts extending to 57 feet. The façades would consist of, but not be limited to, building materials made of concrete, wood, steel, brick, and cast stone that are painted in brown and gray tones.

The parking structure and three-story office building would be designed to be compatible in scale and architectural style with both the Old Town Newhall Library buildings and the Old Town Newhall Parking Garage, which are located approximately 1,000 feet south of the Project Site.

CATERING AND MECHANICAL BUILDINGS

As shown in **Figure 2-3**, the proposed site plan places the three, one-story, catering buildings, totaling 30,000 square feet, in a U-shaped configuration, in the southeastern corner of the Project Site east of Arch Street and north of 12th Street, while the one-story, approximately 5,600-square-foot mechanical building is located adjacent to the campus entrance at the northeastern corner of the intersection of Arch Street and 13th Street.

The catering buildings would be approximately 18 feet in height. The mechanical building would be approximately 21.5 feet in height to the top of the pitched roof. As shown in **Figures 2-10 and 2-11**, the catering building and mechanical building, respectively, would be designed with the same architectural style and building materials as the sound stage buildings on the Project Site and similar in scale and massing to the structures in the adjoining Old Town Newhall and Placerita Canyon communities. These buildings' façades would consist of, but not be limited to, building materials made of concrete, cast stone, single-ply roofing, decorative signage, fixed windows, composite doors, metal and/or rolling elephant doors, and/or mechanical screen that are painted in brown and gray tones.

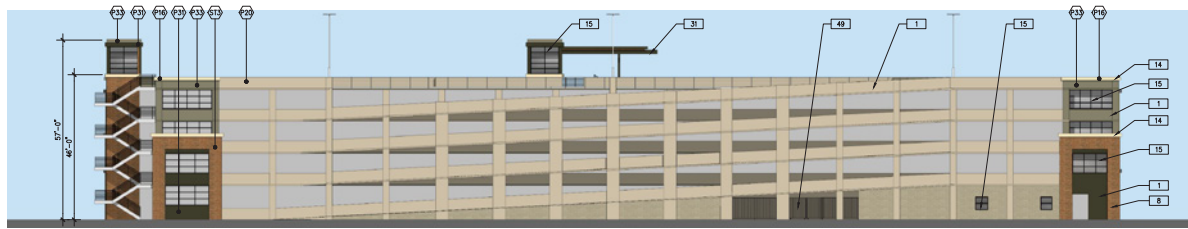
CAMPUS MAIN ENTRANCE

The entrance to the proposed campus would include a thematic gateway portal that would be approximately 33.75 feet in height and would be set back from the intersection of Arch Street and 13th Street to accommodate the queueing of vehicles entering the campus in the Project's entrance driveway rather than on 13th Street or Arch Street. The gateway portal would display a decorative signage supported by four pillars made of cast stone and would consist of, but not be limited to, building materials made of wood and single-ply roofing. A guard shack would be located immediately in front of the gateway portal. The base of the guard shack would be made of cast stone to match the pillars supporting the gateway portal. The main entrance would have three lanes of ingress (all through lanes) and three lanes of egress (two through lanes and one exclusive right-turn lane) at the intersection of Arch Street and 13th Street.

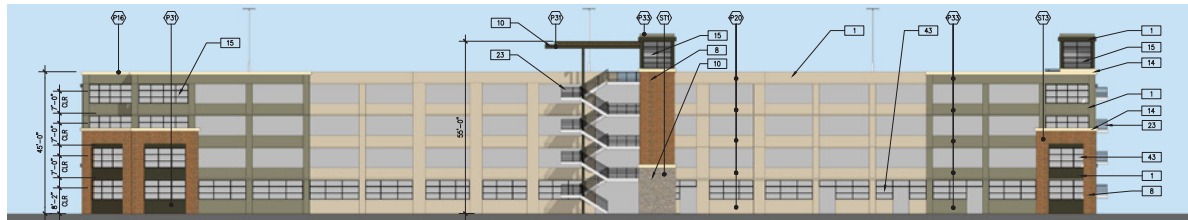
OPEN SPACE AND LANDSCAPING

A conceptual landscape plan has been developed for the Project. As shown in **Figures 2-12 through 2-14**, approximately 13 percent or 528,156 square feet of the Project Site would be landscaped. Thirteen of the 16 oak trees on the Project Site, including seven heritage trees,¹ would be removed to accommodate Project development; three coast live oak trees on the ridge at the north end of the Project Site would be preserved with no anticipated encroachment. However, the Project would replace the removed trees with 450 trees of different non-oak varieties,

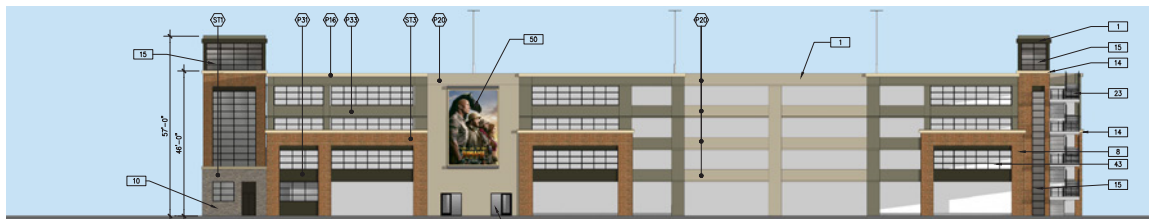
¹ A heritage oak tree is defined as any oak tree measuring 108 inches in circumference or, in the case of a multiple-trunk tree, two or more trunks measuring 72 inches each or greater in circumference, measured 4.5 feet above the natural grade surrounding such tree.



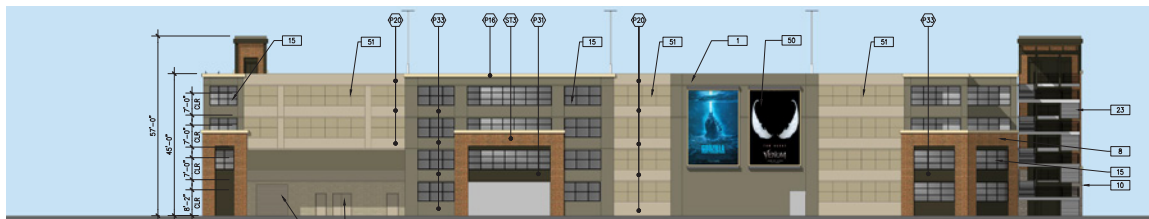
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

