

PCPOA Survey Regarding Blackhall/Shadowbox Studio Project

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PCPOA Mission Statement

To maintain Placerita Canyon's rural and equestrian lifestyle, preserve the oak trees and equestrian rights, monitor and maintain zoning and environmental standards, cooperate in solving health and safety problems within the canyon, and monitor environmental tests for public safety.

Source: PCPOA.com

PCPOA Specific Purposes

Endeavor to maintain conditions in Placerita Canyon that promote, protect and preserve its rural lifestyle and way of life; preserve the oak trees and other protected species; protect and preserve equestrian rights and opportunities; monitor and assert any appropriate position relating to zoning, permit applications, environmental standards, and land uses relating to the protection and preservation of conditions consistent with the Special Standards District of the General Plan of the City of Santa Clarita as applied to Placerita Canyon, and the interests of the members of this Corporation; limit densification of development and traffic and safety conditions within Placerita Canyon and areas contiguous thereto that may adversely affect Placerita Canyon and its residents; and contribute or assist in resolving health and safety issues within Placerita Canyon and surrounding areas.

Source: PCPOA Bylaws adopted/amended July, 28, 2008; Article III, Section 3.02

Prologue

As a preface to the Executive Summary and Survey Report that follows, a brief statement of the Placerita Canyon Property Owners Association's (PCPOA) mission, along with Placerita Canyon's unique nature and historical significance to the Santa Clarita Valley, is warranted.

PCPOA is the unified community of property owners within Placerita Canyon and represented by nine members elected to serve on its Board of Directors. It is the voice of the canyon. This survey was conducted by PCPOA in accordance with its ongoing commitment to residents and property owners to communicate openly, solicit opinions, and represent the best interests of the canyon. The Board of Directors strives to be inclusive and transparent in representing Placerita Canyon. The Board values in the highest regard its mission statement to maintain the rural and equestrian lifestyle that is the hallmark of this distinguished and historic area. Appropriately noted, the Placerita Canyon Special Standards District overlay was adopted by the City of Santa Clarita to preserve and protect this hallowed land.

Arguably, there is no place like Placerita Canyon in the city of Santa Clarita or possibly in California. From its historical roots encompassing its golden legacy to its dirt roads that serve the dual purpose as horse trails, it is unique. From its heritage oak trees to its Western legacy, it is irreplaceable.

To highlight just some of the area's historical value, California gold was first discovered in Placerita Canyon (south of Highway 14) by Francisco López under the "Oak of the Golden Dream" in 1842. In the early 1900s - when there were only 46-stars in the U.S. flag - Placerita Canyon was the site of Saxonia Park, a popular gathering spot for people of German descent. In 1952, famed actor Gene Autry purchased a 22-acre property now known as Melody Ranch Studios with western-movie legends gracing its domain, including icons such as John Wayne, Harry Carey, John Ford, and many others. The studio hosted the city's Cowboy Poetry & Music Festival for several years. The canyon's legacy continues to evolve, which was a catalyst to this survey. Determination of the canyon's future evolution is a shared responsibility between the city of Santa Clarita, jurisdictional agencies, developers and, most importantly, residents.

The Board appreciates the candor of those who participated in this study and respects the varying opinions expressed. For any questions regarding this report, contact PCPOA at placericanyonpoa@gmail.com.



Executive Summary

Project Summary

Shadowbox Studios, a studio rental company formerly known as Blackhall Studios, embarked on an environmental review process in or before April 2022 to study the North Newhall Area (NNA) 93.5-acre parcel it purchased in 2020 for the purpose of building 19-sound stages plus auxiliary buildings for a full buildout of 1,293,000 sq. ft. of commercial space. This report provides a deep-dive exploratory study into opinions, attitudes, concerns, and preferences of Placerita Canyon residents and property owners to determine prevailing points of view. The study also serves as a benchmark for future surveys to identify changes as the proposed development moves through the review and approval process.

Background

As the voice of Placerita Canyon, PCPOA has taken an active role in representing the canyon and vetting proposed development projects as they impact the area. Following the April 10, 2018, Santa Clarita City Council approval of the Dockweiler Extension Alternative #2 alignment (13th Street at Railroad Avenue), PCPOA has resolutely worked with city staff to minimize the impacts of the extension on the canyon, while soliciting input from residents. When the Environmental Impact Report was finalized and approved in 2018, planned development for the North Newhall Area (NNA) was a development project consisting of 310 single-family homes. The NNA lies within the Placerita Canyon Special Standards District in its entirety with specific language regarding conditions placed upon the 93.5-acre parcel. Exhibits 1 and 2 (See Appendix D for the Placerita Canyon Special Standards District or visit <https://pcpoa.com/wp-content/uploads/2017/08/Placerita-Canyon-Special-Standards-District.pdf>)

Process

An online platform (Survey Monkey) was used to administer the survey, record responses, and tabulate results. The survey was both qualitative and quantitative in design; one survey per property address. After removing duplications, 73 surveys (17.5% response rate) were analyzed for this report. The survey was open from Aug. 25 to Oct. 11, 2022 with residents receiving a variety of notifications regarding its availability: postcard via U.S. Mail, private Facebook group, OneCall phone system for registered users, and signs posted at the Side Store.

Excerpt from the 17.39.020 Placerita Canyon Special Standards District.

A. Intent and Purpose.

The purpose of the Placerita Canyon special standards district (PCSSD) is to protect, maintain, preserve and enhance the secluded, rural equestrian character of the community, to enhance the community's unique appeal and to help mitigate the cumulative impacts of residential development. Additionally, it is the purpose of these special standards to ensure that new and expanded structures are compatible with the characteristics of surrounding single-family residential neighborhoods, and protect the light, air, and privacy of existing single-family residences from negative impacts. These standards are also intended to ensure reasonable access to public riding and hiking trails, and to minimize the need for installation of infrastructure such as sewers, streetlights, concrete sidewalks and concrete flood control systems that would alter the community's character, while providing for adequate drainage and other community safety features.

Excerpt from the 17.39.020 Placerita Canyon Special Standards District.

E. North Newhall Area.

The following requirements shall apply to those properties in the Placerita Canyon special standards district that are within the North Newhall Area (NNA), as identified in the General Plan. The future uses and development within this area require careful advance planning and consideration of any potential projects shall be required to address each of the following subject areas:

1. Public Participation/Outreach.

- a. *Be subject to public participation and outreach led by the applicant(s) or the applicant's representative, at the onset of and during conceptual planning and prior to formal submittal of a proposed project to the City. Outreach would include, but is not limited to, the Placerita Canyon property owners' association.*

2. Traffic Intrusion/Gateways.

- a. *Be internally and externally pedestrian-oriented, and have equestrian and bicycle amenities and accommodations;*
- b. *Understand and acknowledge that any development at these locations will increase existing vehicular traffic and create new vehicular traffic, and that there will be impacts to equestrian and pedestrian circulation in the existing neighborhood, and therefore to minimize those impacts, special attention must be given to mitigate impacts caused by such identified access points;*
- c. *Layout and orientation of any developments shall be designed to discourage and where possible prevent additional trips into Placerita Canyon caused by or resulting from such developments;*
- d. *Include defined entry gateways or monuments into the Placerita Canyon special standards district, at Railroad Avenue, complete with landscaping and architectural elements with signage expressly stating there is no through traffic allowed; and*
- e. *A traffic study shall be prepared for all new developments that are projected to generate two hundred fifty (250) or more new daily trips, within the areas encompassed by the NNA. The traffic study shall analyze those potentially impacted intersections within the NNA area and those that lie within a one (1) mile radius of the subject development site.*

3. Buffering and Transitions.

- a. *Preserve the existing rural equestrian community, generally known as Placerita Canyon, and provide adequate buffers and graduated transitional design to ensure existing neighborhood protection and compatibility of character resulting from any proposed development;*
- b. *Incorporate the current Santa Clarita Valley Trails Advisory Committee (SCVTAC) network of multi-use trails into adjacent neighborhoods which shall have rural and equestrian characteristics; and*
- c. *Require use of the MWD right-of-way as a landscaped buffer (subject to MWD approval) between the NNA within the PCSSD and the rest of Placerita Canyon, which landscaping shall consist of low water, low maintenance landscape material.*

4. Architecture.

- a. *Consist of three hundred sixty (360) degree architectural design with pedestrian-scaled building massing and forms where adjacent to existing residences, with the use of landscaping to visually soften hard edges of buildings;*
- b. *Structures shall have varied building heights and designs shall create east/west sight lines. Building heights up to thirty-five (35) feet may be permitted. Additional height, not to exceed fifty (50) feet, may be permitted subject to the approval of a conditional use permit;*
- c. *Have transitional densities, as described above, decreasing in density and height in an easterly direction towards the MWD right-of-way away from Railroad Avenue, to include the MWD right-of-way as a landscaped buffer and detached single-family residences adjacent to the MWD right-of-way; and*
- d. *Building heights shall be subject to the same Unified Development Code requirements that apply to all of Placerita Canyon.*

5. Flood Control.

- a. *Waterway bottoms and sides shall not be improved with concrete or hard impervious surfaces and shall be maintained in a natural appearance;*
- b. *Fencing shall not be permitted to cross riverbeds or waterways in a manner which denies or interferes with easy trail access; and*
- c. *On-site flood control mitigation would provide assistance or relief to other hydrology/drainage impacts within Placerita Canyon due to changes of topography on NNA properties.*

6. Housing Types.

- a. *It is not the City's intent to see affordable housing located on this site; and*
- b. *The desired housing type in the NNA will attract residents who will assist in the economic revitalization of Downtown Newhall.*

7. Economic Development.

- a. *Based on the area's proximity to the nearby Metrolink station and Old Town Newhall, development in the NNA would be supportive of revitalization efforts, with an appropriate mix of retail, office, restaurant, and general commercial square footage combined with neighboring and integrated housing types.*

8. Recreation.

- a. *Include a site-specific and a community-based recreational component.*

Key Findings and Conclusions

There were seven key findings in this report:

1. Regarding familiarity with the proposed project, most respondents (96%) were aware of the project. At the onset of the survey, the pulse of respondents toward whether the studio project fits with the canyon was nearly even with 47% agreeing the project fits and 49% in disagreement. However, analyzing the strength of convictions, 21% strongly agreed as compared to 31% who strongly disagreed. Written comments for those in disagreement that the project fits the canyon were passionate in tone and specific as to their reasons for opposing. Those in favor were less committed to their position and mostly focused on the project being better than possible alternatives.
2. Regarding possible benefits associated with the project, the majority of respondents (67%) cited improvement of the 13th Street railroad crossing as the most important; a new entryway monument into the canyon was the least important (28%).
3. Regarding the city-approved roundabout design versus the alternative of signalized lights at the intersection of Dockweiler Drive/12 Streets/Arch Street, respondents ranked four attributes from most important to least important. Providing a calming measure to help reduce vehicle speed scored highest as a benefit for the roundabout followed by minimizing the presence of signalized lights in the canyon. Least important attribute was ensuring a dedicated signal light at Placerita Canyon Road; second least important was adding to the rural nature of Placerita Canyon.
4. Regarding general concerns for the proposed project, 74% of respondents have concerns about the project as compared to 26% not having concerns. In written comments provided, concerns included traffic; size, scale, and suitability to the existing neighborhoods; safety and lack of exits in case of emergency; noise; hours of operation; industrial use in a residential area; large trucks and other vehicles; impact on Placeritos; flooding for upstream neighbors; signalized lights in the canyon; need for additional access not through the canyon or 13th Street; and, cumulative impact with other commercial and religious facilities already operating in the canyon.

Drilling down, respondents were asked to rate the importance of 10 general concerns. Traffic impact was the most important (95% rated as very or somewhat important) followed by entrance/exit gates all on one side (87%) and presence of several signalized lights in the canyon (82%). Interestingly, no respondent reported any of these three concerns as unimportant. Change of the canyon's culture and adherence to the Placerita Canyon Special Standards District each reported 81% as very or somewhat important. Size of the project (77%), hours of operation (75%), and setting precedence for other large-scale projects (71%) completed the middle tier. Least important but above the 50th percentile, were potential for flooding in the canyon (68%) and removal and/or relocation of oak trees (62%).

Key Findings and Conclusions (continued)

Examining the same 10 general concerns, respondents were asked to rank each concern with #1 being most important to #10 being least important. Collapsing the responses, 74% ranked traffic impacts as their #1, #2, or #3 choice with 82% ranking this concern in the top five.

Size of the project with a 30-point spread following traffic was the second-highest ranking concern in the #1, #2, or #3 spot. Presence of signalized lights in the canyon, entrance/exit gates all on one side, adherence to the Placerita Canyon Special Standards District, and change of canyon's culture rounded out the middle tier. In the bottom tier was hours of operation, potential for flooding in the canyon, setting precedence for other large-scale projects, and removal and/or relocation of oak trees.

5. Examining traffic impacts specifically, respondents were asked to rate on a 5-point scale with #1 being very important and #5 being very unimportant the ability to enter/exit the canyon, traffic flow, traffic volume, trucks and large vehicles, and signalized lights in the canyon. Ingress and egress were universally important (100%) for those responding followed closely by the remaining four factors studied. Written comments added disruption of the existing community, potential for bottlenecks, and impact on the back gate during emergencies as additional factors for consideration. The cumulative effects of existing neighborhoods, educational and religious institutions, the Dockweiler extension, and present and proposed studio production facilities could overwhelm the limitations of a rural, equestrian community.
6. Correlating with the beginning of the survey where respondents were almost evenly divided on whether the project was a good fit for the canyon or not, a follow-up question was asked near the end of the survey whether Placerita Canyon will be better off with the studio project. There was a marked shift in opinion as 43% of those responding answered yes, while 57% answered no. Examining written comments throughout the survey, patterns emerged. While divided, those who expressed concerns for the project were passionate in their positions providing concrete specifics. Those expressing favor for the project did so with resignation that seemed to lack conviction.
7. In the event the proposed studio project is not approved by the Santa Clarita City Council, respondents were asked what type of development they would most likely support in the NNA. This was an open-ended question. Nearly half of those responding indicated a park or recreational area would be supported. One-quarter favored residential housing development with emphasis on homes and lots compatible with the existing neighborhood. A few favored the studio project but with conditions, including a smaller size and/or alternative entry. Some favored other industrial uses with a smaller footprint or institutional uses, such as a cultural center or instructional/educational facility.

Recommendations

PCPOA will continue to monitor the Draft Environmental Impact Report (DEIR) when it becomes available to:

- Evaluate the traffic study and its impacts on the existing community and provide thoughtful consideration for its sufficiency.
- Support the prior approval by the city and residents for the roundabout design for the Dockweiler/12th Streets/Arch Street intersection as the traffic calming measure it is intended to be.
- Continue to work in good faith with Shadowbox Studios to identify alternative ingress/egress points of access to prevent all entry/exit gates from feeding into the canyon-side of the property, and to address all other concerns.
- Evaluate the size, scale, and suitability of the project given its logistical and geographic constraints.
- Advocate for the Placerita Canyon Special Standards District as recorded and urge adherence to the conditions in place.
- Communicate with residents, city staff, City Council members, and Planning Commission members to share concerns.
- Conduct another survey, if warranted, as the approval process continues.

SURVEY

BACKGROUND

In October 2017 and again in February 2018, the Placerita Canyon Properties Owners Association (PCPOA) submitted written objections through its attorney to the City of Santa Clarita City Council regarding the proposed Lyons Avenue/Dockweiler Drive Extension Project. Council ultimately approved the Draft Environmental Impact Report (DEIR) and finalized the report with the Alternative #2 alignment (13th Street) on April 10, 2018.

On July 9, 2019, Council awarded the design contract for the project. After that action, City staff invited PCPOA to participate in the intersection design for Dockweiler Drive/Placerita Canyon Road/12 Streets/Arch Street. City staff presented three designs: a five-legged roundabout, a four-legged roundabout with signalized offset-T, and signalized light with a signalized offset-T. Over several months, the Board met with city staff and proposed three alternative designs. On March 5, 2020, PCPOA hosted a meeting with residents and city staff to present six designs in an open house format. Comment cards were distributed, and feedback solicited.

The survey results indicated the preferred design choice by residents was the four-legged roundabout with a signalized offset-T for Placerita Canyon Road. The least preferred design was a signalized light at Dockweiler Drive/12th Streets/Arch Street.

At the terminus of the Dockweiler Drive Extension where it will connect with Arch and 13th Streets lies a 93.5-acre parcel zoned Mixed Use Neighborhood (MX-N) and Non-Urban Residential (NU5). The parcel lies within the Placerita Canyon Special Standards District and is subject to its conditions.

When the Dockweiler Extension project was approved by City Council in April 2018, the proposed land use of the 93.5 acre property, known as the North Newhall Area (NNA), was for a development of 310 single family homes. The traffic impact report in the Final Environmental Impact Report (FEIR) indicates that at City buildout in 2035, the increase in daily vehicle trips at the 13th Street and Railroad Avenue crossing would be 600 additional vehicle trips daily with the Dockweiler Drive Extension.

