



NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT

TO: Distribution List

Lead Agency:

Agency Name: City of Santa Clarita
Street Address: 23920 Valencia Boulevard, Suite 302
City/State/Zip: Santa Clarita, CA 91355
Contact: Erika Iverson, Senior Planner
Telephone: (661) 255-4962

Consulting Firm:

Name: Michael Baker International
Street Address: 3760 Kilroy Airport Way, Suite 270
City/State/Zip: Long Beach, CA 90806
Contact: Madonna Marcelo, EIR Project Manager
Telephone: (213) 627-1036

SUBJECT: Notice of Availability of a Draft Environmental Impact Report (EIR) for the Proposed Shadowbox Studios Project (Master Case 21-109)

Pursuant to Section 15085 and 15087(a), Title 14, California Code of Regulations, this Notice is provided to announce that the City of Santa Clarita has completed a Draft EIR for the proposed project described below and that it is available for public review.

Project Description and Location: As shown in Exhibit 1, Regional Location Map, the project site lies in the southwestern portion of the City of Santa Clarita, in the Newhall community, and is located 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 Exhibit 2, Project Vicinity Map, the project site is situated at the northeast corner of Railroad Avenue and 13th Street and bounded by 12th Street, Arch Street, and 13th Street on the south; Railroad Avenue on the west; Metropolitan Water District (MWD) right-of-way (ROW) on the east; and homeowners association (HOA) maintained slopes associated with adjacent residential uses to the north. The project site is located less than 0.5 miles north of the Jan Heidt Newhall Metrolink Station.

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 stages would be situated in the center of the project site. The three-story office building and four-story (five-level), 1,072-space parking structure with four aboveground levels and one subterranean level 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. The main entrance to the proposed campus would be gated, and set back from the intersection of Arch Street and 13th Street to accommodate the queuing of vehicles entering the campus in the project's entrance driveway rather than on 13th Street or Arch Street. Landscaping for the main entrance 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.

Approximately 13 percent, or 528,156 square feet (approximately 12-acres), of the project site would be landscaped. Thirteen of the 16 oak trees on the project site, including seven heritage trees, would be removed to accommodate the project. However, the project would replace the removed trees with 211 oak trees, including coast live oak, Engelmann oak, valley oak, and southern live oak, as well as 450 trees of different non-oak varieties. 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). In addition, the project would include several private outdoor amenities including, a small private park (i.e., Shadow Oak Park) in the center of a courtyard formed by the three catering buildings, patios in front of each of the catering buildings, several outdoor seating and picnic areas along the western façade of the proposed support building and outdoor break areas between the stage buildings, as well as a half basketball court along the western façade of the proposed support building (between the two picnic areas), and a small dog park at the northern end of the proposed support building.

In addition to the 1,072-space parking structure, approximately 455 surface parking spaces would be provided throughout the main campus and located 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.

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. The entrance to Gate 3 would be located along 12th Street immediately east of the proposed catering buildings; this gate would provide project-related egress only and be restricted to a right-turn onto 12th Street. Gate 3 would provide for emergency service 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. 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. 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.

In addition to the Class I multi-purpose path along the frontage of the project on 13th, Arch, and 12th Streets, the project includes several off-site improvements, including widening of 13th, Arch, and 12th Streets; and railroad crossing improvements at 13th Street, including the widening of the crossing at 13th Street and Railroad Avenue to accommodate the wider turning radii and new gates.

In conjunction with the project, modifications to the previously-approved Dockweiler Drive Extension Project are proposed, which involve roadway improvements to 13th Street, Arch Street, 12th Street and Placerita Canyon Road, including accommodating the additional lane geometry at the intersection of Arch Street and 13th Street 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; modifications to the turning radius at the intersection of 13th Street and Railroad Avenue to accommodate WB-67 semi-truck dimensions; and implementation of temporary storm drain improvements to accommodate surface water runoff from Dockweiler Drive prior to completion of the proposed project.

Impacts: The Draft EIR analyzed the project's environmental impacts with respect to the following topics:

- 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 (Employment)
- Public Services
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Cumulative Impacts
- Alternatives

Hazardous Substances or Wastes Site Listing: The project site is not listed on any of the sites enumerated under Section 65962.5 of the California Government Code, which identify sites known to contain hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others.