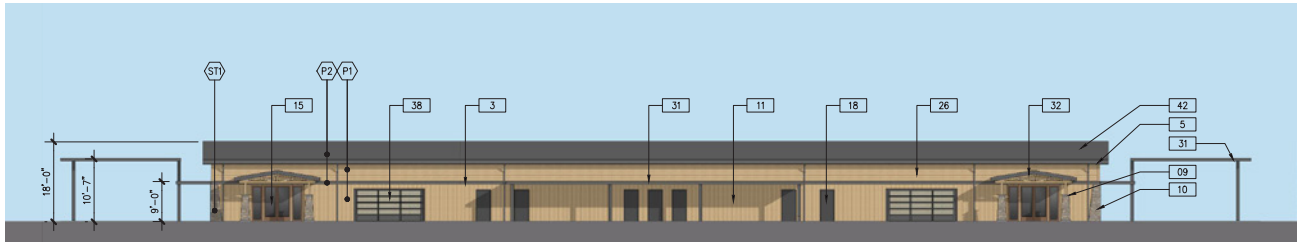


WEST ELEVATION

LEGEND

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 3. COMPOSITE TRIM - PAINTED
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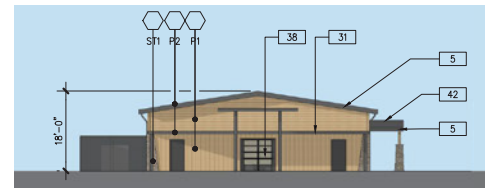
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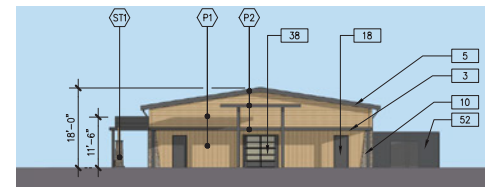
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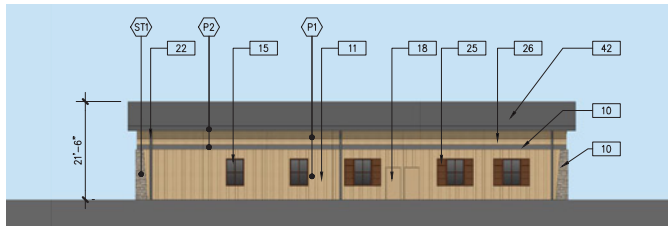


NORTH ELEVATION

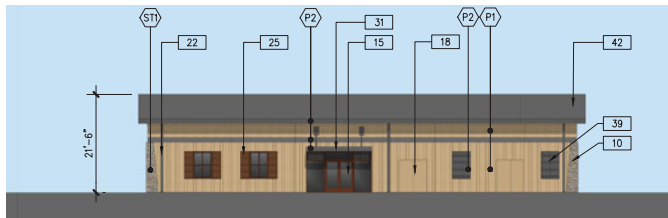
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 42. GRAY SINGLE PLY ROOFING - FACTORY FINISH
 43. BRONZE ANODIZED ALUMINUM STOREFRONT FRAMING - NO GLAZING
 44. COVERED TRASH ENCLOSURE - PAINTED
 45. STANDING SEAM METAL ROOF (ENTRY 1 GUARD BOOTH) - FACTORY FINISH
 46. PAINTED BAND WITH "V" GROOVE EDGES
 47. GLAZED TILE ACCENT
 48. WOOD/CLAD DOORS - PAINTED
 49. STEEL TUBE FENCE AND GATE - PAINTED
 50. CHANGEABLE FILM POSTER
 51. PORTLAND CEMENT PLASTER - PAINTED
 52. CHAIN LINK FENCE AND GATES WITH PLASTIC SLATS - 50% COVERAGE
- P PAINT
 ST CONCRETE STAIN/WOOD STAIN
 T CERAMIC/PORCELAIN TILE

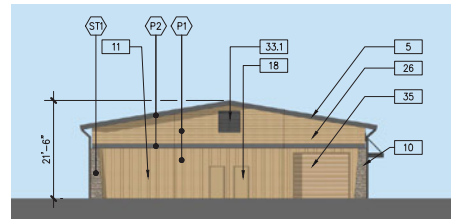
Source: GAA Architects, Inc., 2022



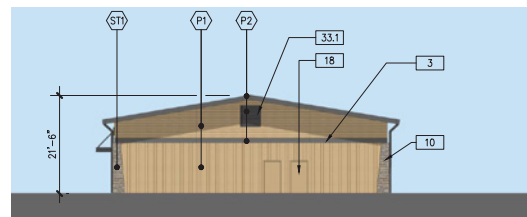
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