Today, a studio rental company consisting of 19-sound stages plus auxiliary buildings for a full buildout of 1,293,000 sq. ft. of commercial space is proposed for the NNA. The current proposed land use significantly differs from the proposed land use the Council based their Dockweiler Extension approval on.

At the April 21, 2022, Notice of Preparation Scoping Meeting for Blackhall Studios DEIR (later changed name to Shadowbox Studios), it came to light that the roundabout intersection design would not work for the studio project, as per Jeff Weber representing the project. The PCPOA stands behind the City's design of a roundabout for the Dockweiler/12 Streets/Arch Street intersection.

At the time of this writing, the PCPOA Board of Directors has not taken a position for or against the studio project. Rather, in doing its due diligence, the Board again reached out to residents to determine what is in the overall best interests of the canyon.

SURVEY PURPOSE

In August 2022, several members of the PCPOA Board of Directors met with Jeff Weber, representing Shadowbox Studios, along with his attorney Hunt Braly and lobbyist John Musella. Carl Kanowsky, representing PCPOA, was also in attendance.

At the conclusion of the meeting, Weber asked the PCPOA board to rank in order of importance the benefits of the roundabout as the preferred intersection design at Dockweiler/12th Streets/Arch Street.

The board determined that to best represent the opinions of canyon residents and property owners, a survey would be conducted. Scope of the survey included:

1. Familiarity with the studio project,
2. Ranking of four advantages of the roundabout,
3. Benefits associated with the studio project,
4. General concerns with the project,
5. Rating concerns and traffic impacts as to level of importance,
6. Forced ranking of concerns,
7. Overall sentiment to the project and its impact on Placerita Canyon, and
8. Type of development respondents would most likely support on the property.

Additionally, the 2022 survey serves as a benchmark for future studies and changes, if any, in opinions, attitudes, and concerns and preferences as the proposed project potentially moves forward.

METHODOLOGY

Survey was designed as a combination quantitative and qualitative survey utilizing demographic questions, multiple choice, rank order, 5-point rating scale, open-ended questions, and ability to add optional comments, as appropriate. (See Appendix A for instrument used.) It was conducted online using the Survey Monkey platform.

Survey was open to Placerita Canyon residential property owners and residents from August 25 to October 11, 2022. One survey per property address was allowed.

Communication of survey availability included:

- Postcard mailed to 416 residential addresses. (See Appendix B.)
- One Calls to 343 registered phone numbers. (6 total)
- Facebook private group notification (436 members)

Links to additional reading material were provided in the introduction:

1. Blackhall Studios Initial Study,
2. PCPOA's response to the City of Santa Clarita's Notice of Preparation of the Draft Environmental Review Report, and
3. Press release by Shadowbox Studios announcing name change and strategic investment from Silver Lake.

Original survey close date was September 30, 2022. Due to a glitch on the Survey Monkey platform, it was detected that some respondents timed out before responses were recorded. Working with the platform personnel, a workaround was developed. Property owners and residents where responses recorded were notified by phone and advised their survey was received and not to resubmit. Property owners and residents were then notified via One Call and Facebook group that if not contacted, to take the survey again. The deadline was extended and closed Oct. 11, 2022.

Removing duplications of property addresses, a total of 73 surveys (17.5% return rate) were recorded. Average time spent on the survey was 12-13 minutes.

SURVEY RESULTS

The complete survey results are presented in Appendix C. The following results are presented by collapsing categories, where appropriate. Percentages were rounded to the nearest whole number so that some categories may not total 100% in the written presentation. In each section, a summary of results is given followed by an analysis of the data gleaned. Some questions gave respondents the option to provide written comments. This report pulls a sampling of comments as quotes to include in the presentation for demonstrative purposes only; comments in their entirety can be found in Appendix C.

SECTION 1

Familiarity With and Attitudes Toward the Project

Familiarity with the Proposed Blackhall/Shadowbox Project on 13th Street and Railroad Avenue

Of the 73 responses received, 70 respondents (96%) were familiar with the project. Nine additional comments were received. Comments in opposition to those in favor were 2:1. Those opposed cited the project to be a disruptor to the existing neighborhood and the appropriateness of industrial space in an area currently zoned for residential.

ANALYSIS

Communication has been good in that the overwhelming majority of respondents are familiar with the proposed project, though some commented minimal familiarity.

Statements Best Describing Attitudes Toward Overall Project

Of the 72 responses received (1 skipped), 47% agree the project fits with the canyon -- 15 respondents (20.83%) strongly agree; 19 respondents (26.39%) somewhat agree.

Comparatively, 49% disagree the project fits with the canyon -- 22 respondents (30.56%) strongly disagree; 13 respondents (18.06%) somewhat disagree.

Note: 4% (3 respondents) had no opinion.

There were 29 additional comments received on this question. Overall, the tonality and conviction of those opposed to the project was strong and cited traffic, access into the canyon, inappropriateness of industrial use, change of rural nature of the canyon, special standards district, and size of the project. For those in favor of the project, responses were somewhat lukewarm and predominately focused on the project being better than possible alternatives.

Examples of comments in favor:

"The brewing alternative to this project is approx. 2,500 housing units."

"I don't feel the project suits the Placerita Canyon lifestyle, but among our choices of what will be built there, this may be the best option."

"I'd rather have a big open field but since EVERYTHING changes, I choose this over apartments and more people."

"Great for our property values, so much better than 3,000-5,000 homes like Five Point or Villa Metro."

Examples of comments in opposition:

"The size and scope of this development has a density and use that is inconsistent with the general rural, non-industrial zone and intended use of Placerita Canyon."

"Traffic will be a huge problem."

"Placerita Canyon is a rural neighborhood connected to the charming downtown Newhall district... our families and community deserve better."

"This industrial project does not fit or belong in our residential community."

ANALYSIS

Consistent with comments made by residents in meetings, those in favor of the project are not necessarily enthusiastic with the proposal but consider it a better alternative to what could be developed. Statements made were generalizations and future what-if scenarios. Some in favor based their comments on misconceptions regarding the number of residential units allowed on the property, which is currently a maximum of 750 units. Those opposed to the project held deeper convictions to their opinions and cited specifics.

SECTION 2

Perceived Benefits

Possible Benefits Associated with the Studio Project

On a scale of 1 to 5, respondents were asked to rate six possible benefits of the studio project from very important to very unimportant.

Ends speculation of what will inhabit that open space – 53% reported it was very or somewhat important; 22% reported it was very or somewhat unimportant; 18% reported neither important nor unimportant; 7% reported the benefit not applicable.

Railroad crossing will be improved -- 67% reported it was very or somewhat important; 10% reported it was very or somewhat unimportant; 17% reported neither important nor unimportant; 7% reported the benefit not applicable.

Belief it will help home values -- 46% reported it was very or somewhat important; 25% reported it was very or somewhat unimportant; 23% reported neither important nor unimportant; 10% reported the benefit not applicable.

New entryway monument into the canyon -- 42% reported it was very or somewhat important; 28% reported it was very or somewhat unimportant; 25% reported neither important nor unimportant; 4% reported the benefit not applicable.

Expansion of trail system along Railroad Avenue -- 51% reported it was very or somewhat important; 20% reported it was very or somewhat unimportant; 27% reported neither important nor unimportant; 3% reported the benefit not applicable.

Economic benefit to the Santa Clarita Valley -- 49% reported it was very or somewhat important; 25% reported it was very or somewhat unimportant; 21% reported neither important nor unimportant; 6% reported the benefit not applicable.

In a separate open-ended question, respondents were asked to provide additional benefits they believed could be achieved with the studio project other than the six benefits measured. Of the 47 responding, almost half cited no benefit to the canyon at all. For those answering with additional benefits, common themes of job creation, riddance of homeless in the field, and gentrification of the canyon were cited.

*Examples of comments:
“Jobs for the community.”*

“None. This project is a negative to the residents of Placerita Canyon in all forms. Only the studio and City Hall benefit from this disaster.”

“Possibly deter the homeless from taking root in that area. Could have the reverse effect.”

ANALYSIS

Improvement of the 13th Street railroad crossing was the most important benefit reported followed by ending speculation on the property and expansion of the trail systems along Railroad Avenue. It should be noted that the 13th Street Improvement is a City project approved with the Dockweiler Extension and not dependent upon the studio project. Further, according to the Placerita Canyon Special Standards District, an entryway monument into the canyon is a requirement for any development on that project site.

SECTION 3 City Roundabout Design

Roundabout advantages in rank order

Respondents were provided background information with history on the roundabout traffic circle selection in 2020 and a rendering of the City approved project (Exhibit 3). The backgrounder stated the studio's stance that the roundabout does not work with their project as proposed and that a signalized light is required at the intersection of Dockweiler/12th/Arch streets, along with an added signalized light with seven lanes at the 90-degree turn (known as the 'elbow') at 13th Street and Arch Street. At the time of the survey, it was not clear if the light at Placerita Canyon Road to enter and exit Dockweiler Drive would remain in the design plan.

Of the four advantages cited as to why a roundabout at the intersection of Dockweiler/12th/Arch streets should be reconsidered, respondents were asked to rank order the attributes. Of the 69 responding, the choices were as follows:

#1. Provides a calming measure to help reduce vehicle speed.

69% (43 respondents) ranked as #1 or #2 with a weighted score of 3.18

#2. Minimizes the presence of signalized lights in the canyon.

61% (39 respondents) ranked as #1 or #2 with a weighted score of 2.76

#3. Adds to the rural nature of Placerita Canyon.

35% (22 respondents) ranked as #1 or #2 with a weighted score of 2.42

#4. Ensures dedicated signal light at Placerita Canyon Road.

26% (17 respondents) ranked as #1 or #2 with a weighted score of 1.93

Note: The remaining 8% without a #1 or #2 choice answered as not applicable.

ANALYSIS

In a hierarchy of needs, reducing vehicle speed is the most important attribute of the traffic circle followed by minimizing the presence of signalized lights in the canyon. Of much lesser importance was the roundabout's adding to the rural nature of the canyon and ensuring a dedicated signal light at Placerita Canyon Road.

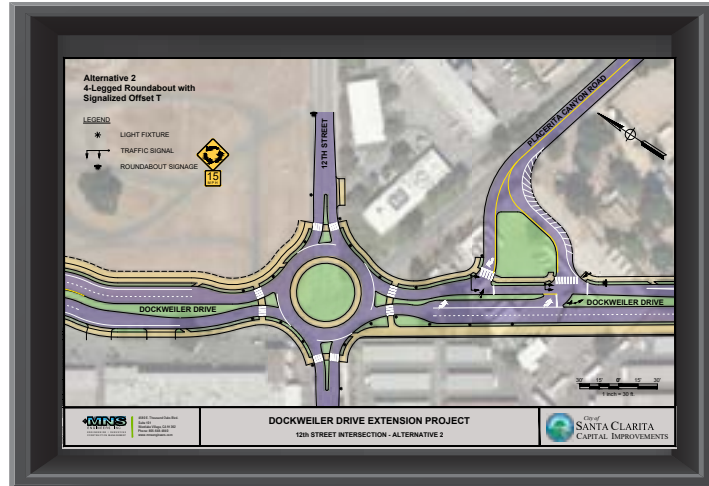


Exhibit 3

SECTION 4 General Concerns

Concerns related to the studio project as proposed

All 73 respondents answered this question with 74% (54 respondents) having concerns about the project and 26% (19 respondents) not having concerns. Of the total, 36 respondents added written comments.

In no particular order, a sampling of responses cited the following as concerns:

- Traffic
- Size, scale, and suitability of project to existing neighborhoods
- Safety with only one way in and out
- Lack of exits in case of emergency
- Noise
- Hours of operation
- Industrial use in a residential area
- Large trucks and other vehicles
- Impact on Placeritos if it becomes a shortcut
- Flooding for upstream neighbors
- Signalized lights in the canyon
- Need for additional access not through the canyon or 13th Street
- Cumulative impact with The Master's University growth and increased enrollment, new school at the former Town & Country Farm School, multiple churches in the area, horse ranch, and Melody Ranch Studios.

ANALYSIS

Many of the concerns cited are surveyed further in subsequent questions. Some comments did include suggestions to improve the project, such as an entrance at Railroad Ave. and 15th Street, studio quiet hours from 10 p.m. to 7 a.m., and installation of speed bumps on Placeritos.

Rating and ranking of general concerns

On a scale of 1 to 5, respondents were asked to rate 10 general concerns for the studio project from very important to very unimportant. There were 64 respondents who answered all or parts of this question.

Traffic impacts – 95% reported it was very or somewhat important; no one reported it was very or somewhat unimportant; 2% reported neither important nor unimportant; 3% reported the benefit not applicable.

Entrance/exit gates all on one side – 87% reported it was very or somewhat important; no one reported it was very or somewhat unimportant; 8% reported neither important nor unimportant; 5% reported the benefit not applicable.

Presence of several signalized lights in the canyon – 82% reported it was very or somewhat important; no one reported it was very or somewhat unimportant; 15% reported neither important nor unimportant; 3% reported the benefit not applicable.

Change of canyon's culture – 81% reported it was very or somewhat important; 10% reported it was very or somewhat unimportant; 6% reported neither important nor unimportant; 3% reported the benefit not applicable.

Adherence to the Placerita Canyon Special Standards District – 81% reported it was very or somewhat important; 8% reported it was very or somewhat unimportant; 8% reported neither important nor unimportant; 3% reported the benefit not applicable.

Size of project – 77% reported it was very or somewhat important; 5% reported it was very or somewhat unimportant; 13% reported neither important nor unimportant; 5% reported the benefit not applicable.

Hours of operation – 75% reported it was very or somewhat important; 3% reported it was very or somewhat unimportant; 17% reported neither important nor unimportant; 5% reported the benefit not applicable.

Setting precedence for other large-scale projects – 71% reported it was very or somewhat important; 6% reported it was very or somewhat unimportant; 19% reported neither important nor unimportant; 3% reported the benefit not applicable.

Potential for flooding in the canyon – 68% reported it was very or somewhat important; 15% reported it was very or somewhat unimportant; 15% reported neither important nor unimportant; 3% reported the benefit not applicable.

Removal and/or relocation of oak trees – 62% reported it was very or somewhat important; 16% reported it was very or somewhat unimportant; 19% reported neither important nor unimportant; 3% reported the benefit not applicable.

Of the 10 concerns listed, respondents were asked to rank each concern with #1 being most important and #10 being the least important. Of the 62 responding, the results were as follows:

#1. Traffic impacts.

74% (46 respondents) ranked as #1, #2 or #3 with 82% (51 respondents) ranking in the top five.

#2. Size of the project.

44% (27 respondents) ranked as #1, #2 or #3 with 56% (35 respondents) ranking in the top five.

#3. Presence of several signalized lights in the canyon.

34% (21 respondents) ranked as #1, #2 or #3 with 63% (39 respondents) ranking in the top five.

#4. Entrance/exit gates all on one side.

31% (19 respondents) ranked as #1, #2 or #3 with 56% (35 respondents) ranking in the top five.

#5. Adherence to the Placerita Canyon Special Standards District.

29% (18 respondents) ranked as #1, #2 or #3 with 53% (33 respondents) ranking in the top five.

#6. Change of canyon's culture.

29% (18 respondents) ranked as #1, #2 or #3 with 45% (28 respondents) ranking in the top five.

#7. Hours of operation.

16% (10 respondents) ranked as #1, #2 or #3 with 39% (24 respondents) ranking in the top five.

#8. Potential for flooding in the canyon.

13% (8 respondents) ranked as #1, #2 or #3 with 34% (21 respondents) ranking in the top five.

#9. Setting precedence for other large-scale projects.

13% (8 respondents) ranked as #1, #2 or #3 with 56% (35 respondents) ranking in the top five.

#10. Removal and/or relocation of oak trees.

4% (3 respondents) ranked as #1, #2 or #3 with 27% (17 respondents) ranking in the top five.

In a separate open-ended question, respondents were asked to provide additional concerns they had with the studio project. Of the 41 responding, many reiterated many of the concerns previously measured such as traffic impacts, large size of the project, lack of ingress/egress in times of emergency or crisis, safety, and general incompatibility with Placerita Canyon. Other concerns not previously cited included:

- Lights and noise
- Cumulative impact of Dockweiler and the studio project
- Increase in crime, theft, and vandalism
- Disruption of nature and displacement of wildlife
- Lack of access to Interstate 5 by connecting Via Princessa to the studio project
- Need for park space and buffer zones

ANALYSIS

Traffic impacts are the major concern and measured in further detail in a subsequent question. In the written comments, many respondents were specific in their apprehension as to how the project will affect canyon residents, its rural equestrian lifestyle, and long-term impacts. A few were concerned the project may be delayed or not happen.

Examples of comments for general concerns:

“Safety concerns with only one way in/out of the area for first responders and residents during fire, natural crisis, etc.”