Public Review: The public review and comment period for the Draft EIR will be from April 6, 2023, to May 22, 2023. The Draft EIR for the Shadowbox Studios Project is available for review at the following locations:

City of Santa Clarita City Hall, City Clerk's Office
23920 Valencia Boulevard, Suite 120
Santa Clarita, CA 91355

Old Town Newhall Library
24500 Main Street
Santa Clarita, CA 91321

The Draft EIR for the Shadowbox Studios Project is also available for public review on the City of Santa Clarita website at: <https://www.santa-clarita.com/city-hall/departments/community-development/planning/environmental-impact-reports-under-review>.

Written comments may be submitted to the City during the public review period to the contact person below.

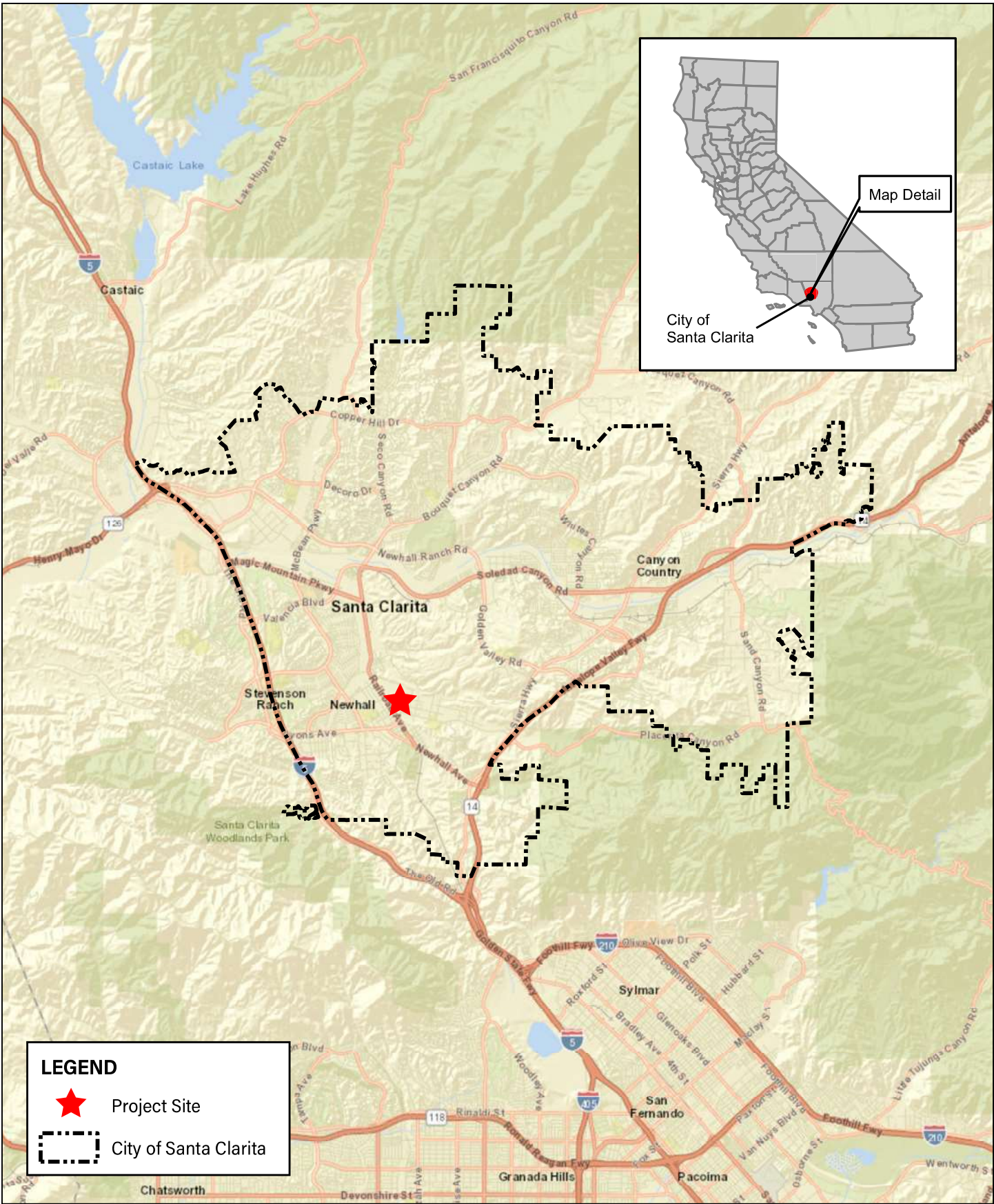
City of Santa Clarita Planning Division
Attn: Erika Iverson, Senior Planner – Shadowbox Studios Project Draft EIR
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

Comments may also be submitted via email to eiverson@santa-clarita.com.