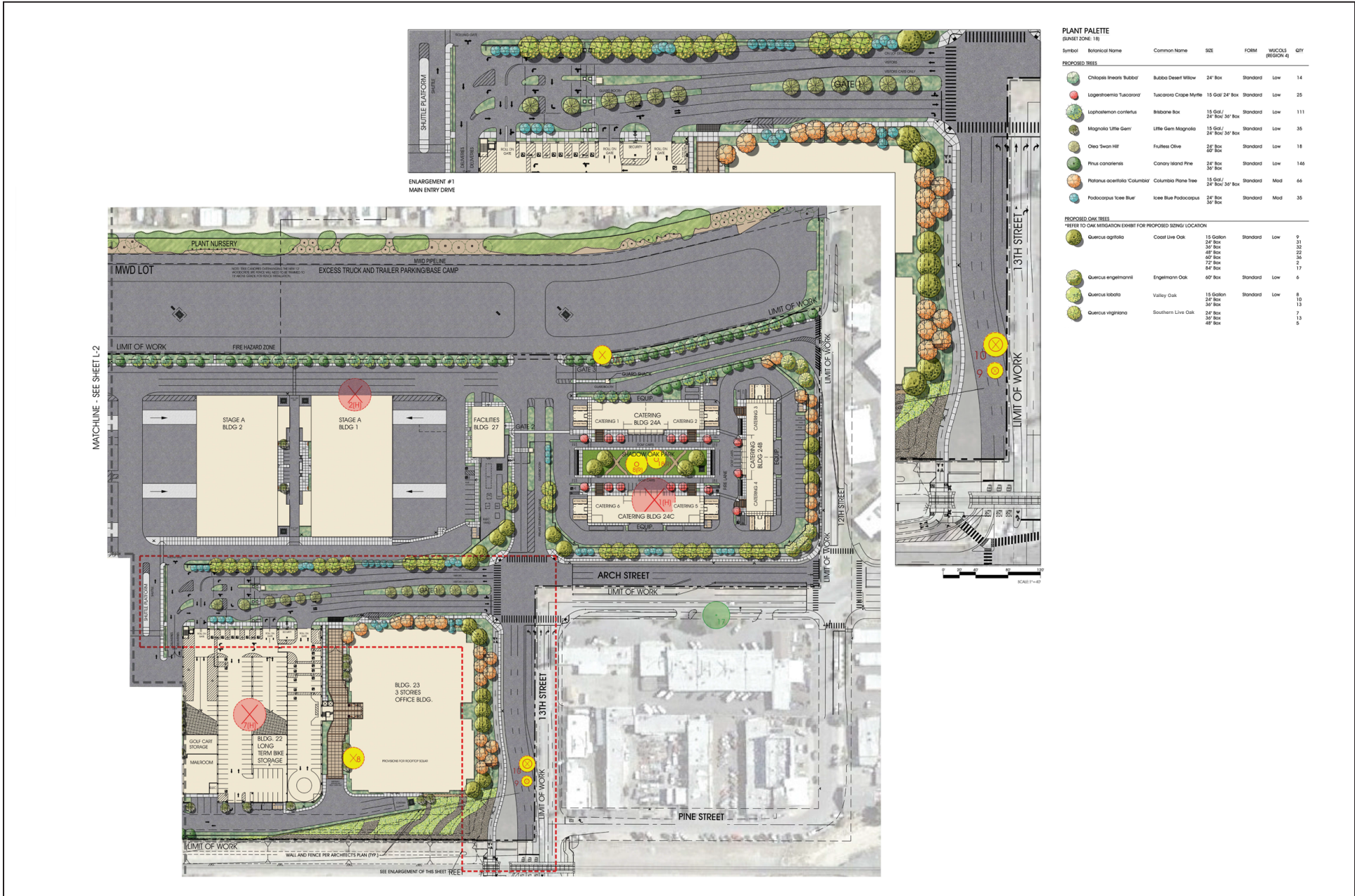


WEST ELEVATION

LEGEND

1. CONCRETE - PAINTED
 2. CONCRETE PANEL W/REVEALS - PAINTED
 3. COMPOSITE TRIM - PAINTED
 4. WOOD/STEEL RAFTER - STAINED/PAINTED
 5. FASCIA - PAINTED
 6. COMPOSITE SOFFIT
 7. STEEL COLUMN - PAINTED
 8. BRICK VENEER - FACTORY FINISH
 - 8.1 BRICK PATTERN CONCRETE FORM LINER - STAINED
 - 8.2 FIBER CEMENT BOARD BRICK PATTERN - FACTORY FINISH
 9. CAST STONE CAP - FACTORY FINISH
 10. CAST STONE VENEER - FACTORY FINISH
 11. FIBER CEMENT BOARD AND BATTEN SIDING - PAINTED
 12. HEAVY TIMBER WOOD POST AND BEAM - SEALED/STAINED
 13. ALUMINUM COMPOSITE METAL PANEL - FACTORY FINISH
 14. EIFS MOLDING/TRIM - FACTORY FINISH
 - 14.1 GRFC MOLDING - PAINTED
 15. BRONZE ANODIZED ALUMINUM STORE FRONT WITH GRAY MEDIUM PERFORMANCE GLAZING
 - 15.1 ANODIZED ALUMINUM STORE FRONT WITH GRAY SPANDREL GALZING
 16. DOUBLE HUNG FALSE WINDOW - SPANDREL
 17. FIXED FALSE WINDOW - SPANDREL
 18. HOLLOW METAL DOOR - PAINTED
 19. COMPOSITE/FIRE TREATED WOOD TRIM WITH WOOD GRAIN FORM LINER PATTERN FALSE BARN DOOR - PAINTED
 20. ROLLING ELEPHANT DOOR - PAINTED
 21. METAL MECHANICAL SCREEN - PAINTED
 22. SHEET METAL DOWNSPOUT - PAINTED
 23. STAIR/RAMP AND STEEL RAILING - PAINTED
 24. DECORATIVE STEEL - PAINTED
 25. COMPOSITE SHUTTERS - PAINTED
 26. FIBER CEMENT SHINGLE SIDING (CATERING/FACILITIES) - PAINTED
 27. CLAY TILE ROOF - FACTORY FINISH
 28. FABRIC AWNING - COLOR BY ELEVATION CONDITION
 29. SIGNAGE - BY SIGNAGE CONSULTANT
 - 29.1 THEMATIC/CULTURAL ARCHITECTURAL FEATURES
 - 29.2 HISTORIC SANTA CLARITA CULTURAL IMAGES
 30. COILING DOOR - PAINTED
 31. STEEL AWNINGS/CANOPY - PAINTED
 32. WOOD FRAMED AWNINGS
 33. METAL LOUVER - PAINTED
 - 33.1 METAL/COMPOSITE FALSE LOUVER - PAINTED
 34. WINDOW, WOOD FRAMED
 35. SECTIONAL GRADE DOOR - PAINTED
 36. SECTIONAL DOCK DOOR - PAINTED
 37. STAGE RESTROOM BUILDING METAL ROOF OVERHANGS - PAINTED
 38. ROLL UP SECTIONAL DOOR W/ GLASS PANELS - FACTORY FINISH
 39. METAL LOUVER VENT - PAINTED
 40. METAL/GFRFC FALSE RAFTER TAILS AND BRACKETS - PAINTED
 41. PRECAST CONCRETE WOODCRETE FENCE WALL - PAINTED
 42. GRAY SINGLE PLY ROOFING - FACTORY FINISH
 43. BRONZE ANODIZED ALUMINUM STOREFRONT FRAMING - NO GLAZING
 44. COVERED TRASH ENCLOSURE - PAINTED
 45. STANDING SEAM METAL ROOF (ENTRY 1 GUARD BOOTH) - FACTORY FINISH
 46. PAINTED BAND WITH "V" GROOVE EDGES
 47. GLAZED TILE ACCENT
 48. WOOD/CLAD DOORS - PAINTED
 49. STEEL TUBE FENCE AND GATE - PAINTED
 50. CHANGEABLE FILM POSTER
 51. PORTLAND CEMENT PLASTER - PAINTED
 52. CHAIN LINK FENCE AND GATES WITH PLASTIC SLATS - 50% COVERAGE
- P PAINT
 ST CONCRETE STAIN/WOOD STAIN
 T CERAMIC/PORCELAIN TILE

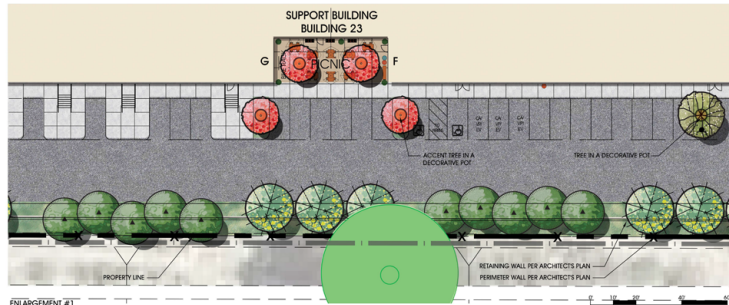
Source: GAA Architects, Inc., 2022



PLANT PALETTE
(SUNSET ZONE: 1B)

Symbol	Botanical Name	Common Name	SIZE	FORM	WUCOLS (REGION 4)	QTY
PROPOSED TREES						
	<i>Chilopsis linearis</i> Rubber	Budbo Desert Willow	24' Box	Standard	Low	14
	<i>Lagerstroemia tucsoniana</i>	Tucsonian Cape Myrtle	15 Gal/ 24' Box	Standard	Low	25
	<i>Lophanthemum confertus</i>	Bilbbone Box	15 Gal/ 24' Box/ 30' Box	Standard	Low	111
	<i>Magnolia Little Gem</i>	Little Gem Magnolia	15 Gal/ 24' Box/ 30' Box	Standard	Low	35
	<i>Olea Szech Hill</i>	Fruitless Olive	24' Box/ 30' Box	Standard	Low	18
	<i>Pinus canariensis</i>	Canary Island Pine	24' Box/ 30' Box	Standard	Low	146
	<i>Potamogeton acerifolia</i> Columbar	Columbar Flame Tree	15 Gal/ 24' Box/ 30' Box	Standard	Mod	66
	<i>Podocarpus Icee Blue</i>	Icee Blue Podocarpus	24' Box/ 30' Box	Standard	Mod	35
PROPOSED OAK TREES						
REFER TO OAK MISSESION EXHIBIT FOR PROPOSED SIZES/ LOCATION						
	<i>Quercus agrifolia</i>	Coast Live Oak	15 Gallon	Standard	Low	9
			24' Box			31
			30' Box			32
			48' Box			22
			60' Box			24
			72' Box			17
	<i>Quercus engelmannii</i>	Engelmann Oak	60' Box	Standard	Low	6
	<i>Quercus lobata</i>	Valley Oak	15 Gallon	Standard	Low	8
			24' Box			10
			30' Box			13
	<i>Quercus virginiana</i>	Southern Live Oak	24' Box			7
			30' Box			13
			48' Box			8

