



**CITY OF SANTA CLARITA  
AGENDA REPORT**

**PUBLIC HEARINGS**

CITY MANAGER APPROVAL:

*Ken Stripling*

DATE: August 22, 2023

SUBJECT: SHADOWBOX STUDIOS - MASTER CASE 21-109

DEPARTMENT: Community Development

PRESENTER: Erika Iverson

**RECOMMENDED ACTION**

City Council:

1. Conduct the public hearing.
2. Adopt a resolution certifying the Final Environmental Impact Report (SCH No. 2022030762) prepared for the project and adopting the Mitigation Monitoring and Reporting Program, and making the appropriate findings under the California Environmental Quality Act.
3. Adopt a resolution approving Master Case 21-109, including, Architectural Design Review 21-016; Conditional Use Permit 21-010; Development Review 21-012; General Plan Amendment 21-002; Hillside Development Review 21-001; Minor Use Permit 21-016; Oak Tree Permit (Class 4) 421-001; Ridgeline Alteration Permit 21-001; Zone Change 21-001; and Tentative Tract Map 83513, subject to the conditions of approval.
4. Introduce an ordinance entitled: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, APPROVING ZONE CHANGE 21-001 (MASTER CASE 21-109) TO AMEND THE CITY’S ZONING MAP AND CHANGE THE ZONING DESIGNATION OF ASSESSOR’S PARCEL NUMBERS 2834-002-046, 2834-003-044, 2834-016-041, 2834-017-021, 2834-001-014, 2834-005-041, 2834-004-045, 2834-014-043, AND 2834-015-021 FROM NON-URBAN 5 TO MIXED-USE NEIGHBORHOOD, AND ESTABLISH THE JOBS CREATION OVERLAY ZONE ACROSS ASSESSOR’S PARCEL NUMBERS 2834-021-034, 2834-001-034, 2834-011-021, 2834-010-043, 2834-008-039, 2834-001-015, 2834-006-041, 2834-007-045, 2834-013-041, 2834-021-023, 2834-005-041, 2834-004-045, 2834-014-043, AND 2834-015-021;” waive reading of the text and consent to read by title only, as listed on the agenda, and pass to second reading.

## BACKGROUND

The Shadowbox Studios Project (Project) is located at the northeast corner of Railroad Avenue and 13th Street in the community of Newhall, within the City of Santa Clarita (City). The Project site is approximately 93 acres of undeveloped land that has been cleared of a majority of its natural vegetation. The southern and central portions of the Project site are relatively flat land that has been disturbed and or cleared by past uses related to temporary parking for special events or filming in the area. The northern portion of the Project site is traversed by Placerita Creek and features a prominent ridgeline through its northeast corner. The Project site is bound to the south by 13th, Arch, and 12th Streets; commercial uses are located immediately south, fronting 13th, Arch, and 12th Streets, with single-family uses within Placerita Canyon just beyond. The Metro Rail Line is located immediately west with Railroad Avenue beyond. A mix of commercial uses and a mobile home park front Railroad Avenue in the vicinity of the Project site. A hillside maintained by a homeowner's association (HOA) is located immediately to the north with single-family uses beyond. The east is bound by the Metropolitan Water District (MWD) right-of-way, with single-family uses along Alderbrook Drive beyond. The Project proposes to utilize an additional 11.4 acres of the MWD right-of-way immediately east, south of Placerita Creek, for additional parking and a plant nursery (subject to agreement with MWD).

### *INITIAL APPLICATION*

The applicant, LA Railroad 93, LLC, has worked to refine the Project proposal over the past two and a half years, based on input from City staff through the One Stop review and formal entitlement application process, including community outreach as outlined below. On May 28, 2021, the applicant submitted a formal entitlement application for the development of a film and television studio facility consisting of approximately 1.3 million square feet of sound stages, a production support warehouse, a three-story office building, catering facilities, and a four-story (five parking levels) parking structure. The formal submittal reduced the number of sound stage buildings from the concept plan reviewed under the One Stop review, from 28 stages to 19, and eliminated all proposed sound stages from the north side of Placerita Creek. In addition, the architectural design concept was changed to contemporary Craftsman and Western Victorian styles intended to comply with the architectural character of the Newhall community as identified in the Community Character and Design Guidelines.

### *PUBLIC OUTREACH BY THE APPLICANT*

The applicant began outreach efforts in October of 2020, hosting multiple meetings with homeowner groups, including the Placerita Canyon Property Owner's Association, Placerita Canyon Corporation, Circle J Ranch Homeowner's Association, as well as with individual residents in the Placerita Canyon throughout the entitlement review process. In addition, the applicant has met with The Master's University, the Newhall School District, and a number of other organizations and businesses in the City. The applicant's outreach efforts are demonstrated in the attached Applicant Community Outreach Summary.