“A studio is very similar to a heavy manufacturing business because they use a lot of large trucks and other vehicles. As such, a project of this kind is not suited for this neighborhood. A housing development would add a lot of traffic, but at least it would be cars, not trucks.”

“The roundabout is a deal breaker.”

“The presence of multiple signalized lights will turn Placeritos Blvd into a short cut for both residents and students to avoid a light or cut down on traffic delays. This will ruin the peaceful nature of our neighborhood.”

“Traffic impact. Flooding. Noise. Rural community impact.”

“The size and scale of this project is enormous and is not appropriate for the property. Impacts not only to the canyon but surrounding areas of Newhall will not be able to be mitigated properly given the limitations of the project with the railroad tracks and adjacent homes.”

“This large industrial complex will be open 24 hours a day all year long these are rented buildings. 19 production trucks coming and going all day and night long every day all year long. Non stop production. This doesn't fit a residential area at all.

Examples of comments for other concerns:

“Traffic, lights, noise, getting out of the canyon in an emergency.”

“Noise, lights, traffic, disrupting nature and wild life living in canyon....its all too much for this small community.”

“Added lighting to the canyon. We are a rural and equestrian area. That means limited or no lights.”

“I feel between the Masters expansion and this commercial studio our residential community will be negatively altered forever.”

“That it may not happen.”

SECTION 5 Traffic Impacts

Traffic Impacts

On a scale of 1 to 5, respondents were asked to rate five traffic impacts listed from very important to very unimportant with 1 being very important and 5 being very unimportant. There were 61 respondents answering all or part of the question.

Ability to enter/exit the canyon – 100% reported it was very or somewhat important for a weighted average of 1.07

Traffic flow – 100% reported it was very or somewhat important for a weighted average of 1.12

Traffic volume – 95% reported it was very or somewhat important; no one reported it was very or somewhat unimportant; 3% reported neither important nor unimportant; 2% reported the benefit not applicable for a weighted average of 1.17

Trucks and large vehicles – 94% reported it was very or somewhat important; 2% reported it was very or somewhat unimportant; 3% reported neither important nor unimportant for a weighted average of 1.33

Signalized lights in the canyon – 92% reported it was very or somewhat important; 2% reported it was very or somewhat unimportant; 7% reported neither important nor unimportant for a weighted average of 1.54

Of the 61 respondents, 15 offered additional written comments expressing concerns stated in previous comments. Other comments included disruption to the existing community, potential for bottlenecks, and impact on the back gate during emergencies.

ANALYSIS

Traffic is a major concern for all responding. Ingress and egress for canyon residents was universally important. Significant importance was also placed on traffic volume, trucks and large vehicles, and signalized lights. The cumulative impacts of existing neighborhoods, The Master's University, churches, Dockweiler extension, Melody Ranch Studio operations, and the proposed 1,293,000 sq. ft. studio project could overwhelm the limitations of a rural, equestrian community.

Examples of comments:

"You can't put something that big in front of the Canyon and not expect for it to be a huge problem traffic problem."

"Too much traffic, noise, people, lights."

"The point is absolutely NOT to have any increased traffic or trucks as a result of either the studio or the Dockweiler extension."

"Too much traffic, noise, people, lights."

"Again this is 19 studios open 24 hours a day that is deliveries all day all night trucks heavy volume of traffic lights noise is unacceptable."

SECTION 6 Final Thoughts

Will Placerita Canyon be better off with the studio project?

Near the end of the survey, respondents were asked if they believe Placerita Canyon will be better off with the studio project. Of the 67 responding, 43% (29 respondents) answered Yes; 57% (38 respondents) answered No.

There were 29 respondents who offered optional written comments to the Yes or No question. Subjectively measuring tonality of responses, 12 were in opposition and 12 in favor. Five responses were focused on topics not discernable to respondents' support or oppose intention: No Dockweiler extension, extension at Lyons Ave., a Via Princessa connection or build a road at the base of Circle J to access Highway 14, and open space to remain as is.

ANALYSIS

There was no overall consensus at the conclusion of the survey as to whether Placerita Canyon will or will not be better off with the proposed studio project. Respondents were divided on this issue. However, correlating with the beginning of the survey where respondents were almost evenly divided on whether the project was a good fit for the canyon or not, this follow-up question near the end of the survey indicated a marked shift in opinion as a fewer number responding answered in the affirmative, while those in disagreement increased. Reviewing written comments throughout the survey, one thing was abundantly clear. Those who expressed concerns on the project were passionate in their positions providing concrete specifics. Those who expressed favor with the project did so in a resolved manner lacking conviction for the most part.

Examples of comments in favor:

"Bit better than a housing development."

"If we handle things right, lay ground rules and not be star struck by the thought of a Movie Studio in our back yard."

Examples of comments in opposition:

"I understand the economic impact for the city this project will bring, but the location is in the heart of the Newhall area with limited access. A far better location would be on the Whitaker Bermite property that has several access points, including the cross valley connector."

"It will severely, and irrevocably damage the rural nature of the Canyon, or whatever is left after Master's College gets done taking over."

"This project is larger than the mall that is open 24 hours a day with 19 studios that means 19 different productions going on all at the same time that is hundreds of trucks in and out all day all night Non-Stop. This will create such a nightmare of traffic noise that will be unacceptable and I don't understand again how you need to have a general plan amendment and zoning changes just to make it fit in the special standards district that means it does not fit into the special standard district and should not even be thought of."

"We aren't a commercial zone!"

SECTION 7

Alternative Uses If Project Not Approved

If not this, then what?

At the conclusion of the survey and as a final question, respondents were asked if not the studio project, what type of development they would most likely support on the property. There were 56 respondents who provided input to this question.

- 26 respondents favored a park or recreational area.
- 12 respondents favored residential housing development with emphasis on homes and lots compatible with the existing neighborhood.
- 6 respondents favored the studio project some with conditions, including smaller size, alternative entry, and back gate passes for residents.
- 3 respondents favored other industrial uses, such as a nursery or something with a smaller footprint, or institutional uses as a cultural center or instructional/educational facility.
- 3 respondents stated they favored anything but a large industrial complex.
- The remaining respondents did not see any development on the property or specify anything but business or something consistent with the Placerita Canyon Special Standards District.

ANALYSIS

In the event the proposed studio project is not approved by the Santa Clarita City Council, nearly half of those responding indicated a park or recreational area would be a project they would support. Other development projects that residents could support include residential housing development with emphasis on homes and lots compatible with the existing neighborhood. For uses outside the area's current zoning, some favored the studio project but with conditions, including a smaller size and/or alternative entry along with other industrial uses with a smaller footprint or institutional uses, such as a cultural center or instructional/educational facility.

Examples of comments:

"Placerita Canyon Cultural Center or the Santa Clarita Cultural Center. Hart District instructional facility, such as another continuation school, alternative schools, vocational school."

"Something with a smaller footprint and less traffic congestion"

"That's the kicker. The studio project is better than dense housing that would be the only acceptable housing to a developer or an industrial complex or even more commercial businesses. So if I had to pick the lesser of all options the studio might be the best choice. It's just difficult to completely know what our Canyon will be like after a Studio is built. Everyone can guess, make promises and statements but as we all know, all of those works can blow away like the wind."

APPENDIX A Survey Instrument



Placerita Canyon
Property Owners Association

PCPOA Survey Regarding Blackhall/Shadowbox Studio Project

The PCPOA board is conducting a brief survey to understand opinions on the proposed Blackhall/Shadowbox Studio Development Plan (recent name and ownership change) on the 93.5-acre vacant land at 13th Street and Railroad Avenue.

A Draft Environmental Impact Report is currently underway and expected to be presented to the City Planning Commission and City Council beginning late this year or early next year. At this time, PCPOA has not taken a position of support or opposition to the project but did provide a letter to the City addressing concerns during the Notice of Preparation process last spring.

The PCPOA Board views it as a high priority to address this important, emerging issue in a way that best represents the opinions of canyon residents and property owners. Limit one survey per property address.

Some background: The current project as proposed is the development of an approximate 1.34 million square foot television and movie studio campus with 19 leased sound stages and additional ancillary buildings operating year-round. Until the Dockweiler Drive Extension is completed, the only ingress and egress will be at the 13th Street and Railroad Avenue crossing. Also, of the three studio entrance/exit gates proposed, all are on the south side of the property facing and/or feeding into Placerita Canyon.

For a complete review of the project's Initial Study, visit [Blackhall Studios Initial Study](#)

[Click](#) to review PCPOA's response to the City of Santa Clarita's Notice of Preparation of the Draft Environmental Review Report,

Press Release: [Shadowbox Studios, Formerly Blackhall Studios, Announces \\$500 Million Strategic Investment From Silver Lake to Support Over \\$1.5 Billion Premium Soundstage Platform and Unveils Corporate Rebranding](#)

Thank you in advance for participating in this survey. By completing this survey, we will keep you informed via our monthly newsletter on the progress as the review and approval process unfolds.

The survey closes Friday, September 30, 2022.

Please note that questions in this survey pertain to the proposed Blackhall/Shadowbox Studio project. For all other issues, email placericanyonpoa@gmail.com

PCPOA Survey Regarding Blackhall/Shadowbox Studio Project

* 1. Who is completing the survey?

Name

Property Address

Email Address

Phone Number

2. Before this survey, were you familiar with the proposed Blackhall/Shadowbox project on 13th Street and Railroad Avenue?

Yes

No

Comment (optional)

3. Which of the following statements best describes how you feel about the overall project?

Strongly agree this project fits with the canyon

Somewhat agree this project fits with the canyon

No opinion

Somewhat disagree this project fits with the canyon

Strongly disagree this project fits with the canyon

Comment (optional)

PCPOA Survey Regarding Blackhall/Shadowbox Studio Project

4. Of the possible benefits associated with the studio project, how would you rate the following?

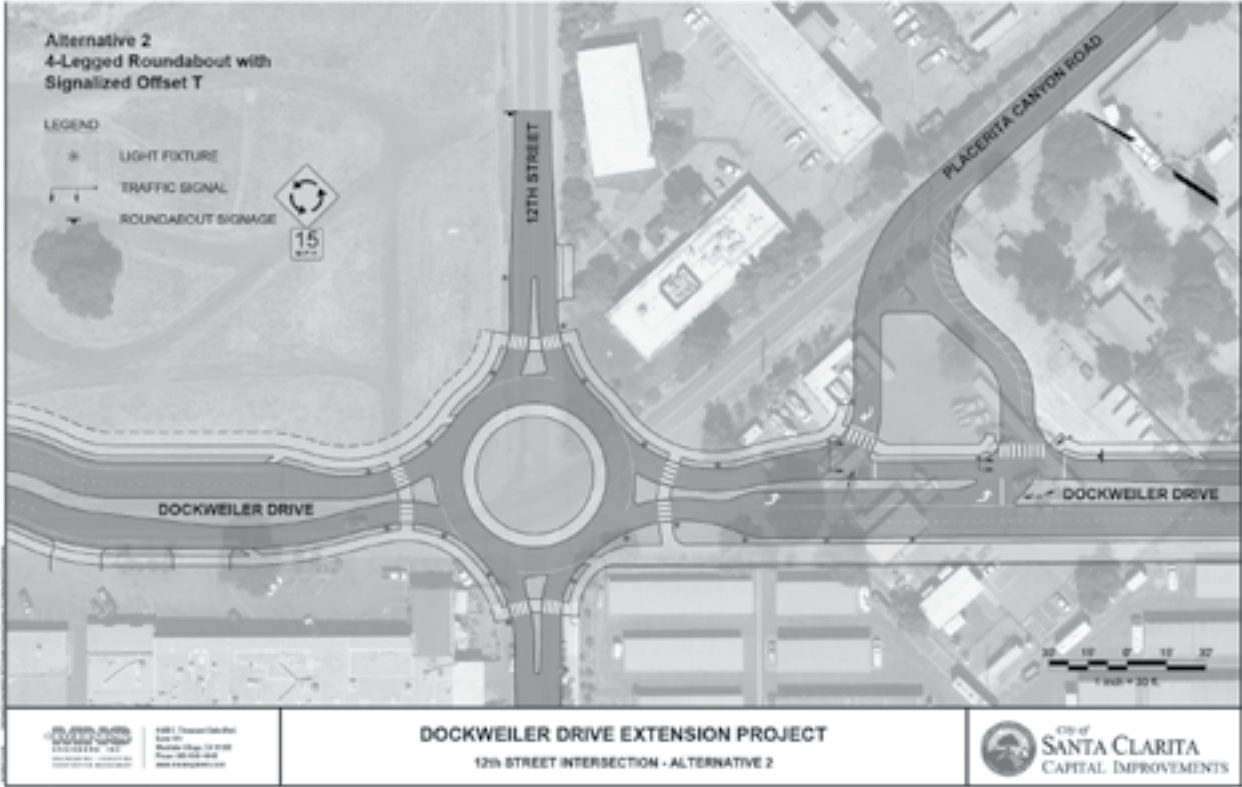
	Very Important	Somewhat Important	Neither Important nor Unimportant	Somewhat Unimportant	Very Unimportant	N/A
Ends speculation of what will inhabit that open space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Railroad crossing will be improved	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Belief it will help home values	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New entryway monument into the canyon	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expansion of trail system along Railroad Ave.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Economic benefit to the Santa Clarita Valley	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

5. What, if any, other benefits do you believe could be achieved with this project?

PCPOA Survey Regarding Blackhall/Shadowbox Studio Project

In March 2020, residents were surveyed regarding the Dockweiler/12th Street/Arch Street intersection and Placerita Canyon Road access point. The roundabout traffic circle with a dedicated signal at Placerita Canyon Road was the preferred design. Since that time the City has proceeded to design the intersection accordingly (see rendering). New information has come to light that the roundabout does not work for the studio project. The proposed project requires a signalized light at the intersection of Dockweiler/12th /Arch streets and a signalized light with seven lanes at the 90-degree turn (known as the 'elbow') at 13th Street and Arch Street. At this time, it is not clear if the light at Placerita Canyon Road to enter and exit Dockweiler Drive will remain in place.

Rendering of the approved 4-Legged Roundabout with Signalized Offset T



6. The PCPOA board has cited four advantages of the roundabout and why it should be reconsidered. Please rank in the order of importance, if they apply, for each of the following with #1 being most important and #4 being least important.

- | | | | |
|---|--------------------------------|--|------------------------------|
| ≡ | <input type="text" value="4"/> | Provides a calming measure to help reduce vehicle speed. | <input type="checkbox"/> N/A |
| ≡ | <input type="text" value="4"/> | Minimizes the presence of signalized lights in the canyon. | <input type="checkbox"/> N/A |
| ≡ | <input type="text" value="4"/> | Adds to the rural nature of Placerita Canyon. | <input type="checkbox"/> N/A |
| ≡ | <input type="text" value="4"/> | Ensures dedicated signal light at Placerita Canyon Road. | <input type="checkbox"/> N/A |

PCPOA Survey Regarding Blackhall/Shadowbox Studio Project

* 7. Do you have concerns related to the project as proposed?