Source: GAA Architects, Inc., 2022



ENLARGEMENT #1
PICNIC AREAS

- EXISTING TREES - TO BE REMOVED/RELOCATED (TOTAL TREES: 8)**
- | Symbol | Botanical Name | Common Name |
|---------------------|-------------------|----------------|
| (Red circle with X) | Quercus agrifolia | Coast Live Oak |
| (Red circle with X) | Quercus laevis | Valley Oak |
- EXISTING TREES - TO BE REMOVED (TOTAL TREES: 6)**
- | Symbol | Botanical Name | Common Name |
|---------------------|-------------------|----------------|
| (Red circle with X) | Quercus agrifolia | Coast Live Oak |
| (Red circle with X) | Quercus laevis | Valley Oak |
- EXISTING TREES - TO BE RELOCATED - PER DOWNSHIFTER SP NOT PART OF MITIGATION REQUIREMENT (TOTAL TREES: 3)**
- | Symbol | Botanical Name | Common Name |
|------------------------|-------------------|----------------|
| (Yellow circle with X) | Quercus agrifolia | Coast Live Oak |
| (Yellow circle with X) | Quercus laevis | Valley Oak |
- EXISTING TREES - TO BE RELOCATED (TOTAL TREES: 2)**
- | Symbol | Botanical Name | Common Name |
|------------------------|-------------------|----------------|
| (Yellow circle with X) | Quercus agrifolia | Coast Live Oak |
| (Yellow circle with X) | Quercus laevis | Valley Oak |



PLANT PALETTE
(PLANT ZONE: 1B)

Symbol	Botanical Name	Common Name	SIZE	FORM	WUCOLS REGION (1)	QTY	Symbol	Botanical Name	Common Name	SIZE	FORM	WUCOLS REGION (1)	QTY	Symbol	Botanical Name	Common Name	SIZE	FORM	WUCOLS REGION (1)	QTY
(Green circle)	Chilopsis linearis	Bubba Desert Willow	24' Box	Standard	Low	14	(Green circle)	Olea Serran Hill	Fulleas Olive	24' Box / 30' Box	Standard	Low	18	(Green circle)	Quercus agrifolia	Coast Live Oak	18 Gallon / 24' Box / 30' Box / 48' Box / 60' Box / 72' Box / 84' Box	Standard	Low	9
(Red circle)	Loganthea tozanara	Tuscarora Creeper Myrtle	15 Gal / 24' Box	Standard	Low	25	(Green circle)	Pinus canariensis	Canary Island Pine	24' Box / 30' Box	Standard	Low	146	(Green circle)	Quercus engelmannii	Engelmann Oak	40' Box	Standard	Low	6
(Red circle)	Leptosiphon confertus	Brittstone Box	15 Gal / 24' Box / 30' Box	Standard	Low	111	(Green circle)	Platanus acerifolia	Columbia Plane Tree	15 Gal / 24' Box / 30' Box	Standard	Mod	66	(Green circle)	Quercus laevis	Southern Live Oak	18 Gallon / 24' Box / 30' Box	Standard	Low	8
(Green circle)	Magnolia Little Gem	Little Gem Magnolia	18 Gal / 24' Box / 30' Box	Standard	Low	35	(Green circle)	Podocarpus tose Blue	low Blue Podocarpus	24' Box / 30' Box	Standard	Mod	35	(Green circle)	Quercus virginiana	Saratoga Laurel	24' Box / 30' Box	Standard	Low	13

NOTES:
 PLANT MATERIAL NOT LISTED MAY BE USED. SUBJECT TO APPROVAL BY THE CITY.
 ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
 ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.
 ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.
 THE FIRE DEPARTMENT HAS JURISDICTION ON PROPOSED TREE LOCATIONS ADJACENT TO BUILDINGS.
 EXISTING CANE NUMBERS 9 AND 10 ARE NOT INCLUDED IN MITIGATION REQUIREMENT DUE TO DEDICATION TO THE CITY.

Source: GAA Architects, Inc., 2022



PLANT PALETTE
(SUNSET ZONE 18)

Symbol	Botanical Name	Common Name	SIZE	FORM	WICOLS (REGION 4)	CITY
PROPOSED TREES						
	<i>Chrysalis linearis</i> 'Rubra'	Rubra Desert Willow	24" Box	Standard	Low	14
	<i>Lagerstroemia tasocarpa</i>	Tasocarpa Cape Myrtle	15 Gal/ 24" Box	Standard	Low	25
	<i>Lophostemon confertus</i>	Silbaine Box	15 Gal/ 24" Box 30" Box	Standard	Low	111
	<i>Magnolia Little Gem</i>	Little Gem Magnolia	15 Gal/ 24" Box 30" Box	Standard	Low	35
	<i>Olea twin Hill</i>	Fullest Olive	24" Box 30" Box	Standard	Low	18
	<i>Pinus candensis</i>	Canary Island Pine	24" Box 30" Box	Standard	Low	140
	<i>Platanus acerifolia</i> 'Columbar'	Columbar Plane Tree	15 Gal/ 24" Box 30" Box	Standard	Mod	68
	<i>Podocarpus tose Blue</i>	Icee Blue Podocarpus	24" Box 30" Box	Standard	Mod	35
PROPOSED OAK TREES						
*REFER TO OAK MITIGATION EXHIBIT FOR PROPOSED SIZING/LOCATION						
	<i>Quercus agrifolia</i>	Coast Live Oak	15 Galton 24" Box 30" Box 48" Box 60" Box 72" Box 84" Box	Standard	Low	9 31 22 36 17 6
	<i>Quercus engelmannii</i>	Engelmann Oak	40" Box	Standard	Low	6
	<i>Quercus lobata</i>	Southern Live Oak	15 Galton 24" Box 30" Box	Standard	Low	8 10 13
	<i>Quercus virginiana</i>	Scarlet Oak	24" Box 30" Box 48" Box	Standard	Low	7 13 6
NOTES						
PLANT MATERIAL NOT LISTED MAY BE USED. SUBJECT TO APPROVAL BY THE CITY.						
ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.						
ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.						
ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.						
THE FIRE DEPARTMENT HAS JURISDICTION ON PROPOSED TREE LOCATIONS ADJACENT TO BUILDINGS.						
EXISTING OAK NUMBERS # AND 18 ARE NOT INCLUDED IN MITIGATION REQUIREMENT DUE TO DEDICATION TO THE CITY.						
EXISTING TREES - TO BE REMOVED/RELOCATED (TOTAL TREES: 13)						
Symbol	Botanical Name	Common Name				
	<i>Quercus agrifolia</i>	Coast Live Oak				
	<i>Quercus lobata</i>	Valley Oak				
EXISTING TREES - TO BE REMOVED (TOTAL TREES: 9)						
	<i>Quercus agrifolia</i>	Coast Live Oak				
	<i>Quercus lobata</i>	Valley Oak				
EXISTING TREES - TO BE RELOCATED - PER DOCKWELSER SP NOT PART OF MITIGATION REQUIREMENT (TOTAL TREES: 2)						
	<i>Quercus agrifolia</i>	Coast Live Oak				
	<i>Quercus lobata</i>	Valley Oak				
EXISTING TREES - TO BE RELOCATED (TOTAL TREES: 2)						
	<i>Quercus agrifolia</i>	Coast Live Oak				
	<i>Quercus lobata</i>	Valley Oak				

Source: GAA Architects, Inc., 2022

SHADOWBOX STUDIOS ENVIRONMENTAL IMPACT REPORT

Conceptual Landscape Plan - Portion of the Project Site North of Placerita Creek



03/2023 - JN 187935

Figure 2-14

including Bubba desert willow, Tuscarora crape myrtle, Brisbane box, little gem magnolia, fruitless olive, Canary Island pine, icee blue podocarpus, and Columbia plane tree, as well as 211 oak trees, including coast live oak, Engelmann oak, valley oak, and southern live oak.