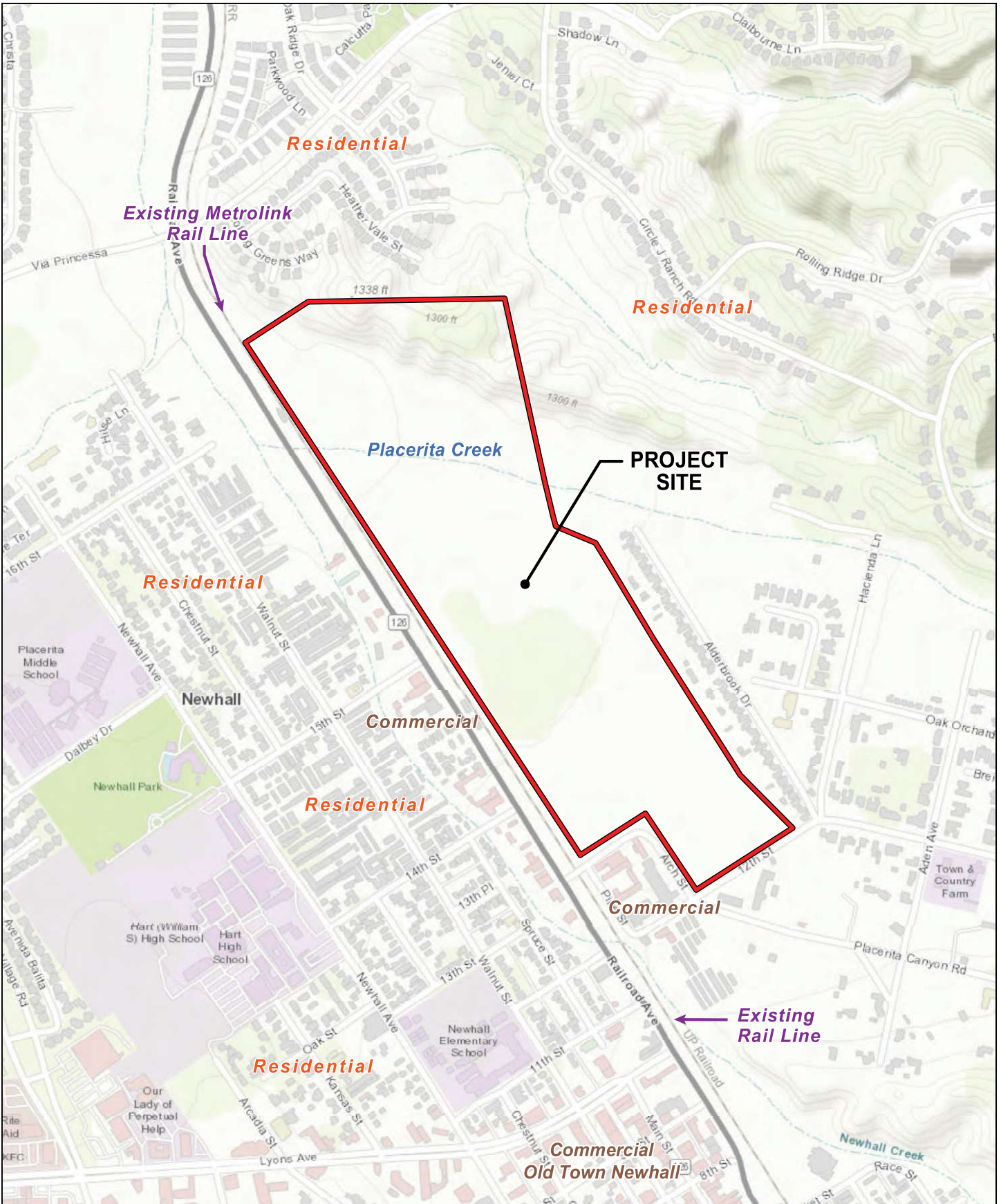
Date: April 6, 2023



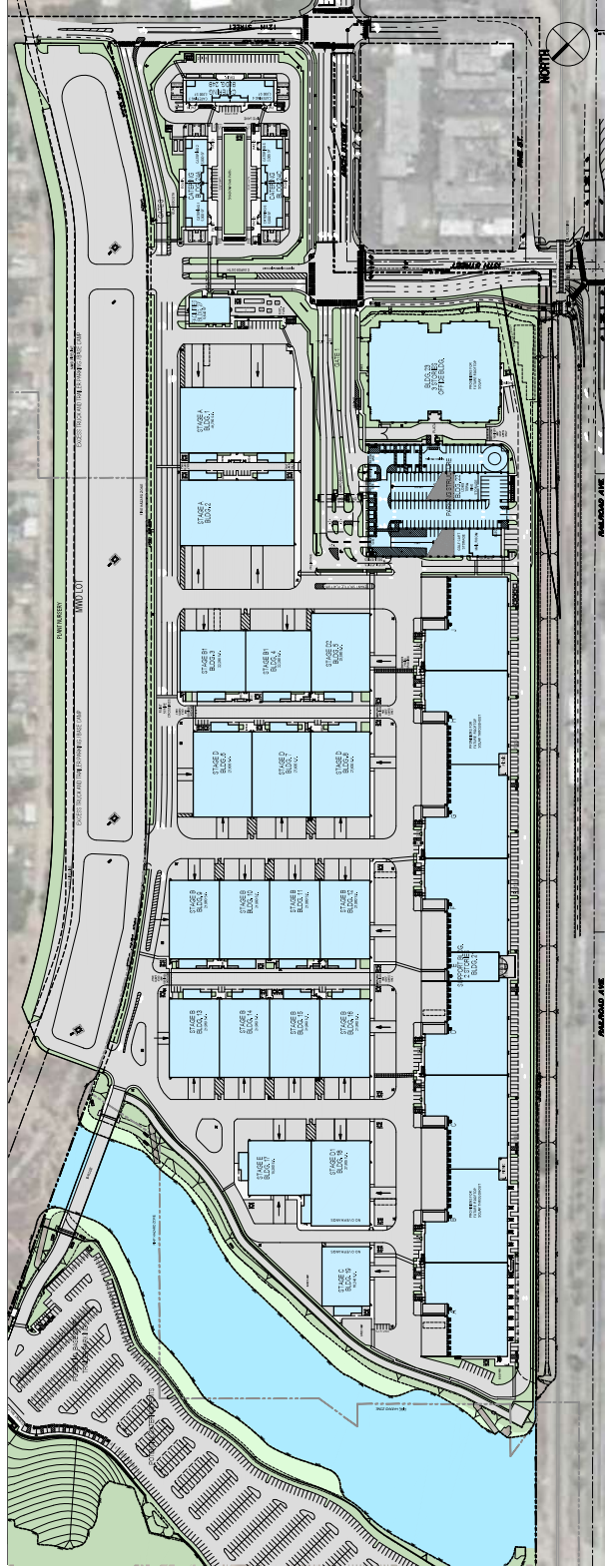
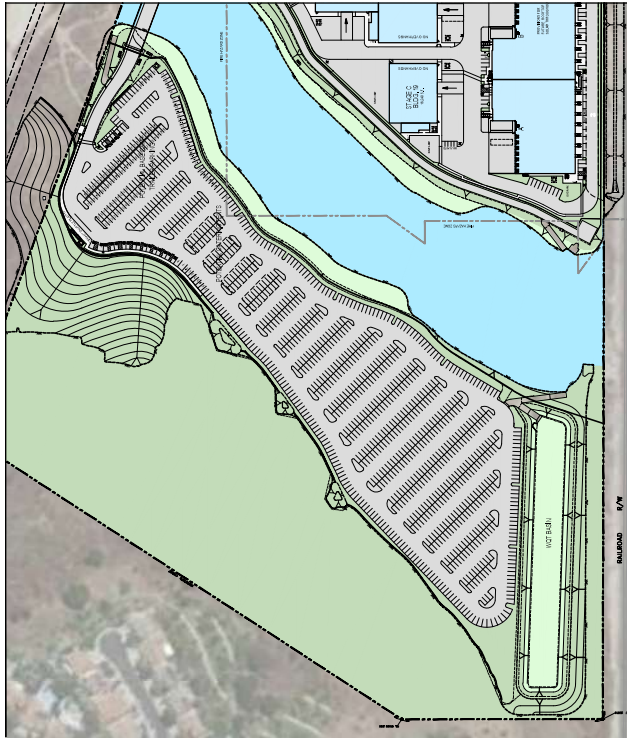
Name/Title: Erika Iverson, Senior Planner
Telephone: (661) 255-4962



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



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Source: GAA Architects, Inc., 2022