- Yes
- No (skip to Question 12)

Comments (optional)

8. If you have concerns, please rate the level of importance or unimportance with each of the following.

	Very Important	Somewhat Important	Neither Important nor Unimportant	Somewhat Unimportant	Very Unimportant	N/A
Size of project	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic impacts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Presence of several signalized lights in the canyon	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Entrance/exit gates all on one side	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hours of operation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Removal and/or relocation of oak trees	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Change of canyon's culture	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adherence to the Placerita Canyon Special Standards District	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Setting precedence for other large-scale projects	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Potential for flooding in the canyon	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

PCPOA Survey Regarding Blackhall/Shadowbox Studio Project

9. For the concerns listed, please rank with #1 being most important and #10 being the least important to you.

- Size of project N/A
- Traffic impacts N/A
- Presence of several signalized lights in the canyon N/A
- Entrance/exit gates all on one side N/A
- Hours of operation N/A
- Removal and/or relocation of oak trees N/A
- Change of canyon's culture N/A
- Adherence to the Placerita Canyon Special Standards District N/A
- Setting precedence for other large-scale projects N/A
- Potential for flooding in the canyon N/A

10. What other concerns do you have with this project?

PCPOA Survey Regarding Blackhall/Shadowbox Studio Project

11. Specific to traffic impacts, please rate the level of importance or unimportance with each of the following.

	Very Important	Somewhat Important	Neither Important nor Unimportant	Somewhat Unimportant	Very Unimportant	N/A
Ability to enter/exit the canyon	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic flow	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic volume	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Trucks and large vehicles	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Signalized lights in the canyon	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Comments (optional)

12. Do you believe Placerita Canyon will be better off with this project?

- Yes
- No



Explain (optional)

13. If not this studio project, what type of development would you most likely support on this property?

APPENDIX B

Postcard Mailed to Residential Addresses

(Actual Size = 11" x 6")

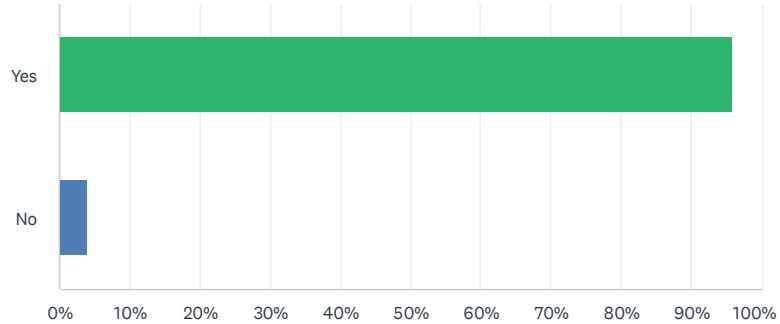
<h1>WE WANT YOUR OPINION</h1> <h2>Complete the PCPOA Survey Regarding Blackhall/Shadowbox Studio Project</h2>	<p>Placerita Canyon Property Owners Association POST OFFICE BOX 220301 SANTA CLARITA, CALIFORNIA 91322 PCPOA.com</p>
<p>www.SurveyMonkey.com/r/PCPOA</p>  <p>For your convenience, use camera on phone to scan code</p>	 <p><i>To maintain Placerita Canyon's rural and equestrian lifestyle, preserve the oak trees and equestrian rights, monitor and maintain zoning and environmental standards, cooperate in solving health and safety problems within the canyon, and monitor environmental tests for public safety.</i></p>
<p>The survey closes Friday, September 30, 2022. Email PlaceritaCanyonPOA@gmail.com if you have any questions or need assistance. Thank you.</p>	

<h3>PCPOA Wants Your Opinion</h3> <p>The PCPOA board is conducting a brief survey to understand opinions on the proposed Blackhall/Shadowbox Studio Development Plan (recent name and ownership change) on the 93.5-acre vacant land at 13th Street and Railroad Avenue.</p> <p>A Draft Environmental Impact Report is currently underway and expected to be presented to the City Planning Commission and City Council beginning late this year or early next year. At this time, PCPOA has not taken a position of support or opposition to the project but did provide a letter to the City addressing concerns during the Notice of Preparation process last spring.</p> <p>The PCPOA Board views it as a high priority to address this important, emerging issue in a way that best represents the opinions of canyon residents and property owners. <u>Limit one survey per property address.</u></p> <p>Some background: The current project as proposed is the development of an approximate 1.34 million square foot television and movie studio campus with 19 leased sound stages and additional ancillary buildings operating year-round. Until the Dockweiler Drive Extension is completed, the only ingress and egress will be at the 13th Street and Railroad Avenue crossing. Also, of the three studio entrance/exit gates proposed, all are on the south side of the property facing and/or feeding into Placerita Canyon.</p> <p>Additional information can be found by visiting PCPOA.com</p> <p>Thank you in advance for participating in this survey. By completing this survey, we will keep you informed via our monthly newsletter on the progress as the review and approval process unfolds.</p>	<h3>CONNECT WITH PLACERITA CANYON</h3> <p>PLACERITA CANYON ALERT CALLS Receive phone alerts for important information related to Placerita Canyon. Email up to four phone numbers to placeritacanyonpoa@gmail.com</p> <p>PLACERITA CANYON NEWSLETTER Sign up for news and information related to the Placerita Canyon Property Owners Association by visiting PCPOA.com.</p> <p>PLACERITA CANYON ON SOCIAL MEDIA Facebook.com/groups/PCPOA A closed group for canyon residents only to connect and stay informed.</p> <p>Facebook.com/Placerita Canyon A public page for PCPOA to communicate to a broader audience.</p> <p>Twitter.com/Placerita Canyon For breaking news and information.</p>
<p>www.SurveyMonkey.com/r/PCPOA Survey closes Friday, September 30, 2022.</p>	

APPENDIX C Complete Survey Report

Q2 Before this survey, were you familiar with the proposed Blackhall/Shadowbox project on 13th Street and Railroad Avenue?

Answered: 73 Skipped: 0

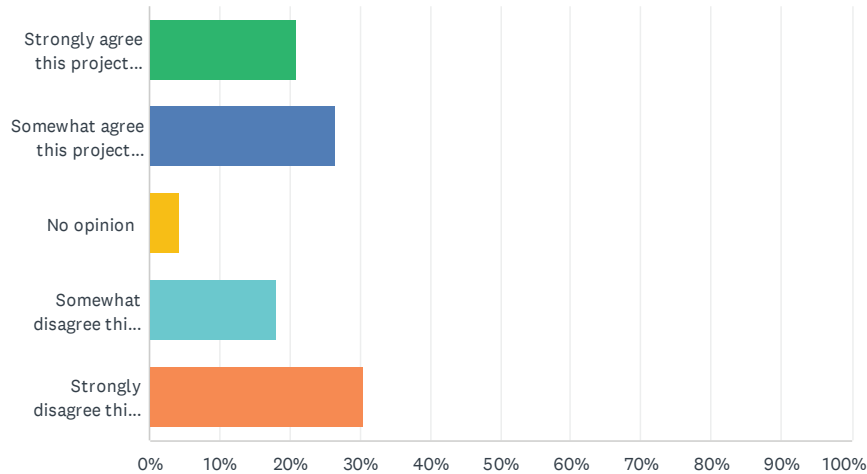


ANSWER CHOICES	RESPONSES	
Yes	95.89%	70
No	4.11%	3
TOTAL		73

#	COMMENT (OPTIONAL)
1	This project does not belong in Placerita canyon.
2	We're all very excited about this best use of the property
3	Placerita Canyon is a rural neighborhood connected to the charming downtown Newhall district. Along with our charming and peaceful town we are so proud of, our community is also accompanied by adjacent neighborhoods, parks, a college university, high school, middle school and grammar school. Cramping large industrial buildings, sound studios, and movie billboards on the sides of buildings that connects to peaceful residential neighborhoods significantly disrupts the charming rural newhall vibe. An industrial park will drastically take away from the Newhall/Placerita Canyon serenity in which our community takes pride in, including our right to the peace and quiet enjoyment of our town. Our families and community deserve better.
4	This project is not fit our residential area. If this project would fit our area why does it need a general plan amendment zoning changes plus other permits and other city approvals.
5	And was opposed to it.
6	Minimally
7	I don't want to see anything go in that area and displace the wildlife and open space, but I'd rather see a movie studio over a neighborhood.
8	Familiar with original proposal
9	Somewhat

Q3 Which of the following statements best describes how you feel about the overall project?

Answered: 72 Skipped: 1



ANSWER CHOICES	RESPONSES
Strongly agree this project fits with the canyon	20.83% 15
Somewhat agree this project fits with the canyon	26.39% 19
No opinion	4.17% 3
Somewhat disagree this project fits with the canyon	18.06% 13
Strongly disagree this project fits with the canyon	30.56% 22
TOTAL	72

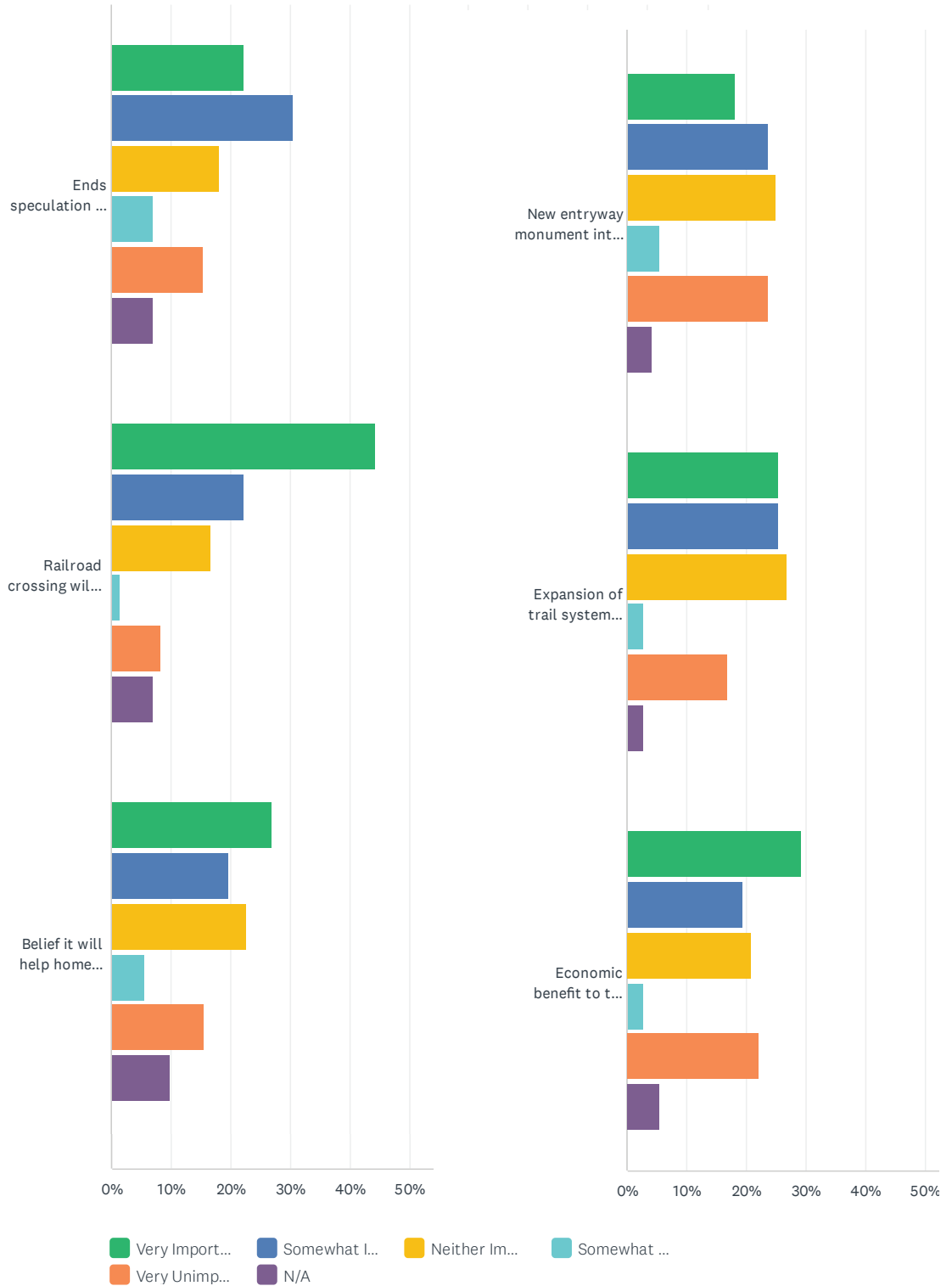
#	COMMENT (OPTIONAL)
1	This industrial project does not fit or belong in our residential community.
2	Would rather have nothing in the field but I believe studios would be better than housing.....
3	Its not the project we have no roads its all due to safety
4	This project is simply too large for this area. I have run a company and worked in the motion picture industry for 40 years and I have worked on all the studios. The amount of traffic 19 leased stages would create would be unreal between all of the crafts trucks(lighting, electricians, grips, painters, carpenters, prop), the tractor trailers and employees coming in and out of the canyon at all hours of the day and night, it would simply destroy access for residents. I do hope a smaller project is considered.
5	Better this than what was originally planned.
6	Great for our property values, so much better than 3000-5000 homes like five point or villa metro - which are the preferred way to build due to land and building costs and the city's pressure on home builders to 'pack them in as tight as possible' and thus increase taxes to the city
7	The road into studio should come from extension of Lyons Avenue --- quit trying to appease Laurene Weste.....do what's best for the Canyon and Community
8	While I love the open space as is, I would prefer a studio in this field over additional homes or apartments.
9	The brewing alternative to this project is apx 2500 housing units.

PCPOA Survey Regarding Blackhall/Shadowbox Studio Project

10	I would strongly disagree, but for fear that what replaces it would be even worse.
11	this is a quiet royal residential area
12	Placerita Canyon is a rural neighborhood connected to the charming downtown Newhall district. Along with our charming and peaceful town we are so proud of, our community is also accompanied by adjacent neighborhoods, parks, a college university, high school, middle school and grammar school. Cramming large industrial buildings, sound studios, and movie billboards on the sides of buildings that connects to peaceful residential neighborhoods significantly disrupts the charming rural newhall vibe. An industrial park will drastically take away from the Newhall/Placerita Canyon serenity in which our community takes pride in, including our right to the peace and quiet enjoyment of our town. Our families and community deserve better.
13	This large industrial complex that is larger than the Valencia Mall does not fit the special standards district of Placerita Canyon. Also being open 24 hours a day 7 days a week 365 days a year traffic coming and going all day all night all year long is not acceptable for our rule equestrian lifestyle and neighborhood.
14	A traffic nightmare, we are a designated special district and this project does not fit in with this.
15	I don't feel the project suits the Placerita Canyon lifestyle, but among our choices of what will be built there, this may be the best option.
16	The Project itself and the Roundabout damages the rural feel of living in the canyon. It is better than the previously proposed low income housing and the crime problems associated with that type of project.
17	traffic will be a huge problem.
18	Does not conform with ssd which is part of the general plan and can only be amended through legal procedures and hearings.
19	I'd rather have a big open field but since EVERYTHING changes, I choose this over apartments and more people.
20	If you've lived in the canyon as long as I have, you'll recall that you had to leave your house before Grace Baptist Church let out on Sunday. On Placeritos, cars would back up all the way past Aden. With the craziness of a 24/7 studio with traffic flowing in and out, I promise it will be a nightmare with a canyon that has one way in and out, a growing college, a horse ranch, Melody Ranch Studio, multiple churches and a newly formed school replacing the Town & Country Farm school. I would strongly suggest to our city managers to locate any project entrance and exit at 15th with no entry off of 13th.
21	We already have one Studio as a model, and its better than high density housing
22	I don't want to see anything go in that area and displace the wildlife and open space, but I'd rather see a movie studio over a neighborhood.
23	I'm worried about the impact on traffic in the canyon and getting in and out
24	My belief is that to fit the canyon, any changes should fit a rural, spread out, unique, horse happy environment, honoring the oak trees and hillsides.
25	This proposal much larger than original
26	While I do not want affordable housing to utilize the vacant land, I feel that the studio proposal will end up much like the studios/sound stages north of the proposed that are adjacent to the lumber vard. These are a complete industrial eve sore. One wav in and one wav out and no residential properties nearby. This development will not only increase traffic into our neighborhood, it will also delay residents trying to get home which will likely cause excessive speed to be used by the frustrated landowners. This means they will haul ass up placeritos because there is no speed suppression on that only public thoroughfare. Already people use placeritos instead of placerita to avoid the speed bumps. Entrances should be created at the owner's expense crossing the railroad tracks further north of 13th keeping it completely independent of our 2 lane entrance. Further, where are these people going to eat? We have so few restaurants in the local area, that most are so crowded already that I limit my patronizing. Now it will be a joke. How about getting some new restaurants in the area. Newhall is outgrowing its infrastructure
27	The size and scope of this development has a density and use that is incosistent with the general rural, non-industrial zone and intended use of Placerita Canyon.
28	So far it is better than all the housing projects presented
29	Movie studio doesn't really fit with the equestrian feel of Placerita Canyon, but it's much more desirable than having additional housing developments.

Q4 Of the possible benefits associated with the studio project, how would you rate the following?

Answered: 72 Skipped: 1



PCPOA Survey Regarding Blackhall/Shadowbox Studio Project

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEITHER IMPORTANT NOR UNIMPORTANT	SOMEWHAT UNIMPORTANT	VERY UNIMPORTANT	N/A	TOTAL	WEIGHTE AVERAGE
Ends speculation of what will inhabit that open space	22.22% 16	30.56% 22	18.06% 13	6.94% 5	15.28% 11	6.94% 5	72	2.6
Railroad crossing will be improved	44.44% 32	22.22% 16	16.67% 12	1.39% 1	8.33% 6	6.94% 5	72	2.0
Belief it will help home values	26.76% 19	19.72% 14	22.54% 16	5.63% 4	15.49% 11	9.86% 7	71	2.5
New entryway monument into the canyon	18.06% 13	23.61% 17	25.00% 18	5.56% 4	23.61% 17	4.17% 3	72	2.9
Expansion of trail system along Railroad Ave.	25.35% 18	25.35% 18	26.76% 19	2.82% 2	16.90% 12	2.82% 2	71	2.5
Economic benefit to the Santa Clarita Valley	29.17% 21	19.44% 14	20.83% 15	2.78% 2	22.22% 16	5.56% 4	72	2.6

Q5 What, if any, other benefits do you believe could be achieved with this project?