A plant nursery is also proposed along the entire length of the parking area proposed in the adjacent MWD ROW along the eastern boundary of the Project Site to the south of Placerita Creek and adjacent to the alley behind the residences along Alderbrook Drive (subject to agreement with MWD). The plant nursery, which would be composed of plants in containers, would provide not only plants for use on the Project sound stages, when needed, thus reducing the need for importing materials from off-site, but also additional visual screening from the Placerita Canyon neighborhood.

As shown in **Figure 2-3**, the Project would include a small private park (i.e., Shadow Oak Park) in the center of a courtyard formed by the three catering buildings. Patios are provided in front of each of the catering buildings. In addition, several outdoor seating and picnic areas are proposed for the Project Site – two along the western façade of the proposed support building (see **Figure 2-3**) and outdoor break areas between the stage buildings (also shown in **Figure 2-3**). Furthermore, a basketball half court is proposed along the western façade of the proposed support building (between the two picnic areas), as well as a small dog park at the northern end of the proposed support building (also shown in **Figure 2-3**).

As shown in **Figure 2-12**, landscaping for the gateway portal at the main entrance to the campus would extend from the Project's entrance driveway to segments of 13th Street, Arch Street, and 12th Street immediately adjacent to the Project Site's southern boundary. The proposed landscape plan would reflect the visual character of the neighborhood, including the provision of trees and other plant materials along the perimeter of the Project Site to provide screening and improve the streetscape of the immediate Project vicinity.

2.4.3 PARKING, ACCESS, AND PUBLIC TRANSIT

In addition to the 1,072-space parking structure, approximately 455 surface parking spaces, including 221 vehicle parking spaces, 15 delivery van spaces, and 219 trailer parking spaces, would be provided throughout the main campus immediately adjacent to the buildings. An additional 1,157-space employee parking lot is proposed on the north side of Placerita Creek, for a total of 2,684 parking spaces on the Project Site. This employee parking lot would be connected to the main campus by an all-weather bridge and would be served by an internal shuttle system to provide easy access for employees. Subject to an agreement with MWD, the Project also proposes to utilize the adjacent MWD ROW along the eastern boundary of the Project Site, south of Placerita Creek, to provide approximately 257 trailer parking spaces for production personnel and base camp parking.

Parking within the entire Project Site would comply with the City's code requirements. In addition, the provision of parking spaces with electric vehicle (EV) charging stations, as well as conduit for future EV parking spaces, would be provided pursuant to the requirements of the California Green Building Standards (CALGreen) Code.

In addition to the main entrance, two other gates would be provided to access the Project Site. The entrance to Gate 2 would be located immediately east of the main entrance at the eastern leg of the intersection of Arch Street and 13th Street. This gate would be access-controlled (unmanned) and would have two lanes of ingress and two lanes of egress. Gate 2 would also be

set back to accommodate the queueing of vehicles entering the campus. The entrance to Gate 3 would be located along 12th Street immediately east of the proposed catering buildings. This gate would also be access-controlled (unmanned) and would provide Project-related egress-only and be restricted to a right-turn movement onto 12th Street. Gate 3 would provide for emergency ingress and egress. A metal sliding gate would also be provided within the MWD ROW, east of Gate 3 at the southeasternmost corner of the Project Site along 12th Street adjacent to the alley behind Alderbrook Drive, to provide emergency access.

The Project would also be conditioned to construct a Class I multi-purpose path along the Project frontage on 12th, Arch, and 13th Streets. In addition, the Project would be conditioned to either (1) pay an in-lieu fee to contribute toward improvements or (2) construct a connection to provide a link for pedestrians and bicyclists between the Project Site and the Jan Heidt Newhall Metrolink Station and Old Town Newhall dining and entertainment district. The Class I multi-purpose path would be a completely separate right-of-way for the exclusive use of bicyclists and pedestrians with the path visibly marked.

The Project Site is located approximately 2,500 feet north of the Jan Heidt Newhall Metrolink Station, where there are stops provided for the Santa Clarita Transit (SCT), Amtrak Thruway Bus, and Antelope Valley Transit Authority (AVTA) services. In addition, bus stops for SCT Lines 12 and 757 and AVTA Line 790 are located immediately adjacent to the Project Site.

2.4.4 LIGHTING AND SIGNAGE

The lighting plan developed for the Project includes fixtures with site-specific features to reduce glare, while maintaining a safe environment for pedestrians and vehicle traffic and a “dark sky” environment. Exterior fixtures would not be “drop lens” type fixtures or exposed source lighting fixtures. Pole lighting and building mounted lighting fixtures would consist of cut-off fixtures with minimal light spillage to immediately adjacent areas within the Project Site and no light spillage beyond the boundaries of the Project Site.

Control of the exterior fixtures would be a combination of energy management controls in conjunction with occupancy sensors to minimize unnecessary lighting while maintaining security in the area.

The Project would use LED-type lighting fixtures to minimize glare from the light source and distribute the lighting evenly over the area that is specifically being illuminated by the light source. Higher light levels would be limited to areas requiring increased security or safety.

The lighting plan demonstrates no increase in foot candles would occur along the boundaries of the Project Site.

The Project would utilize various types of lighting on-site, including, but not limited to the following:

- Decorative street lights (similar to Old Town Newhall Street lights) along the western façade of the Support Building
- Pole-mounted drive aisle lights
- Sconce fixtures on building façades throughout the Project Site (down lighting at building entrances and pedestrian areas)
- Sconce fixtures on pilasters at the main entrance to the campus

- Door lights and under-eave-mounted down lights
- Pedestrian down lighting sconces
- Internally-illuminated marquee on the western façade of the Support Building
- Pole-mounted lights with back light control on the parking structure roof (installed at least one row from the perimeter of the building to further shield these lighting fixtures)
- Illuminated signs at the main entrance to the campus and at the two gates east of the main entrance

2.4.5 SECURITY FEATURES

A 12-foot tall security fence primarily made of woodcrete would be installed along the majority of the perimeter of the Project Site.² Open rail wrought iron fencing would be installed along the southwestern corner of the Project Site, adjacent to the proposed office building. In addition, closed-circuit television (CCTV) security cameras would be installed throughout the Project Site. These surveillance cameras would be monitored full-time at a manned security station on-site. Furthermore, licensed security personnel would be provided to patrol the Project Site at all times (i.e., 24 hours per day, seven days per week). Additional stage security would also be provided at key entry points to and within individual building areas.

2.4.6 OFF-SITE IMPROVEMENTS

In addition to the development of the campus on the Project Site, the Project includes several off-site improvements beyond the landscaping and Class I multi-purpose path described above. These additional off-site improvements, as shown in **Appendix B**, include the following:

- Proposed improvements at the frontage of the Project on 13th Street, Arch Street, and 12th Street, including a Class I multi-purpose path to afford walking and biking opportunities within the community and to the nearby Metrolink Station and Old Town Newhall dining and entertainment district;
- Widening of 13th Street, Arch Street, and 12th Street;
- Installation of public hydrants along the frontage of the Project on 13th, Arch, and 12th Streets and at the intersection of 13th Street and Railroad Avenue;
- Required railroad crossing improvements at 13th Street that consist of the following:
 - Install a bike path/trail on the north side of the crossing;
 - Accommodate a wider turning radius for larger vehicle at the crossing;
 - Increase efficiency on the 13th Street westbound dedicated right-turn lane at Railroad Avenue, including a pork chop island;
 - Install new railroad exit gates;
 - Implement vertical grading to install drainage on Railroad Avenue and 13th Street;

² Woodcrete is precast concrete that provides the appearance of wood.

2.0 PROJECT DESCRIPTION

- Modify the Railroad Avenue storage lengths for left turns to accommodate the revised geometry;
- Implement Americans with Disabilities Act (ADA) requirements for pedestrians;
- Modify/widen the railroad track (vertical changes only) to accommodate the revised geometry; and
- Implement line-of-sight requirements at the grade crossing.

In conjunction with the Project, the following modifications to the Dockweiler Drive Extension Project are proposed:

- Roadway improvements to 13th Street, Arch Street, 12th Street and Placerita Canyon Road that differ from previous approved plans, including accommodating the additional lane geometry at the Arch Street/13th Street intersection to widen the railroad crossing;
- Pedestrian and bike bridge from the Jan Heidt Newhall Metrolink Station on Railroad Avenue to the future extension of Dockweiler Drive;
- Modify the turning radius at the intersection of 13th Street and Railroad Avenue to accommodate WB-67 semi-truck dimensions; and
- Implement temporary storm drain improvements to accommodate surface water runoff from Dockweiler Drive prior to completion of the Project.

2.4.7 SUSTAINABILITY FEATURES

The Project would be required to comply with the California Building Standards Code (California Code of Regulations [CCR] Title 24), as well as the California Green Building Standards (CALGreen) Code (CCR Title 24, Part 11), which requires implementation of energy-efficient light fixtures and building materials into the design of new construction projects, as well as high-efficiency plumbing fixtures. Furthermore, the 2022 Building Energy Efficiency Standards (CCR Title 24, Part 6) require newly constructed buildings to meet energy performance standards set by the California Energy Commission. These standards are specifically crafted for new buildings to result in energy efficient performance.

Specific to lighting, the Project would implement an energy management system that would energize the lighting fixtures to an “on” condition as desired, and “occupancy type step dimming” would provide for the local control of each fixture. The lighting fixture embedded occupancy sensor would provide an automatic reduction of lighting level output (to approximately 37 percent) if there is no movement in the area and maintain this reduced level of lighting until the sensor detects movement. When this occurs, the lighting level would be increased in 3 seconds to 100 percent until movement is no longer detected and then would maintain this 100-percent level for 5 minutes when the light level would ramp down to 37 percent, which would be maintained until future movement is detected and the process is repeated. This minimizes unnecessary lighting, while maintaining security in the area.

In addition, the Project would provide parking spaces with EV charging stations and parking spaces that would be EV-ready pursuant to the requirements of the CALGreen Code. Furthermore, subject to City and other agency approvals, rooftop photovoltaic (PV) systems and solar panels would be installed for all the sound stage buildings and the support building for localized use.

The Project would also implement refuse initiatives for recycling and separation of building materials and site-generated solid waste.

2.4.8 ANTICIPATED CONSTRUCTION ACTIVITIES AND SCHEDULE

Construction of the Project would commence with site clearance (e.g., vegetation clearing and grubbing) and site preparation, followed by grading for the Proposed Project, which would be balanced on-site in terms of its cut and fill quantities, currently based on approximately 400,000 cubic yards of cut. This would involve grading a portion of the base of the ridgeline north of Placerita Creek to improve the parking layout north of the creek, as well as to eliminate the need for soil import. In addition, shrubs and/or trees would be planted in the graded area to provide soil stabilization. Construction activities would also include excavation and trenching for underground utilities, including installation of water lines, sewer lines, storm drain lines, power lines, gas lines, and telecommunication lines; building construction; paving; architectural coating; and landscaping

The proposed project would begin construction in April 2024 and is anticipated to be completed by September 2026.

2.5 REQUESTED PERMITS AND APPROVALS

Pursuant to Article 4 of the CEQA Guidelines, the City of Santa Clarita is the lead agency for this Project, taking primary responsibility for conducting environmental review and approving or denying the Project. There are no responsible or trustee agencies with any approval authority for the Project. The entitlements, reviews, permits, and approvals required to implement the Project are identified below.

2.5.1 CITY OF SANTA CLARITA

- Architectural Design Review (ADR) for all new development projects.
- Conditional Use Permit (CUP) for all new development within the Planned Development Overlay and for studio use within the MXN zone.
- Development Review (DR) for all new development projects.
- Minor Use Permit (MUP) for the provision of less than the minimum residential density required in the MXN zone.
- Landscape Plan Review to make a determination that all proposed landscaping is consistent with the standards established within the Unified Development Code.
- Hillside Review (HR) for the development on natural slopes in excess of 10 percent average slope.
- Tentative Tract Map (TTM) to subdivide the Project Site into five lots.
- Oak Tree Permit (OTP) for the encroachment into the protected zone and removal of oak trees.
- Zone Change to modify the boundaries of the Jobs Creation Overlay Zone (JCOZ) to incorporate the portion of the Project Site zoned MXN, south of Placerita Creek, and to change the zoning of the northern portion of the site from NU5 to MXN.

- General Plan Amendment to modify the General Plan Land Use Designation from NU5 to MXN to remain consistent with the proposed Zone Change and to make text changes to the discussion regarding the North Newhall Area as discussed in the Land Use Element of the General Plan to address allowable development potential and building height in the area.
- Ridgeline Alteration Permit for proposed development activity within 100 feet vertically and/or horizontally from a designated significant ridgeline as identified in the Land Use Element of the General Plan.
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, grading permits and building permits.

2.5.2 OTHER AGENCIES

To allow for construction in or near Placerita Creek and for other off-site improvements, the following permits would be required:

- Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers
- Clean Water Act Section 401 Permit from the Los Angeles Regional Water Quality Control Board
- California Fish and Game Code Section 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife
- California Public Utilities Commission authorization letter for the modifications to the railroad crossing

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This section provides an overview of the existing regional and local setting in which the Project Site is located and a brief description of the existing conditions at the Project Site. Detailed environmental setting information is provided for each of the environmental issue analyses found in Section 4.0, Environmental Impact Analysis, of this Draft EIR. In addition, Section 2.0, Project Description, of this Draft EIR provides further details regarding existing conditions at the Project Site.