Answered: 47 Skipped: 26

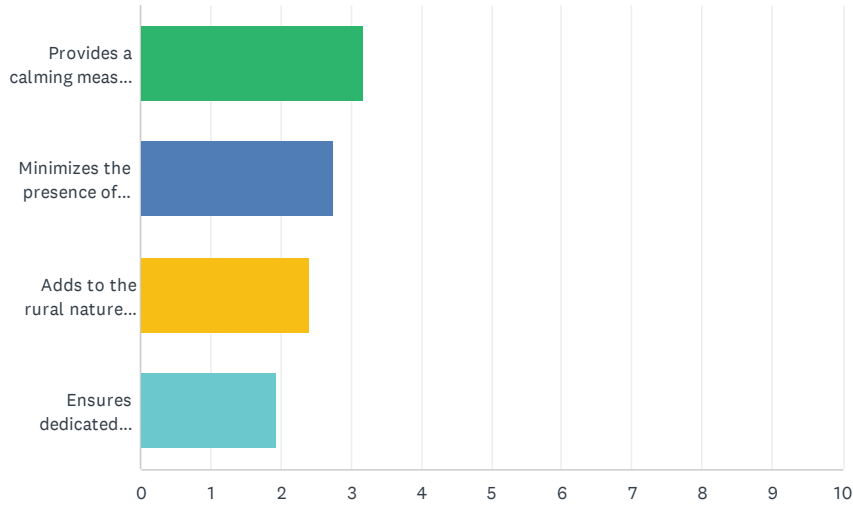
#	RESPONSES
1	None at all. Theirs no benefit to our canyon.
2	No benefits to us
3	Adds local jobs
4	Due to no roads unless you come in from the oppisite end private entry to and from studios road run along train tracks
5	Revitalize the area
6	Security on that property
7	New park for kids in the canyon, access to the Paseos, bike trail to connect to Circle J
8	Jobs created
9	More jobs for the local community.
10	Rather have this than dense housing - but that's a sad compromise
11	None
12	none for Masterita Cyn residents
13	Placerita Canyon is a rural neighborhood connected to the charming downtown Newhall district. Along with our charming and peaceful town we are so proud of, our community is also accompanied by adjacent neighborhoods, parks, a college university, high school, middle school and grammar school. Cramming large industrial buildings, sound studios, and movie billboards on the sides of buildings that connects to peaceful residential neighborhoods significantly disrupts the charming rural newhall vibe. An industrial park will drastically take away from the Newhall/Placerita Canyon serenity in which our community takes pride in, including our right to the peace and quiet enjoyment of our town. Our families and community deserve better.
14	There is no benefit to the residents of placerita canyon with a large industrial complex that's open all year long.
15	None for the Canyon.
16	Avoiding low income housing/retail on that site.
17	The benefits will be to the studio making the money, to the detriment of the Rural Equestrian Lifestyle.
18	Perhaps it will help to improve the aesthetics of the storefronts as you enter the canyon.
19	Most of the above are not benefits. While some of the questions might be important, with the exception of the first question, they are worded as a positive benefit. Your answers ask about the level of importance. You are asking one thing and giving possible answers for something else. I don't believe this project will be a benefit to the Placerita Canyon community.
20	if we align ourselves with the studio, they might be a strong voice for our canyon. I believe Masters University really tries to partner with us. they might/hopefully do the same. and they have money.
21	I do not see any benefit to property owners in Placerita Cyn. I cannot imagine the traffic jams and homeowners trying to exit the Cyn

PCPOA Survey Regarding Blackhall/Shadowbox Studio Project

22	None to canyon residents
23	Jobs, improvements to railroad crossing. I'm glad it is a group who is trying really hard to work with the people who live in Placerita Canyon. They are trying to make us happy. MORE residential homes will not be something that anyone cares about once it's gone. It will just be a bunch MORE people here who will do whatever they want to.
24	none to the canyon home owners
25	Entry into Canyon
26	Jobs
27	A movie studio will keep houses out.
28	None
29	If traffic provisions are not a first priority before any building begins then there are no benefits to this project.
30	Of the items listed above, none of those are an issue. I do know that a movie studio would bring jobs and adding to purchases / hotels made locally.
31	No benefits, lots of problems
32	I don't see any benefits from this large project in an area that would be heavily impacted in a variety of ways
33	Work in the canyon for motion picture workers
34	Gentrification of canyon, clean up big dirt field.
35	None. This project is a negative to the Residents of Placerita Canyon in all forms. Only the studio and City Hall benefit from this disaster.
36	Possibly deter the homeless from taking root in that area. Could have the reverse effect.
37	N/A
38	We wouldn't be subjected to low income house and apartments
39	Better than a ton of houses
40	Jobs for the community
41	Beautification of the area, less homeless starting fires.
42	I'm worried about the traffic and commercial vehicles, the lights and noise emitting from the place. I think about the only benefit is it will drive the homeless out of the field.
43	Increase property values. Find something to do with that space that does not devalue our Canyon
44	Added safety and protection from the homeless and transient due to the studio security.
45	Better than mixed income housing. Better than vacant lot. Compliments Dockwiler extension. Tax benefit. Upgraded flood drainage for canyon.
46	None
47	No benefit from the project

Q6 The PCPOA board has cited four advantages of the roundabout and why it should be reconsidered. Please rank in the order of importance, if they apply, for each of the following with #1 being most important and #4 being least important.

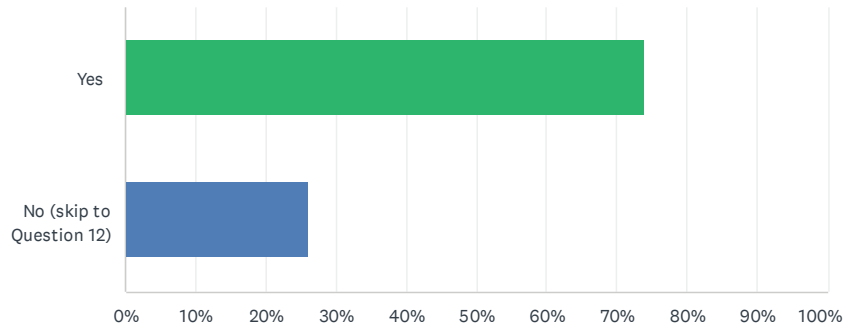
Answered: 69 Skipped: 4



	1	2	3	4	N/A	TOTAL	SCORE
Provides a calming measure to help reduce vehicle speed.	41.94% 26	27.42% 17	19.35% 12	3.23% 2	8.06% 5	62	3.18
Minimizes the presence of signalized lights in the canyon.	25.00% 16	35.94% 23	12.50% 8	17.19% 11	9.38% 6	64	2.76
Adds to the rural nature of Placerita Canyon.	22.22% 14	12.70% 8	36.51% 23	19.05% 12	9.52% 6	63	2.42
Ensures dedicated signal light at Placerita Canyon Road.	12.12% 8	13.64% 9	15.15% 10	43.94% 29	15.15% 10	66	1.93

Q7 Do you have concerns related to the project as proposed?

Answered: 73 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	73.97%	54
No (skip to Question 12)	26.03%	19
TOTAL		73

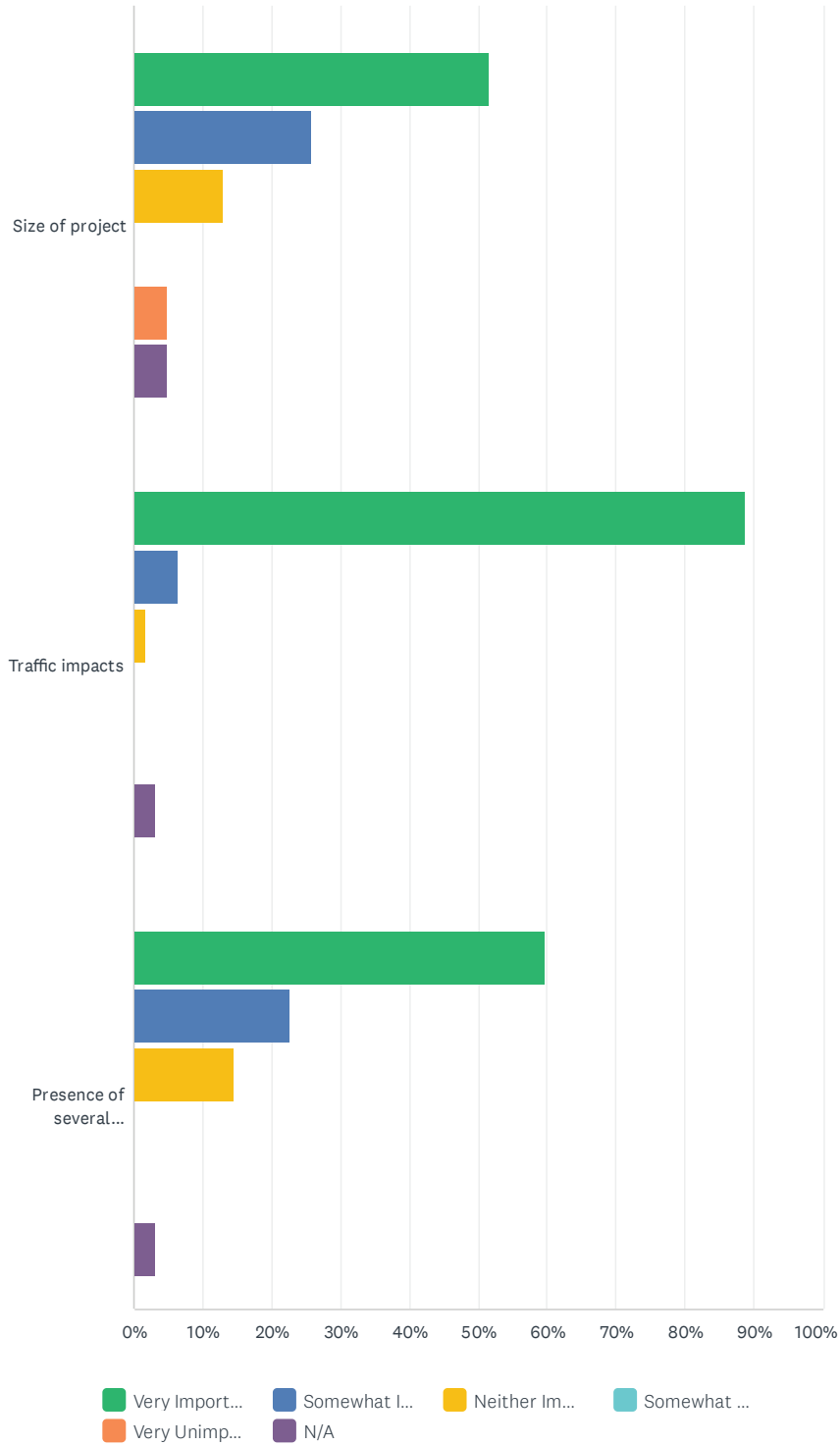
#	COMMENTS (OPTIONAL)
1	The size and scale of this project is enormous and is not appropriate for the property. Impacts not only to the canyon but surrounding areas of Newhall will not be able to be mitigated properly given the limitations of the project with the railroad tracks and adjacent homes.
2	This large industrial complex Will be open 24 hours A-day all year long these are rented buildings. 19 productions trucks coming and going all day and night long every day all year long. Non stop production. This doesn't fit a residential area at all.
3	No additional entrance to the project from Via Princessa
4	Yes, traffic, lights, getting out of the canyon in an emergency, overall size of structures....
5	Of course, we have no roads for amount of traffic its not the studio its the city
6	112th, 13th. and ach st. will need to be regrade traffic and noise
7	traffic. Safety concerns with only one way in/out of the area for first responders and residents during fire, natural crisis, etc
8	The size of project and traffic
9	Lack of exits if there is an emergency
10	Traffic. Noise. Beautification.
11	The calming circle is defined as a residential only device. A roundabout is for commercial vehicles and is much greater in size. Neither is supposed to be within one half mile from a train track crossing —this calming circle will be a total fail as planned and will probably cause deaths
12	Mainly just the Dockweiler connection. It's pointless and will fill the canyon with unnecessary people and vehicles.
13	A studio is very similar to a heavy manufacturing business because they use a lot of large trucks and other vehicles. As such, a project of this kind is not suited for this neighborhood. A housing development would add a lot of traffic, but at least it would be cars, not trucks.
14	Will change what is left of the Placeria Canyon original unique lifestyle - not in a good way
15	this is a quiet rural residential area this does not belong in Placerita

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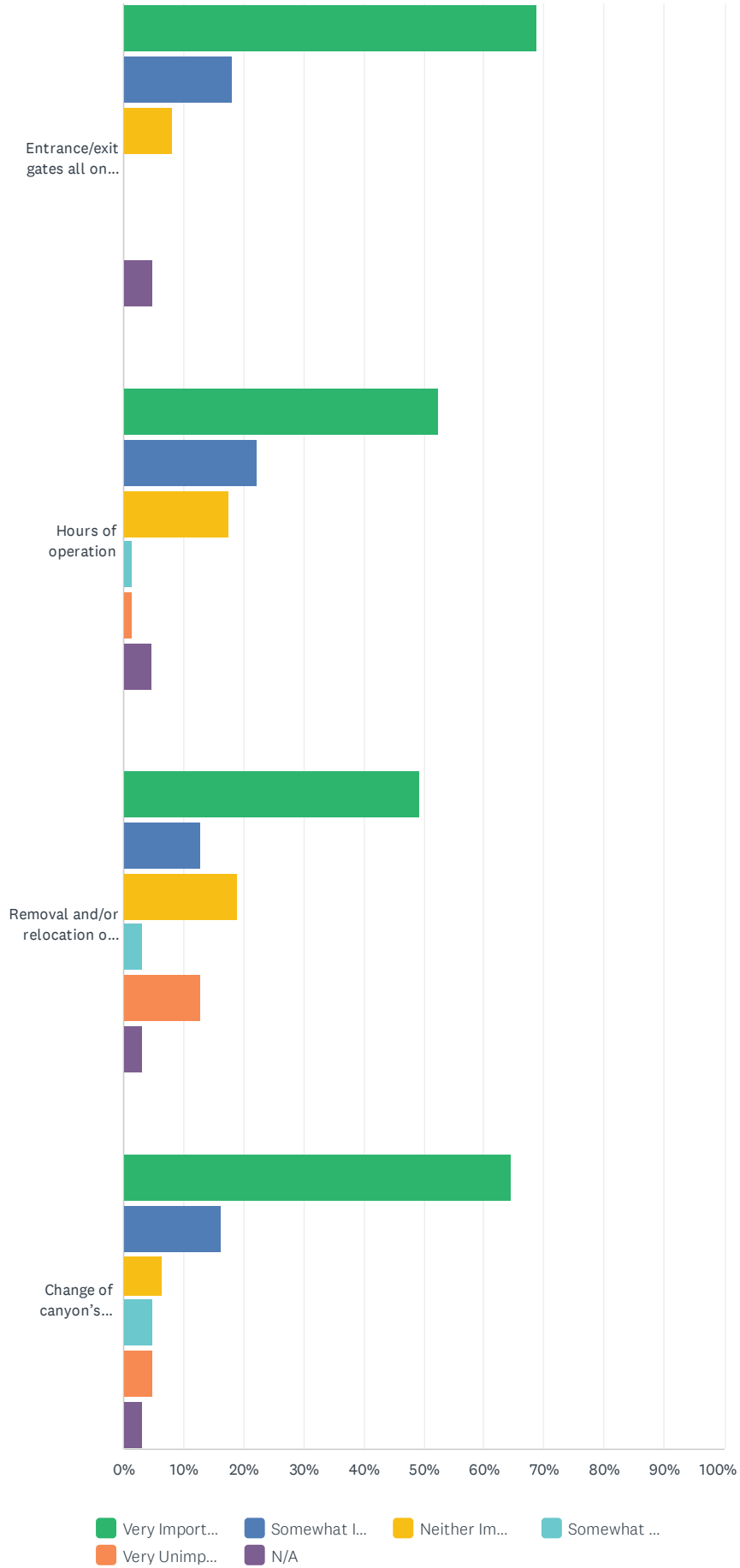
16	I have many concerns the size for the area the enormous amount of traffic that it's going to be generating with over 3400 parking spots and 90 of them for trucks. Hours of operation are going to be all day long all night long all year long. This is unacceptable for any residential area especially ours. Again this is a residential community that is very unique. As a resident I do not benefit in any way from this project.
17	Very few people wanted the Dockweiler extension, few wanted the roundabout, and fewer want a light. MAKE IT ALL GO AWAY! 1
18	The presence of multiple signalized lights will turn Placeritos Blvd into a short cut for both residents and students to avoid a light or cut down on traffic delays. This will ruin the peaceful nature of our neighborhood.
19	Your survey is designed to get answers that support what you prefer, not get honest answers from homeowners. Create an new survey that asks the preferences of homeowners and to what extent they like a certain proposal, if they do at all. Your survey asks how much an option is liked, not whether it is liked or not.
20	the roundabout is a deal breaker.
21	1. City needs to see an honest circulation study is commissioned and performed. 2. Property is in a flood plain. Study needs to reflect mitigation and protection needs for upstream residents.
22	If you've lived in the canyon as long as I have, you'll recall that you had to leave your house before Grace Baptist Church let out on Sunday. On Placeritos, cars would back up all the way past Aden. With the craziness of a 24/7 studio with traffic flowing in and out, I promise it will be a nightmare with a canyon that has one way in and out, a growing college, a horse ranch, Melody Ranch Studio, multiple churches and a newly formed school replacing the Town & Country Farm school. I would strongly suggest to our city managers to locate any project entrance and exit at 15th with no entry off of 13th.
23	1. Truck and crew traffic in the canyon (should use Railroad not Plaseritos or Plaserita 2. Studio congestion at the entrance to the Studio and 13th street 3. Noise (Construction on stage, gun fire, special effects, etc) (other Studios such as CBS Radford and Fox use Quiet Hours for surrounding residents) 4. Quiet Hours (10 pm - 7 am)
24	I moved to my specific house because it was directly next to the open space. I have special needs children who I wanted to protect from traffic and give them a safe rural place to live. I've inquired about buying a few acres right next to me to protect this but no luck. The city of Santa Clarita continues to urbanize after years of luring people here to awesome town with its beautiful hills and open space. Any project at all is heartbreaking.
25	We have no signalized lights now. Project proposes four signalized lights
26	If MWD land is used as a parking lot, that puts 24 hour traffic and lights 30 ft from my back yard. Also round-about puts small business on 12th street with problematic egress and parking
27	This roundabout would be horrendous to the canyon residents and an alternative entrance should be considered off of Railroad Ave. and 15th street. This way the studio does not interfere with the daily lives of the Placerita Canyon Residents.
28	Once started get done ASAP
29	Still allows easy access to 12th street which harbors the majority of vehicles into the canyon. Install speed bumps on placeritos or remove the ones on placerita. The way it is designed will make traffic worse on placerita
30	Density of buildings and ancillary traffic throughout the day. All other business/schools, etc. have limited usage and time spectrum.
31	Access into the lot needs to be addressed
32	I don't want the master's students speeding on Placeritos to avoid Placerita
33	Our concern is only the Dockweiler rd connection! We do not want to connect Newhall to Canyon Country - especially not through Placerita Canyon. Have Dockweiler Road stay the way it is now. Or have Dockweiler road connect to Railroad avenue at a different spot. Do NOT connect Dockweiler road through Placerita canyon - we are a peaceful Equestrian Zone- not a throughway for Canyon Country.
34	An alternative would me a park similar to central park or Aquatic center to be used by all of Santa Clarita
35	Additional traffic at the railroad tracks and potential for more traffic/damage to the gate on the east end.
36	Traffic impact. Flooding. Noise. Rural community impact.