3.1 PROJECT LOCATION AND ENVIRONMENTAL SETTING

The Project Site is located at the northeastern corner of Railroad Avenue and 13th Street, in the southwestern portion of the City of Santa Clarita (City), in the Newhall community. The Project Site is bounded by 12th Street, Arch Street, and 13th Street on the south; a railroad right-of-way (ROW) and Railroad Avenue on the west; Metropolitan Water District (MWD) ROW on the east; and slopes maintained by the adjacent residential uses to the north. The Project Site includes the following parcels: Assessor Parcel Numbers 2834-001-007, 2834-001-012 to -015, 2834-002-046, 2834-003-044, 2834-004-045, 2834-005-041, 2834-006-041, 2834-007-045, 2834-008-039, 2834-010-043, 2834-011-021, 2834-012-023, 2834-013-041, 2834-014-043, 2834-015-021, 2834-016-041, 2834-017-021, 2834-020-111, 2834-020-114, 2834-021-134, and 2834-022-067.

3.1.1 EXISTING CONDITIONS

The Project Site is a 93.5-acre area that is generally rectangular in shape and comprises an undeveloped piece of land that has been cleared of the majority of its natural vegetation. The Project Site also includes an additional 11.4-acre property owned by MWD. The central and southern portions of the Project Site that make up the majority of the Project Site have been disturbed by past uses, are relatively flat, and are characterized by low, ruderal plants and gravel driveways. The northern portion of the Project Site includes natural features, such as a prominent ridgeline, which transects the northeastern corner of the Project Site, and a natural creek and creek wash area (Placerita Creek). There are 16 oak trees (coast live oak and valley oak) located throughout the Project Site, the majority of which are located near Placerita Creek or along the ridgeline that traverses the northern portion of the Project Site.

The Project Site includes a drainage ditch running along the northeastern boundary and a drainage ditch running along the southwestern boundary. The southwesterly drainage ditch discharges into a culvert underneath the railroad tracks approximately 370 feet southeast of the Railroad Avenue bridge over Placerita Creek. The above-mentioned ridgeline is identified in the City's General Plan Conservation and Open Space Element as a "significant ridgeline." This ridgeline slopes downward to the southwest toward Placerita Creek and the creek wash area, which also transects the northern portion of the Project Site.

3.1.2 SURROUNDING USES

The Project Site is located in a suburban area that is developed with residential and commercial uses. In general, the major roadways in the Project vicinity, including Railroad Avenue, Wiley Canyon Road, and Lyons Avenue, are lined with commercial, institutional, and residential uses. The Project Site is located between two communities with distinctive land use patterns. East of the Project Site, the Placerita Canyon community is a semi-rural residential area, characterized by equestrian-oriented residential uses among oak woodlands. To the west/southwest, across Railroad Avenue, is the Newhall community, which is one of the first established communities in

the Santa Clarita Valley and includes a mix of uses with a commercial district in Old Town Newhall centered along Lyons Avenue and Main Street.

Specifically, the Project Site is bounded on the northeast by a linear open space area (another MWD easement that is not a part of the Project Site) with developed single-family residential lots along Alderbrook Drive beyond. To the north/northwest of the Project Site is a neighborhood of single-family homes located beyond the ridgeline on the northwestern boundary. A mix of commercial, storage, and automotive-related businesses are located to the southeast of the Project Site across 12th and 13th Streets. A mix of commercial uses and a mobile home park are located to the southwest of the Project Site across Railroad Avenue.

3.2 LAND USE PLANS

The City's land use plans applicable to the Project Site include the City of Santa Clarita General Plan and the City of Santa Clarita Community Character and Design Guidelines. Regional plans that are applicable to the Project Site include the Southern California Association of Governments' (SCAG) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy.

The Project Site is located in the North Newhall Area and has General Plan land use designations of MXN (Mixed Use Neighborhood) and NU5 (Non-Urban 5, one dwelling unit per acre) with identical zoning classifications. The previously disturbed areas of the Project Site, encompassing the central and southeastern portions of the Project Site, are designated MXN, and the undulating and hilly portions of the Project Site to the northwest, containing portions of Placerita Creek, are designated NU5. The majority of the Project Site is located in the Planned Development (PD) overlay, which requires the approval of a conditional use permit for any proposed development activity. The Project Site is also within the Placerita Canyon Special Standards District, which establishes additional development standards for development with the District.

3.3 RELATED PROJECTS

California Environmental Quality Act (CEQA) Guidelines Section 15130(a) requires that an Environmental Impact Report (EIR) discuss the cumulative impacts of a project when the project's incremental effect is "cumulatively considerable." As set forth in CEQA Guidelines Section 15065(a)(3), "cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. In accordance with CEQA Guidelines Section 15130(a)(3), a project's contribution is less than cumulatively considerable if the project is required to implement or fund its fair share of a mitigation measure or measures designed to alleviate the cumulative impact. In addition, the lead agency is required to identify facts and analysis supporting its conclusion that the contribution will be rendered less than cumulatively considerable.

CEQA Guidelines Section 15130(b) further provides that the discussion of cumulative impacts reflects "the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great of detail as is provided for the effects attributable to the project alone." Rather, the discussion is to "be guided by the standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute."

3.0 ENVIRONMENTAL SETTING

CEQA Guidelines Section 15130(b) states that one of the following two elements is necessary to provide an adequate discussion of significant cumulative impacts:

- (A) A list of past, present, and probable future projects producing related or cumulative impacts including, if necessary, those projects outside the control of the agency; or
- (B) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.

Cumulative study areas are defined based on an analysis of the geographical scope relevant to each particular environmental issue. Therefore, the cumulative study area for each individual environmental impact issue may vary. For example, a cumulative land use impact generally may only affect the compatibility of uses within the immediate vicinity of the Project Site, while a cumulative air quality impact may affect the entire South Coast Air Basin. The specific boundaries and the projected growth within those boundaries for the cumulative study area of each environmental issue are identified in the applicable environmental issue sections in Section 4.0, Environmental Impact Analysis, of this Draft EIR.

A list of proposed development projects in the vicinity of the Project Site that could affect conditions in the Project area (e.g., by adding new land uses or floor area and/or generating population increases) was prepared based on information obtained from the City of Santa Clarita Department of City Planning. A total of 36 potential related development projects were identified at the time of publication of the Notice of Preparation of an EIR (March 28, 2022; provided in **Appendix A**) for inclusion in the cumulative impact analysis provided in this Draft EIR. These related projects are in varying stages of the approval/entitlement/development process and reflect a diverse range of land uses in the vicinity of the Project Site, including apartments, condominiums, studios, hotels, offices, and specific plans.

The related projects are listed in **Table 3-1**, which identifies the location of each related project along with the types of land uses proposed. The locations of these related projects are shown in **Figure 3-1**. Some of the related projects may not be built out by 2026 (i.e., the anticipated Project buildout year), may never be built, or may be approved and built at reduced densities. Nevertheless, to provide a conservative cumulative impact analysis, this Draft EIR assumes that the related projects will be fully built out by 2026, unless otherwise noted.

3.0 ENVIRONMENTAL SETTING

**Table 3-1
RELATED PROJECTS LIST**

Number	Project Name	Address	Description
1	Sand Canyon Plaza Mixed Use and Assisted Living	Sand Canyon Road and Soledad Canyon Road	580 residential units 45 ksf commercial 147 ksf other
2	Dockweiler 21	21046 Dockweiler Drive	93 residential units
3	Master's University Master Plan	21726 Placerita Canyon Road	600 student increase 240 ksf of development
4	River Walk Chandler Mixed Use Project	18300 Soledad Canyon Road	136 residential units 10 ksf commercial
5	Veluzat Condos	25800 Sierra Highway	9 residential units
6	Canyon Brook	15626 Lucille Court	35 residential units
7	Sand Canyon Ranch	Sand Canyon Road & Cachuma Lane	22 residential units
8	Bouquet Canyon Project	Bouquet Canyon Road & Pam Court	375 residential units
9	MetroWalk Specific Plan	Los Canyon Road & Harriman Drive	498 residential units
10	Golden Triangle Apartments	20600 Golden Triangle Road	164 residential units
11	Vista Canyon Specific Plan Balance	Lost Canyon Road, Humphreys Parkway, Mitchell Drive	477 residential units 134 ksf commercial 616 ksf office 140 ksf other development
12	Skyline Ranch	Skyline Ranch Road	678 residential units
13	Galloway Five Knolls	Golden Valley & Five Knolls	44 residential units
14	Porta Bella Specific Plan	Soledad Canyon Road	2,911 residential units 539 ksf commercial 971 ksf office 974 ksf other development
15	Sierra Victoria	Whites Canyon & Skyline Ranch	48 residential units
16	Family Promise Supportive Transitional Housing	23652 Newhall Avenue	5 residential units 2.8 ksf office
17	Sierra West Assisted Living	Sierra Highway & Newhall Ave	61 ksf assisted living
18	Henry Mayo Specific Plan Balance	23815 McBean Parkway	115.7 ksf inpatient building 84.3 ksf diagnostic and treatment
19	Rye Canyon Studios	Rye Canyon Loop	480.494 ksf sound stages 267.048 sf production office/flex/ support space
20	Needham Ranch Phase 2 Balance	Needham Ranch Parkway	904 ksf industrial park
21	Oak Ridge Industrial	Oak Ridge and Railroad Avenue	300 ksf industrial park
22	Oak Ridge Commercial	Oak Ridge and Railroad Avenue	15 ksf office 15 ksf commercial

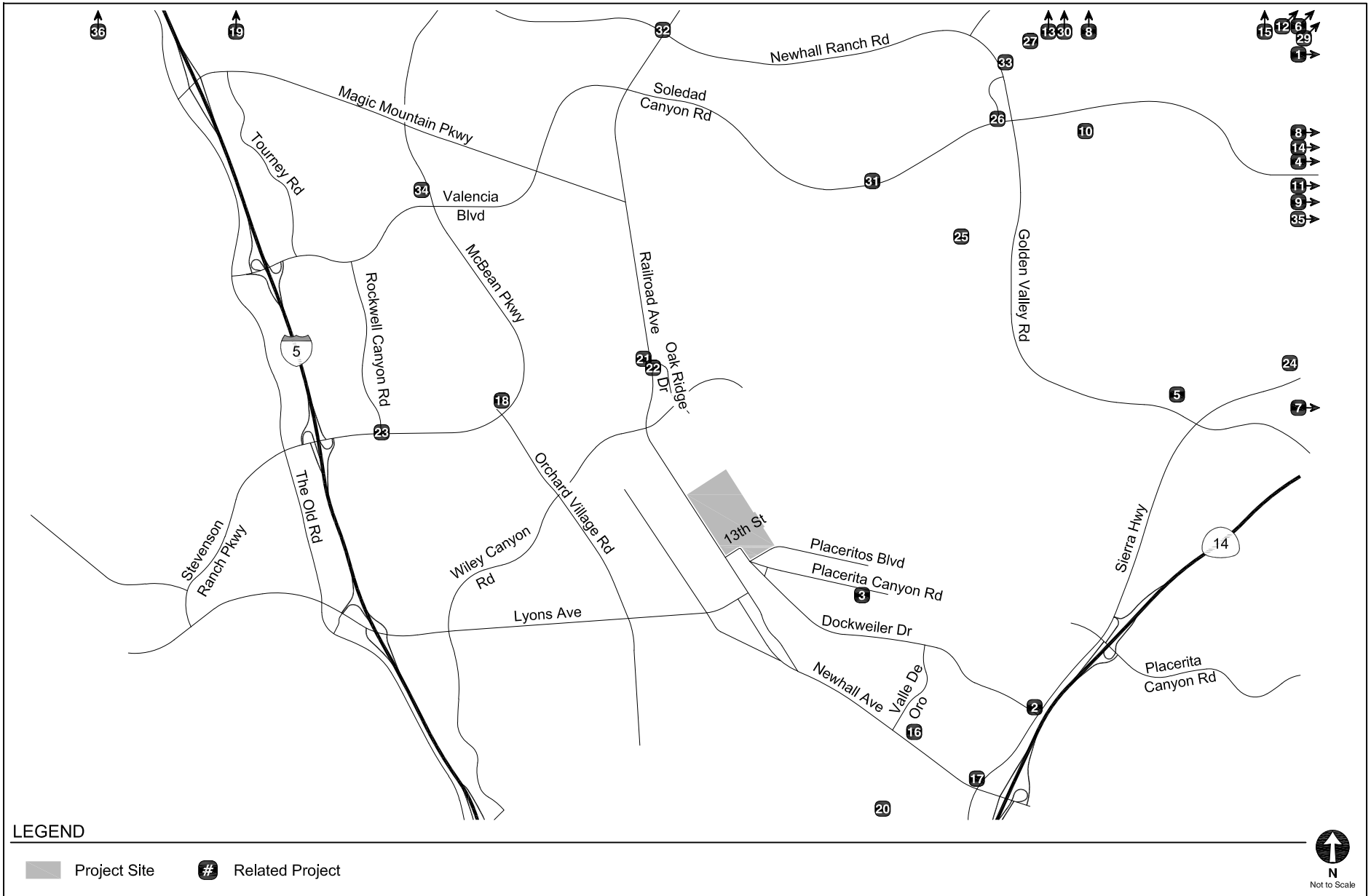
3.0 ENVIRONMENTAL SETTING

**Table 3-1
RELATED PROJECTS LIST**

Number	Project Name	Address	Description
23	UCLA Film Archives Phase 3	Rockwell Canyon and McBean Parkway	134 ksf other development
24	Friendly Valley Gas Station	Sierra Highway & Friendly Valley	3 ksf gas station
25	Salazar Self Storage	Diamond Place & Centre Pointe	1 ksf office 112 ksf self-storage
26	Valley Center Skilled Nursing	Valley Center and Soledad Canyon	51 ksf nursing home
27	Rent A Bin Recycling	20745 Santa Clara	60 ksf industrial
28	Soledad Assisted Living	17901 Soledad Canyon Road	100 ksf assisted living
29	Canyon Country Commerce Park	14550 Soledad Canyon (at Mammoth Lane)	30 ksf commercial
30	Plum Bouquet Retail	Plum Canyon & Bouquet Canyon	10 ksf commercial
31	Prima Way Commercial	Soledad Canyon and Prima Way	6 ksf commercial
32	Williams Homes Office	Bouquet Canyon & Newhall Ranch Road	14 ksf office
33	Valley Center Self Storage	Golden Valley and Valley Center	156 ksf self-storage
34	Oliver Hotel	26501 McBean Parkway	134 room hotel
35	Chinquetera Office	Sierra Highway	91 ksf office
36	Hampton/Homewood Hotel Balance	28700 Newhall Ranch Road	185 room hotel

Notes: sf = square feet, ksf = 1,000 square feet

Source: City of Santa Clarita, Department of City Planning.



Source: Gibson Transportation Consulting Inc., 2022