Q8 If you have concerns, please rate the level of importance or unimportance with each of the following.

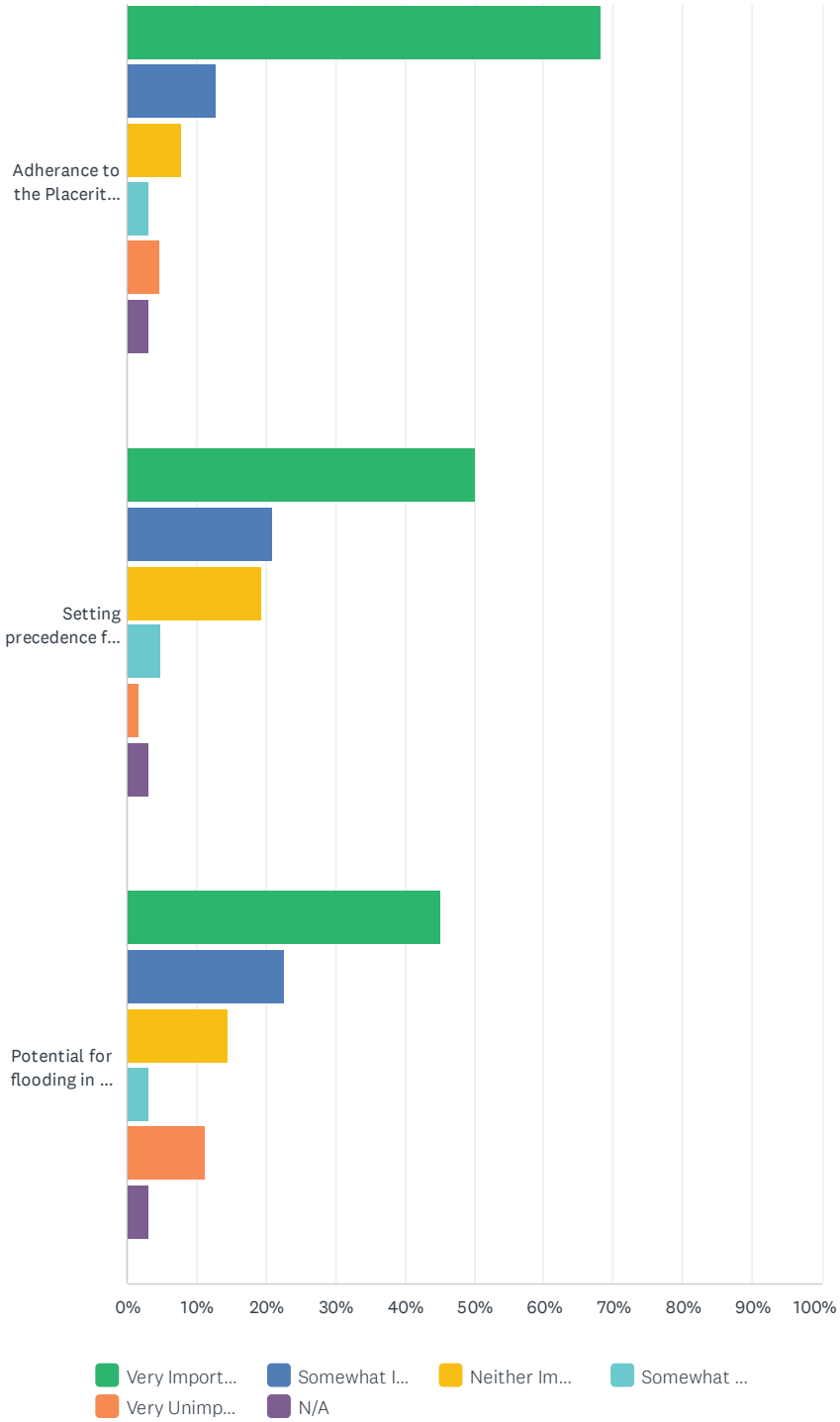
Answered: 64 Skipped: 9



PCPOA Survey Regarding Blackhall/Shadowbox Studio Project



PCPOA Survey Regarding Blackhall/Shadowbox Studio Project

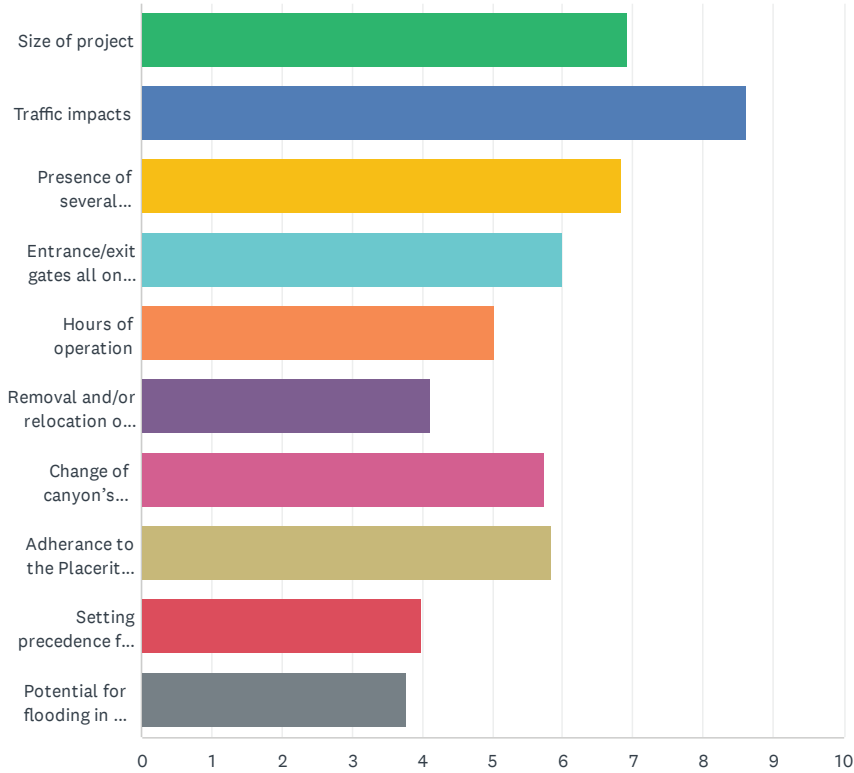


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	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEITHER IMPORTANT NOR UNIMPORTANT	SOMEWHAT UNIMPORTANT	VERY UNIMPORTANT	N/A	TOTAL
Size of project	51.61% 32	25.81% 16	12.90% 8	0.00% 0	4.84% 3	4.84% 3	62
Traffic impacts	88.71% 55	6.45% 4	1.61% 1	0.00% 0	0.00% 0	3.23% 2	62
Presence of several signalized lights in the canyon	59.68% 37	22.58% 14	14.52% 9	0.00% 0	0.00% 0	3.23% 2	62
Entrance/exit gates all on one side	68.85% 42	18.03% 11	8.20% 5	0.00% 0	0.00% 0	4.92% 3	61
Hours of operation	52.38% 33	22.22% 14	17.46% 11	1.59% 1	1.59% 1	4.76% 3	63
Removal and/or relocation of oak trees	49.21% 31	12.70% 8	19.05% 12	3.17% 2	12.70% 8	3.17% 2	63
Change of canyon's culture	64.52% 40	16.13% 10	6.45% 4	4.84% 3	4.84% 3	3.23% 2	62
Adherence to the Placerita Canyon Special Standards District	68.25% 43	12.70% 8	7.94% 5	3.17% 2	4.76% 3	3.17% 2	63
Setting precedence for other large-scale projects	50.00% 31	20.97% 13	19.35% 12	4.84% 3	1.61% 1	3.23% 2	62
Potential for flooding in the canyon	45.16% 28	22.58% 14	14.52% 9	3.23% 2	11.29% 7	3.23% 2	62

Q9 For the concerns listed, please rank with #1 being most important and #10 being the least important to you.

Answered: 62 Skipped: 11



	0	1	2	3	4	5	6	7	8	9	10
Size of project	21.82% 12	10.91% 6	16.36% 9	9.09% 5	5.45% 3	12.73% 7	5.45% 3	3.64% 2	7.27% 4	1.82% 1	5.45% 3
Traffic impacts	41.07% 23	25.00% 14	16.07% 9	5.36% 3	3.57% 2	5.36% 3	0.00% 0	3.57% 2	0.00% 0	0.00% 0	0.00% 0
Presence of several signalized lights in the canyon	8.93% 5	21.43% 12	7.14% 4	21.43% 12	10.71% 6	10.71% 6	10.71% 6	7.14% 4	0.00% 0	0.00% 0	1.79% 1
Entrance/exit gates all on one side	0.00% 0	14.29% 8	19.64% 11	19.64% 11	8.93% 5	5.36% 3	8.93% 5	10.71% 6	7.14% 4	3.57% 2	1.79% 1
Hours of operation	5.26% 3	5.26% 3	7.02% 4	5.26% 3	19.30% 11	12.28% 7	14.04% 8	8.77% 5	7.02% 4	10.53% 6	5.26% 3
Removal and/or relocation of oak trees	3.57% 2	1.79% 1	0.00% 0	10.71% 6	14.29% 8	12.50% 7	14.29% 8	7.14% 4	10.71% 6	21.43% 12	3.57% 2
Change of canyon's culture	7.02% 4	12.28% 7	12.28% 7	8.77% 5	8.77% 5	14.04% 8	10.53% 6	12.28% 7	8.77% 5	3.51% 2	1.75% 1
Adherence to the Placerita Canyon Special Standards District	7.02% 4	10.53% 6	14.04% 8	12.28% 7	14.04% 8	8.77% 5	8.77% 5	14.04% 8	5.26% 3	5.26% 3	0.00% 0
Setting precedence for other large-scale projects	5.17% 3	3.45% 2	5.17% 3	1.72% 1	5.17% 3	12.07% 7	8.62% 5	18.97% 11	29.31% 17	6.90% 4	3.45% 2
Potential for flooding in the canyon	10.53% 6	0.00% 0	3.51% 2	7.02% 4	5.26% 3	3.51% 2	14.04% 8	5.26% 3	17.54% 10	31.58% 18	1.75% 1

Q10 What other concerns do you have with this project?

Answered: 41 Skipped: 32

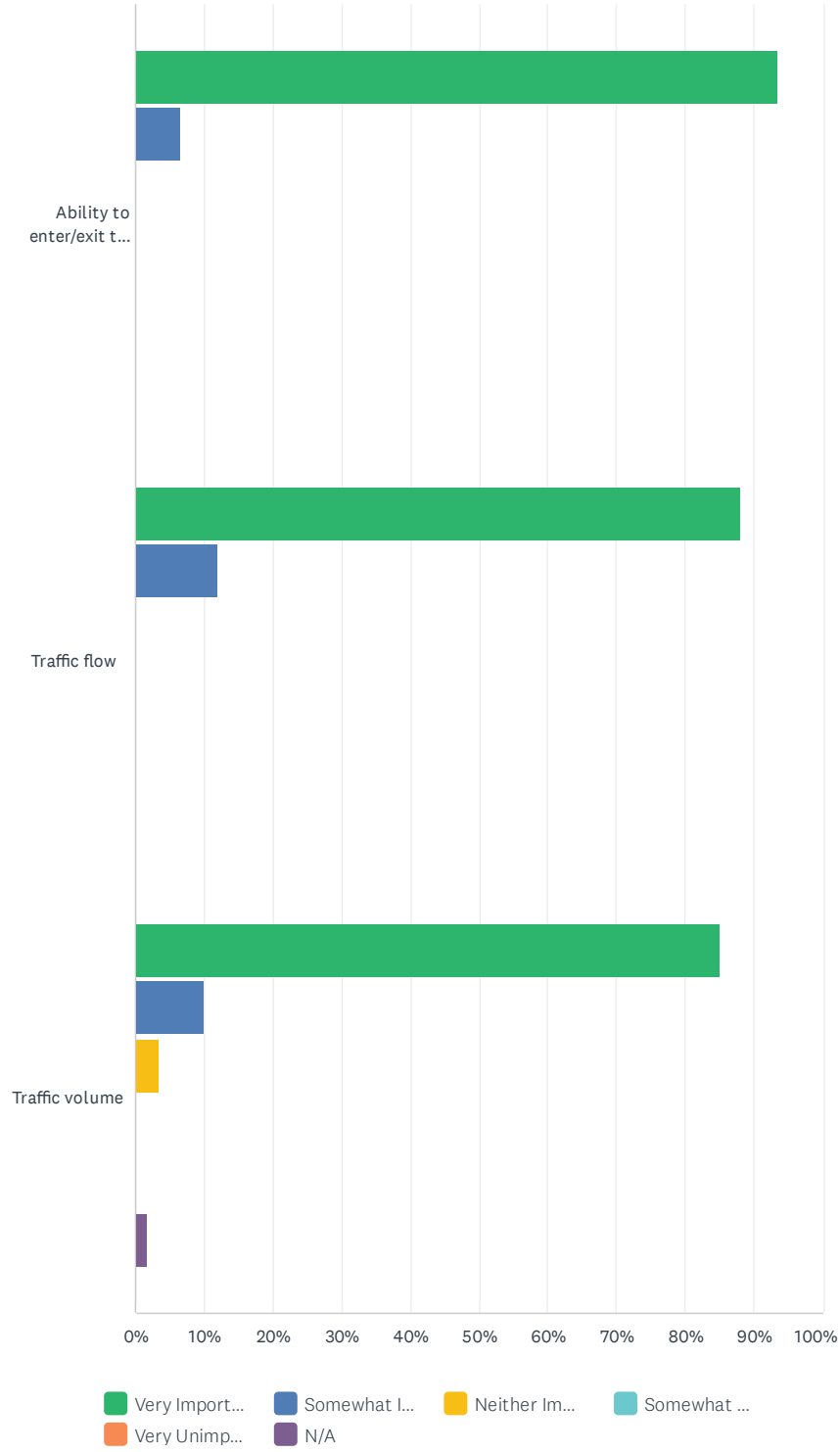
#	RESPONSES
1	Not appropriate for the location.
2	I don't believe this project fits the special standards district that is Placerita Canyon...also if this project fits then why does it require a general plan amendment,zoning changes and all different kind permits.
3	The amount of traffic to enter and exit the canyon Traffic through the canyon
4	Traffic combination of this project and the Dockweiler extension.
5	Traffic, lights, noise, getting out of the canyon in an emergency.
6	will this project be in stages and take years to complete like other studio @placerita cny and the freeway
7	Traffic. Safety in/out area during natural crisis.
8	Traffic flow connecting to Dockwiler
9	We love to ride bikes and cruise around the canyon and to turn side store and with so much traffic I would want dedicated bike paths/sidewalks for my kids. I would want the landscaping to hide all these big industrial buildings so that it doesn't depreciate my property value. I would want a park and access to the paseos
10	That the city or the pcpoa will slow down the approval and/ or construction
11	This is my only comment and I have not filled out anything else (some of the number fields have been auto populating, and I hope I was able to clear them all). 1. This is a huge parcel of land, the city and land owner have a significant financial interest and the PC homeowners opinions are not going to make much of an impact. 2. Our "Special Standards" are all but GONE. The "R1" 8 acre property adjacent to mine was recently re-zoned to "R3" (multiple family homes/apartments/condos with 11 dwellings per acre!!!). Somehow Master's college has been able to "work with " the city and what was a one family home (just above us) is now a dorm with 12 ppl...."Special Standards"???? 3. If the Studio project doesn't go thru...my fear is that the city could be forced (by the State of Ca) to build multi dwelling apartments, or whatever "they" think the area needs and they don't give a hoot about the PC, our "life style" or any "Special Standards" a few elite enjoy, while they need housing for the masses!!! 4. The city is know for bulldozing projects thru that benefit the city (and or persons within the city government) for financial gain and do just the opposite of what "the people" want. We have lived here 38 years and love this canyon and don't want anything built on that property but unfortunately, something will be built. We feel that a Studio will be better option than more any housing projects. The access to this property is NOT suitable for anything really. They have not figured it out but the longer it takes the more likely developers will drop out and we might get housing projects with roads subsidized by the State of California!! Maybe we could ask for: 1. A buffer zone (1-2 acres) donated at the end of the canyon with low use from the Studio or green area? 2. Ask that they city to look at the possibility of moving the entrance to this property (off Dockweiler) down the road and on the inside of the tracks. This would decrease traffic on the at grade crossing and maybe we don't need any traffic circle? Move the entrance and keep the traffic ON THEIR land??? Thank you for putting this survey together and I do realize it hard to get data because I didn't follow the format!
12	None. Something will happen to the land it is inevitable.
13	Traffic and increase in theft and vandalism.
14	The overall traffic and flow of cars in and out of the canyon is a large concern. Gate access out of the back of the canyon is very important to ensure residents can safely leave in the event of an emergency.
15	Railroad is already a mess traffic-wise. There are no plans to improve the road there. There have already been numerous human/vehicle accidents. This will only compound this problem
16	Trucks!
17	concerned with the amount of extra traffic it will create

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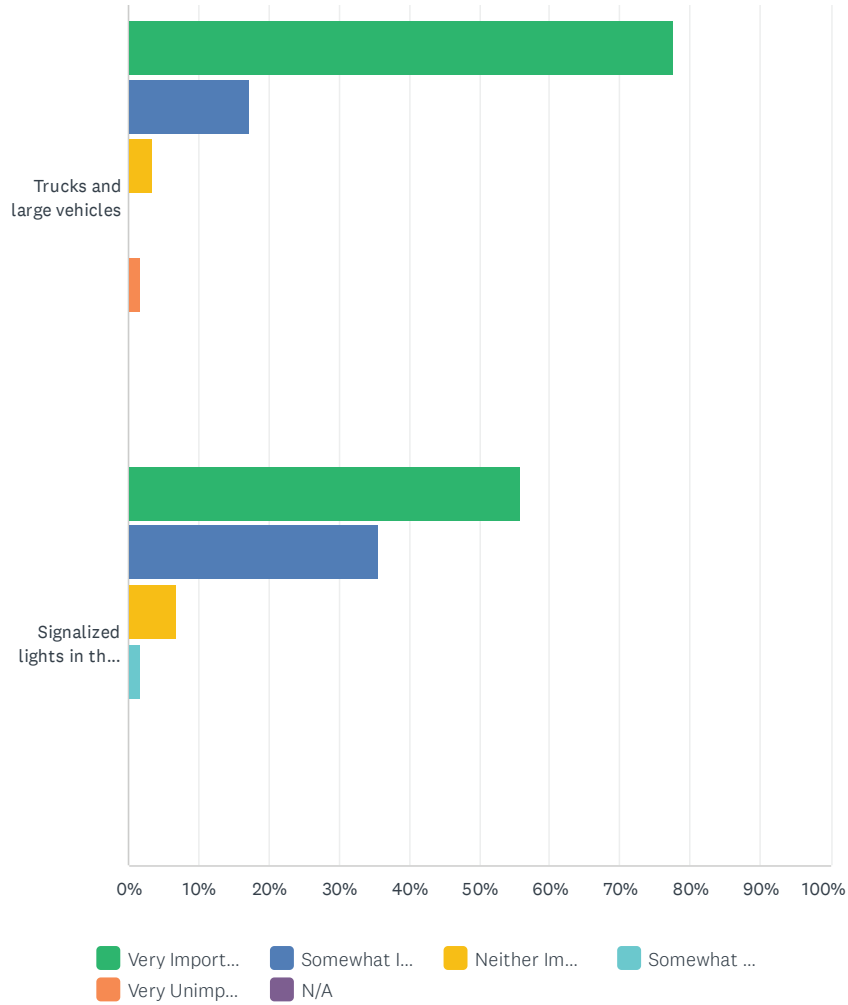
18	Placerita Canyon is a rural neighborhood connected to the charming downtown Newhall district. Along with our charming and peaceful town we are so proud of, our community is also accompanied by adjacent neighborhoods, parks, a college university, high school, middle school and grammar school. Cramming large industrial buildings, sound studios, and movie billboards on the sides of buildings that connects to peaceful residential neighborhoods significantly disrupts the charming rural newhall vibe. An industrial park will drastically take away from the Newhall/Placerita Canyon serenity in which our community takes pride in, including our right to the peace and quiet enjoyment of our town. Our families and community deserve better.
19	My major concern is that the city is going to approve this project for City tax revenue at the expense of the residents of the canyon. This city is going to sell out my family for tax money.
20	This opens up for a lot of people to be in our neighborhood, and because it's bringing more people it can bring more crime once they see the properties and what's here.
21	They are all #1
22	Our main concern is traffic on our quiet peaceful street not from the project/studio itself but from the canyon and College students using our Placeritos Blvd to avoid traffic delays from the signals and to take short cuts. Residents are the worst speeders of them all and we are not able to have speedbumps on our street.
23	All are a 1, except for the question of flooding. That would be a 2.
24	n/a
25	noise, lights, traffic, disrupting nature and wild life living in canyon....its all too much for this small community
26	That they will wait to long and not build it
27	?
28	That the Studio is moving into an established community that is loved by all, we can't let a large revenue business take over our community. After they are established in a few years issues will be put to the test
29	It will be unsafe for anyone (not just kids) to drive around the neighborhood in golf carts, bicycles, and motorbikes. People on horses will definitely need to rethink being out on the street. The beautiful bobcats and coyotes will tragically be displaced.
30	Added lighting to the canyon. We are a rural and equestrian area. That means limited or no lights
31	I have already stated that traffic is a primary concern without additional access provided to Placerita Canyon
32	Change is always unsettling and we have seen so many changes in the Canyon already. Our home is feeling less and less like the lifetime home we bought 30 years ago.
33	Project is too large for property. This is not an urban area. I'm worried the Santa Clarita City council is just interested in the money and not how it affects the people who actually have to live with it.
34	Too big for this area. SCV has to many traffic and congestion issues. We need more natural area and less mega projects
35	Everything was addressed
36	All of it is a negative to my Neighborhood and all of it will negatively impact the entire reason my Family was raised here and why we remain here.
37	How about a nice park? The closest one that you wont get stabbed or raped at is near the entrance to circle J
38	I feel between the Masters expansion and this commercial studio our residential community will be negatively altered forever
39	Traffic. Having a big Construction project AND combining placerita with Dockweiller road does not make sense. Filming is good for SCV. We want to support filming. There just needs to be thoughtful ways to get the crews in and out without effecting our way of life. 1. Do NOT do the Dockweiller extension 2. Have the studio build another egress /ingress on Railroad Avenue on the northern part of their project.— combine it with Via Princesssa road to get to the freeway And that way the film crews will not be in our canyon. They can come in through the I-5 — and not the I-14.
40	That it may not happen.
41	None

Q11 Specific to traffic impacts, please rate the level of importance or unimportance with each of the following.

Answered: 61 Skipped: 12



PCPOA Survey Regarding Blackhall/Shadowbox Studio Project



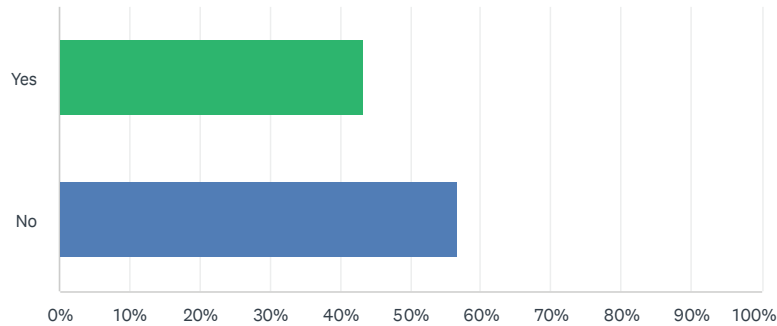
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEITHER IMPORTANT NOR UNIMPORTANT	SOMEWHAT UNIMPORTANT	VERY UNIMPORTANT	N/A	TOTAL	WEIGHTED AVERAGE
Ability to enter/exit the canyon	93.44% 57	6.56% 4	0.00% 0	0.00% 0	0.00% 0	0.00% 0	61	1.07
Traffic flow	88.14% 52	11.86% 7	0.00% 0	0.00% 0	0.00% 0	0.00% 0	59	1.12
Traffic volume	85.00% 51	10.00% 6	3.33% 2	0.00% 0	0.00% 0	1.67% 1	60	1.17
Trucks and large vehicles	77.59% 45	17.24% 10	3.45% 2	0.00% 0	1.72% 1	0.00% 0	58	1.33
Signalized lights in the canyon	55.93% 33	35.59% 21	6.78% 4	1.69% 1	0.00% 0	0.00% 0	59	1.54

PCPOA Survey Regarding Blackhall/Shadowbox Studio Project

#	COMMENTS (OPTIONAL)
1	This area cannot handle large trucks coming going all day all night for light for 19 production studios. As it is now they use that vacant lot just to have some vehicles in there and it's a madhouse with traffic being jammed up and they're only here for a few hours.
2	I don't want lights - I want roundabouts
3	There's already another school in the canyon, which may cause more traffic congestion at times than the studio—no one has been concerned about that. The school Will be having up to 1200 students, that's a potential of 1200 cars in and out every morning and afternoon. I doubt if that will be the case at the studio on a daily basis Monday through Friday.
4	Comments mentioned on previous comment. The increase in traffic makes the back gate even more important for emergency exit out of the canyon with the main exit being filled with additional traffic and cars.
5	this does not belong in the Canyon
6	Placerita Canyon is a rural neighborhood connected to the charming downtown Newhall district. Along with our charming and peaceful town we are so proud of, our community is also accompanied by adjacent neighborhoods, parks, a college university, high school, middle school and grammar school. Cramming large industrial buildings, sound studios, and movie billboards on the sides of buildings that connects to peaceful residential neighborhoods significantly disrupts the charming rural newhall vibe. An industrial park will drastically take away from the Newhall/Placerita Canyon serenity in which our community takes pride in, including our right to the peace and quiet enjoyment of our town. Our families and community deserve better.
7	Again this is 19 studios open 24 hours a day that is deliveries all day all night trucks heavy volume of traffic lights noise is unacceptable.
8	You can't put something that big in front of the Canyon and not expect for it to be a huge problem traffic problem.
9	too much traffic, noise, people, lights
10	We live in a rural community, we are not the valley or west side
11	The point is absolutely NOT to have any increased traffic or trucks as a result of either the studio or the Dockweiler extension.
12	Im glad its not more homes. We are bursting at the seams with our infrastructure We need more restaurants approved in the area. I have nothing against the studios however I wonder how they can afford to continue business in So Cal. Get the traffic situation rectified and I won't take issue to whatever is built there.
13	Signalized lights in the canyon will be a bottleneck.
14	If we work with them they will give us what we want.
15	This absolutely impacts the entire reason we have chosen to purchase a home in the canyon.

Q12 Do you believe Placerita Canyon will be better off with this project?

Answered: 67 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	43.28%	29
No	56.72%	38
TOTAL		67

#	EXPLAIN (OPTIONAL)
1	I understand the economic impact for the city this project will bring, but the location is in the heart of the Newhall area with limited access. A far better location would be on the Whitaker Bermite property that has several access points, including the cross valley connector.
2	This project will destroy our lives in this canyon. It will completely change this peaceful community and will destroy Placerita Canyon. I will move if this project comes into our canyon.
3	Would rather have nothing developed in the field, but between the studios and housing, would take the studio...
4	Change is inevitable. Hope to take control of narrative and change in a positive manner.
5	Better than putting hundreds of apartments and homes on this property as previously planned.
6	Absolutely. The property will be developed for once and for all, without a bunch of junkie condos which have been proposed numerous times, and eventually what happened.
7	If done correctly for all the right reasons — the betterment of all Placerita Canyon residents.... Extend Lyons Avenue
8	But no Dockweiler extension
9	I believe it will be better off because a studio would fit better with the culture of the canyon than additional homes or apartments!!
10	The alternative is apx 2500 housing units!
11	It changes the whole structure of our canyon and our lives
12	Placerita Canyon is a rural neighborhood connected to the charming downtown Newhall district. Along with our charming and peaceful town we are so proud of, our community is also accompanied by adjacent neighborhoods, parks, a college university, high school, middle school and grammar school. Cramming large industrial buildings, sound studios, and movie billboards on the sides of buildings that connects to peaceful residential neighborhoods significantly disrupts the charming rural newhall vibe. An industrial park will drastically take away from the Newhall/Placerita Canyon serenity in which our community takes pride in, including our right to the peace and quiet enjoyment of our town. Our families and community deserve better.

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13	This project is larger than the mall that is open 24 hours a day with 19 studios that means 19 different productions going on all at the same time that is hundreds of trucks in and out all day all night Non-Stop. This will create such a nightmare of traffic noise that will be unacceptable and I don't understand again how you need to have a general plan amendment and zoning changes just to make it fit in the special standards district that means it does not fit into the special standard district and should not even be thought of.
14	It will severely, and irrevocably damage the rural nature of the Canyon, or whatever is left after Master's College gets done taking over.
15	as opposed to what?
16	But it's better than APARTMENTS. We have no choice here, things are going to change.
17	if we handle things right, lay ground rules and not be star struck by the thought of a Movie Studio in our back yard
18	It will be unsafe for anyone (not just kids) to drive around in golf carts. People on horses will need to rethink being out on the street. The beautiful bobcats and coyotes will tragically be displaced.
19	It would be better for the Canyon for the wide open space to remain as is.
20	To big for property site.
21	All of the studio (or anything like it) and the Dockweiler extension is doing nothing more than moving commercial everything closer to my driveway.
22	Actually, Not really would be my response. It will take care of managing the massive amount of ground squirrels in that field that have now infested the canyon. Between a studio and Masters, there is a lot of vehicles that will affect the canyon and the drivers dont care how that effects us
23	Bit better than a housing development
24	We aren't a commercial zone!
25	Just be creative and find a way to not have to use our rural canyon to become a traffic filled highway. 1. Use Via princessa on the north.OR 2. Build your own special road north of placerita canyon at the base of circle J to get to the I-14 so we never see the trucks and traffic.
26	Better than multiple unit housing options
27	It seems like the best option of what could possibly go in that space, and it will provide an extra layer of security.
28	Many benefits listed above
29	As someone who will be living directly behind the project, I currently enjoy the rural, calm and quiet community. This project will cause stress on livestock and impact the environment. I don't care about property values. I care about keeping our current way of living. When the current film projects park in the empty field area, a lot of traffic is caused by the trucks and cars going in and out. I can only imagine how much more traffic it will be with both projects. Why not move this project to the area by the 14 freeway and Sierra highway.

Q13 If not this studio project, what type of development would you most likely support on this property?

Answered: 56 Skipped: 17

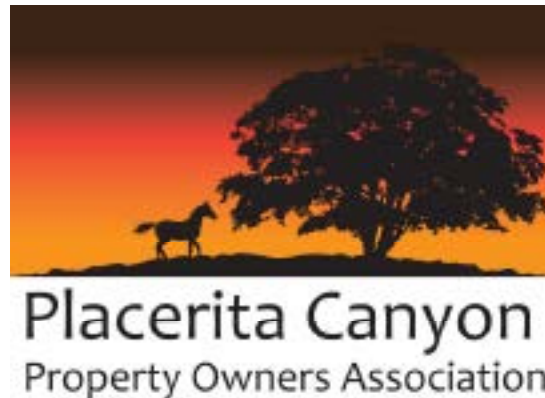
#	RESPONSES
1	Placerita Canyon Cultural Center or the Santa Clarita Cultural Center. Hart District instructional facility, such as another continuation school, alternative schools, vocational school.
2	Not sure but a super large industrial complex does not belong here. We're a residential community a park or homes.
3	A large open area with improvements by the city similar to Central Park. Including horse trails.
4	Residential development as currently zoned.
5	Park, open space, golf course, athletic field for the college
6	half acre lot housing
7	anything that will bring about growth to the area (financially, better school system, etc).
8	The studio project is a good idea this one is too large
9	A decent park. Newhall lacks parklands. OR housing that fits with our special standards.
10	The city should have placed central park here, in the more central location. Perhaps another park or equestrian center.
11	Mixed use with houses and retail
12	Maybe a sod farm
13	This seems a good option. On a Zoom call during the pandemic the studio seemed to want to be a good neighbor willing to listen to any suggestions. My two suggestions are is the studio pays for 2 gate keys for every household and provides exclusive horse rails on the backside of the property all the way to where Railroad curves at the foothills
14	Nursery
15	Of course open space or a part would be incredible but I would prefer a studio over additional homes or apartments.
16	A residential development is the best we can hope for. It would add to traffic, but be less destructive to the neighborhood than a huge commercial business.
17	Anything but a commercial monster
18	not sure. only not businesses
19	Single story ranch style homes and open a road to connect to the bridge at circle j for easy access out of the canyon and a quicker route to the hospital.
20	I'm not sure what should be developed here but this large industrial complex or anything the size of a large industrial complex should not be.
21	A park and/or sport complex like Central Park on Bouquet Canyon. An outside place for people to enjoy, especially being close to downtown Newhall where the city is trying to build up and bring people.
22	Park or other recreation
23	A park
24	A very large sporting complex.
25	Change the property to open space and leave it as is. If you must have a project in that space, at least put a outlet on 15th street where there is already a light and leave some of the open area undeveloped or create a park.
26	90 1 acre lots - single family homes
27	a park, stable,
28	Sports complex. Equestrian facilities.

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29	Minor League Baseball Stadium!
30	Just build the studio
31	More safe trails! I don't really want anything there if I'm being honest. I like open space.
32	single family 1/2 acre property
33	?
34	park
35	Parks and bike trails.
36	Large custom homes in gated community
37	Something with a smaller footprint and less traffic congestion
38	I cannot see any type of development on this property until different proposals and actual work is carried out to improve access to Placerita Canyon.
39	That's the kicker. The studio project is better than dense housing that would be the only acceptable housing to a developer or an industrial complex or even more commercial businesses. So if I had to pick the lesser of all options the studio might be the best choice. It's just difficult to completely know what our Canyon will be like after a Studio is built. Everyone can guess, make promises and statements but as we all know, all of those works can blow away like the wind.
40	Residential with housing sites limited to 1/4 acre or bigger, some Townhouses with generous landscaping. All with respect to Placerita Creek and riverbed.
41	Bring the space back to its natural state in some form
42	The Project is fine you need to figure out an alternative entry to the studio.
43	We would rather have a multi million dollar business providing jobs and value to the canyon then additional homes.
44	A development consistent with the Placerita Canyon Special Standards District that is the only rightful contingent to the property.
45	A couple high end restaurants and an park with a lake with lots of trees
46	Large lot single homes. Some limited mixed-use. Recreation fields / Park / Open Space trails.
47	None
48	green space
49	Dedicated open space
50	Open space/ trails
51	A park. Athletic fields - softball fields for hart high school!! SCV needs another football field dedicated just for all of the high schoolers . SCV needs a swimming pool competition Natatorium - the swimmers do not have enough pools. (For softball baseball-We could charge admission like the softball field of dreams) Another park with water features for the kids .
52	Park as noted previously
53	Mixed use with an emphasis on multifamily homes
54	Santa Clarita fair grounds
55	Single family homes
56	Equestrian area or Park. Maybe something like Hansen dam park where it's pet friendly and people ride their horses enjoy their day and run trails

APPENDIX D

Placerita Canyon Special Standards



17.39.020 Placerita Canyon Special Standards District.

A. *Intent and Purpose.* The purpose of the Placerita Canyon special standards district (PCSSD) is to protect, maintain, preserve and enhance the secluded, rural equestrian character of the community, to enhance the community's unique appeal and to help mitigate the cumulative impacts of residential development.

Additionally, it is the purpose of these special standards to ensure that new and expanded structures are compatible with the characteristics of surrounding single-family residential neighborhoods, and protect the light, air, and privacy of existing single-family residences from negative impacts. These standards are also intended to ensure reasonable access to public riding and hiking trails, and to minimize the need for installation of infrastructure such as sewers, streetlights, concrete sidewalks and concrete flood control systems that would alter the community's character, while providing for adequate drainage and other community safety features.

B. *Property Development Standards.* The following requirements shall apply in all zones in the area identified as Placerita Canyon on the official zoning map and as described in subsection (G) of this section:

1. Animals which are kept or maintained as pets shall be permitted to continue when in accordance with the following:
 - a. Two (2) horses or other similar animals which, in the opinion of the Director, are neither obnoxious nor detrimental to the public welfare may be kept on a lot or parcel of land which has a minimum area of five thousand (5,000) square feet, but less than fifteen thousand (15,000) square feet.
 - b. The requirements of Chapter [17.62](#) (Animal Keeping) with respect to animal keeping are met, with the exception of the minimum lot area above.
2. Any new development shall adhere to the following standards or provide the following amenities:
 - a. Trails.

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- i. Riding and hiking trails shall be provided as depicted on the latest Placerita Canyon Backbone Trails exhibit on file with Parks, Recreation and Community Services, to the satisfaction of the Director of Parks, Recreation and Community Services;
 - ii. Trails shall be fenced to the satisfaction of the Director of Parks, Recreation and Community Services, with fences of a rustic wood appearance;
 - iii. Trail access shall be provided at all river crossings;
 - iv. There shall be no obstructions including, but not limited to, landscaping, trash receptacles, or other similar structures within a designated trail;
 - v. Fencing shall not be permitted to cross riverbeds in such a manner as to deny trail access;
 - vi. All new residential projects of greater than four (4) dwelling units and all new commercial, industrial and institutional projects (including expansion thereof) shall provide trail easements, consistent with community goals and the Placerita Canyon backbone trails exhibit, to the satisfaction of the Director of Parks, Recreation and Community Services;
 - vii. Unobstructed multipurpose pathways for both pedestrian and equestrian uses shall be developed in each new development to the satisfaction of both the Director of Public Works and the Director of Parks, Recreation, and Community Services. Although alignments that are not adjacent to roadways will generally be preferred, road easements may be used when the Department of Parks, Recreation and Community Services determines that other locations are inappropriate; and
 - viii. Trail construction shall be completed and maintained in accordance with the conditions set forth by the Department of Parks, Recreation, and Community Services. All information pertaining to trail requirements shall be shown on the tentative parcel or tract map and on the final parcel or tract map prior to the final map recordation;
- b. A property maintenance or homeowner maintenance association shall be established to maintain the private access route, private roads and drives, trail easements and other specific project amenities in all new residential projects of greater than four (4) dwelling units and all new commercial, industrial and institutional projects;

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- c. Street lights, in accordance with City standards, shall be installed only at road-to-road intersections; exterior lighting shall be designed to minimize off-site illumination, within the requirements for public safety. Exterior lighting on residential parcels shall be of top-shielded design to prevent direct off-site illumination; hoods shall be used to direct light away from adjacent parcels. Exterior lighting on nonresidential parcels shall be prohibited except where necessary for the safety of pedestrian and vehicular traffic, as determined by the City. To minimize off-site illumination where lights are required, cut-off fixtures in keeping with a rural equestrian architectural style will be specified;
- d. River bottoms and sides shall not be improved with concrete. Fencing shall not be permitted to cross riverbeds in such a manner as to deny trail access;
- e. Bridges shall be limited to those required for public safety and shall be designed to accommodate equestrian access;
- f. All new residential projects of greater than four (4) dwelling units and all new commercial, industrial and institutional projects (including expansion thereof) shall connect to public sewer systems. Utilities shall be undergrounded to the nearest off-site connection; and
- g. Existing and future drainage shall be accommodated to provide adequate carrying capacity and erosion protection and shall not create or extend detrimental hazards or consequences upstream.

C. *Residential Zones.*

1. Residential Areas.

- a. Street paving, curbs, gutters and sidewalks shall not be required of new development. Minimum City standards for all-weather access shall be provided. An engineering analysis shall be required to determine how all-weather access will be provided for emergency vehicles. Surface material may consist of graded dirt, gravel, or asphaltic concrete to achieve the required standards.
- b. On-street parking shall not be permitted in a designated trail.
- c. Street trees shall not be required.
- d. Fences. Non-view-obscuring fences, not to exceed five (5) feet in height, shall be permitted to be located within the twenty (20) foot front yard setback. Where a non-view-obscuring fence is

17.39.020 Placerita Canyon Special Standards District

constructed within the twenty (20) foot front yard setback, and is five (5) feet in height, the applicant shall be required to landscape the frontage of their property along the property line that abuts the adjacent right-of-way. View-obscuring walls or fences that are higher than three (3) feet six (6) inches shall not be permitted to be located within the twenty (20) foot front yard setback.

2. Melody Ranch. (Applicable only to the area bounded by Oak Orchard Road on the north, Oak Creek Avenue on the east, Placerita Creek on the south, and to a line approximately nine hundred ninety (990) feet from and parallel to Oak Creek Avenue on the west.) Melody Ranch is a permitted use in the NU5 zone, subject to the following: the primary land use shall include full service motion picture and television studios including facilities for production of feature films, television series, commercials, telethons, videos and all related facilities and audience participation. Incidental community activities and social events are permitted. Related office space and limited commercial retail sales incidental to the primary use shall be permitted.

D. *Commercial/Industrial Zones.*

1. Landscaping Requirements.

- a. Adequate buffering between residential and nonresidential areas shall be provided, in accordance with the provisions of this code;
- b. Street trees shall be required;
- c. Landscaped berms or other landscape treatment shall be used to screen the view of parking areas from the street; and
- d. Landscape plans shall incorporate twenty-four (24) inch box trees.

2. Lot Orientation. Properties fronting on Lyons Avenue shall be oriented with their primary access on Lyons Avenue. Site orientation shall discourage use of Placerita Canyon Road as a primary access.

3. Noise Limits. Any loud music (live or recorded) shall comply with the noise limits as set forth in Section [11.44.040](#) (Noise Limits).

E. *North Newhall Area.* The following requirements shall apply to those properties in the Placerita Canyon special standards district that are within the North Newhall Area (NNA), as identified in the General Plan. The future uses and development within this area require careful advance planning and consideration of any potential projects shall be required to address each of the following subject areas:

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1. Public Participation/Outreach.

a. Be subject to public participation and outreach led by the applicant(s) or the applicant's representative, at the onset of and during conceptual planning and prior to formal submittal of a proposed project to the City. Outreach would include, but is not limited to, the Placerita Canyon property owners' association.

2. Traffic Intrusion/Gateways.

a. Be internally and externally pedestrian-oriented, and have equestrian and bicycle amenities and accommodations;

b. Understand and acknowledge that any development at these locations will increase existing vehicular traffic and create new vehicular traffic, and that there will be impacts to equestrian and pedestrian circulation in the existing neighborhood, and therefore to minimize those impacts, special attention must be given to mitigate impacts caused by such identified access points;

c. Layout and orientation of any developments shall be designed to discourage and where possible prevent additional trips into Placerita Canyon caused by or resulting from such developments;

d. Include defined entry gateways or monuments into the Placerita Canyon special standards district, at Railroad Avenue, complete with landscaping and architectural elements with signage expressly stating there is no through traffic allowed; and

e. A traffic study shall be prepared for all new developments that are projected to generate two hundred fifty (250) or more new daily trips, within the areas encompassed by the NNA. The traffic study shall analyze those potentially impacted intersections within the NNA area and those that lie within a one (1) mile radius of the subject development site.

3. Buffering and Transitions.

a. Preserve the existing rural equestrian community, generally known as Placerita Canyon, and provide adequate buffers and graduated transitional design to ensure existing neighborhood protection and compatibility of character resulting from any proposed development;

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- b. Incorporate the current Santa Clarita Valley Trails Advisory Committee (SCVTAC) network of multi-use trails into adjacent neighborhoods which shall have rural and equestrian characteristics; and
 - c. Require use of the MWD right-of-way as a landscaped buffer (subject to MWD approval) between the NNA within the PCSSD and the rest of Placerita Canyon, which landscaping shall consist of low water, low maintenance landscape material.
4. Architecture.
- a. Consist of three hundred sixty (360) degree architectural design with pedestrian-scaled building massing and forms where adjacent to existing residences, with the use of landscaping to visually soften hard edges of buildings;
 - b. Structures shall have varied building heights and designs shall create east/west sight lines. Building heights up to thirty-five (35) feet may be permitted. Additional height, not to exceed fifty (50) feet, may be permitted subject to the approval of a conditional use permit;
 - c. Have transitional densities, as described above, decreasing in density and height in an easterly direction towards the MWD right-of-way away from Railroad Avenue, to include the MWD right-of-way as a landscaped buffer and detached single-family residences adjacent to the MWD right-of-way; and
 - d. Building heights shall be subject to the same Unified Development Code requirements that apply to all of Placerita Canyon.
5. Flood Control.
- a. Waterway bottoms and sides shall not be improved with concrete or hard impervious surfaces and shall be maintained in a natural appearance;
 - b. Fencing shall not be permitted to cross riverbeds or waterways in a manner which denies or interferes with easy trail access; and
 - c. On-site flood control mitigation would provide assistance or relief to other hydrology/drainage impacts within Placerita Canyon due to changes of topography on NNA properties.

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6. Housing Types.

- a. It is not the City's intent to see affordable housing located on this site; and
- b. The desired housing type in the NNA will attract residents who will assist in the economic revitalization of Downtown Newhall.

7. Economic Development.

- a. Based on the area's proximity to the nearby Metrolink station and Old Town Newhall, development in the NNA would be supportive of revitalization efforts, with an appropriate mix of retail, office, restaurant, and general commercial square footage combined with neighboring and integrated housing types.

8. Recreation.

- a. Include a site-specific and a community-based recreational component.

F. *Applicability.* The preceding standards shall apply as appropriate to any land division, land development, building permit for either a new structure or a specified addition to an existing structure, or grading permit. Modifications to any standards in this subsection are only available pursuant to the terms and conditions of a conditional use permit, as provided for in Section [17.25.100](#)(Conditional Use Permit).

G. *Description of District Boundaries.*

Beginning at a point in the boundary of Tract No. 1078, recorded in Book 18, Page 169, of Maps, said point being the northwest corner of said Tract No. 1078; thence northeasterly, and easterly along the northwesterly, and northerly boundary of Tract No. 1078 to a point in the northerly boundary of Tract No. 1079, recorded in Book 18, Page 155, of Maps; thence easterly along the northerly boundary of said Tract No. 1079 to a point, said point being the northeasterly corner of said Tract No. 1079; thence northerly along the northerly prolongation of the easterly boundary of said Tract No. 1079 to a point in the northerly right-of-way boundary of the Los Angeles aqueduct; thence southeasterly and southerly along the northerly, and easterly boundary of said right-of-way to a point in the northerly boundary of Tract No. 10699, recorded in Book 165, Pages 36-37 of Maps; thence easterly along the northerly boundary of said Tract No. 10699 and, thence continuing along the easterly prolongation of the northerly boundary of said Tract No. 10699 to a point in the westerly right-of-way boundary of Sierra Highway; thence southwesterly along the said westerly right-of-way to the intersection of a line parallel

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with and 215 feet northerly measured at right angles from the southwesterly boundary of Tract No. 1274 recorded in Book 18 Pages 110-111 of Maps; thence northwesterly along said parallel line to a point in southerly boundary of said Tract No. 1274; thence northwesterly and westerly, along the southerly boundary of said Tract No. 1274 to a point, said point being the northeast corner of the parcel of land as described in Document No. 5906 recorded December 10, 1964, as shown on Record of Survey 95-78 thence southwesterly, westerly, and northwesterly along the southeasterly, southerly, and southwesterly boundary of said Record of Survey, to a point, said point being the westerly corner of said Record of Survey, thence southwesterly along the southeasterly boundary of Lot 194 of said Tract No. 1078 to the southwest corner of said tract; thence northwesterly along the southwesterly boundary of said tract to the point of beginning.

Except: that portion that lies within the boundaries of Tract No. 44452 recorded in Book 1137 Pages 59-68, Tract No. 34143 recorded in Book 969 Pages 7-14, and Tract No. 34144 recorded in Book 969 Pages 15-20, all of Maps.

(Ord. 13-8 § 4 (Exh. A), 6/11/13)



Placerita Canyon
Property Owners Association

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*The PCPOA is formed under Section 501(c)4 of the Internal Revenue Code as
a Public Benefit Corporation.*