## **GENERAL PLAN AND ZONING**

The Project site has General Plan land use and zoning designations of Mixed-Use Neighborhood (MXN) and Non-Urban 5 (NU5) and is located within an area that is specifically identified in the

General Plan as the North Newhall Area (NNA). The General Plan establishes a limitation on the overall allowable floor area for non-residential development (excluding parking facilities) in the NNA to 450,000 square feet. In addition, the Project site is located within the Placerita Canyon Special Standards District (PCSSD) and the Planned Development Overlay zone.

As summarized in the table below, the surrounding land uses include a mix of commercial, residential, and the Metro Rail Line.

**Summary of Surrounding Area**

Project Site	General Plan		Zone		Land Use
	Existing	Proposed	Existing	Proposed	
	MXN; NU5	MXN	MXN; NU5	MXN w/ JCOZ	Proposed Shadowbox Studios Project
<b>North</b>	OS; UR3		OS; UR3		HOA owned slope/Single Family uses beyond
<b>South</b>	MXN; UR1		MXN; UR1		Commercial Uses; Single Family uses beyond
<b>East</b>	UR1; UR2; NU5		UR1; UR2; NU5		MWD Right-of-way; Single Family uses beyond
<b>West</b>	PI; CC; SP		PI; CC; SP		Metro Rail Line; Commercial and Residential uses along Railroad Avenue

JCOZ=Jobs Creation Overlay Zone; OS=Open Space; UR=Urban Residential; PI=Public/Institutional; CC=Community Commercial; SP=Specific Plan; HOA=Homeowners Association; and MWD=Metropolitan Water District

The applicant is seeking approval of a General Plan Amendment and Zone Change that would establish a General Plan land use and zoning designation of MXN over the entirety of the Project site including the conversion of approximately 51.1 acres from NU5 to MXN, as well as a Zone Change to apply the Jobs Creation Overlay Zone (JCOZ) over the southerly 53.4-acre portion of the Project site (the area south of Placerita Creek) in order to permit the development of a full-service film and television studio campus.

The applicant is also seeking approval of a General Plan text amendment to the NNA of the Land Use Element to increase the maximum allowable commercial floor area by 1,135,000 square feet for a total of 1,585,000 square feet of commercial floor area in the General Plan for the NNA. The applicant is also requesting a text amendment to clarify the height allowances specified in the NNA to reflect the inclusion of JCOZ overlay on the southerly portion of the Project site. The text amendments are provided in Exhibit B of the Project Resolution.

**PROJECT SUMMARY**

The applicant is seeking approvals for the development of a full-service film and television studio campus on the approximately 93-acre site. The Project would construct 19 soundstages, a three-story office building, a four-story (five parking levels) parking structure, a two-story warehouse support building, three catering buildings, a facilities mechanical building, as well as the construction of an all-weather bridge across Placerita Creek that would connect to a surface

parking lot on the north side of the creek. The Project also proposes to utilize the adjacent 11.4-acre MWD property along the eastern boundary of the Project site, south of Placerita Creek, to provide additional vehicle and trailer parking spaces. A plant nursery is also proposed along the entire length of this MWD parking area, adjacent to the alley behind the residences along Alderbrook Drive. Use of the MWD property is subject to approval by MWD and is not required for compliance with the UDC, but would support the operation of the studio campus, if approved. The development of the proposed Project would require several off-site improvements, which include railroad crossing improvements at 13th Street and improvements of the roadway alignments on 13th Street, Arch Street, Dockweiler Road, 12th Street, and Placerita Canyon Road prior to the first Certificate of Occupancy issued on the Project site. The Project would require approximately 400,000 cubic yards of cut and fill to be balanced across the site, alteration along the base of a General Plan designated significant ridgeline, and the removal or encroachment of 12 oak trees, 6 of which are heritage sized.

### *VEHICLE CIRCULATION AND OFFSITE IMPROVEMENTS*

A Transportation Analysis (TA) was prepared for the Project and is the basis for determining any roadway improvements necessary to support the addition of Project traffic to the City's circulation network. The proposed roadway improvements for the Project are further informed by the General Plan roadway improvement for the Dockweiler Drive extension, which, if approved, would extend Dockweiler Drive from its current terminus at Valle del Oro, and would connect to Arch Street and reconfigure the alignment of Placerita Canyon Road with Dockweiler Drive. The TA analyzed the Project both with and without the completion of the planned extension of Dockweiler Drive. The proposed street improvements for the Project would be required with or without the completion of the connection to Dockweiler Drive. The specific street improvements that would be required for the Project prior to the first Certificate of Occupancy include:

- Widening of the rail crossing at 13th Street and Railroad Avenue from two traffic lanes to five traffic lanes. In addition to the widening of the intersection, the railroad crossing would be upgraded to meet current safety standards, as directed by the California Public Utilities Commission;
- Widening of 13th Street from two traffic lanes to six traffic lanes, Arch Street from two traffic lanes to six traffic lanes, and 12th Street from two traffic lanes to three traffic lanes;
- Installation of a four-leg, signalized intersection at 13th Street and Arch Street;
- Installation of a four-leg, signalized intersection at Arch Street and 12th Street;
- Installation of a three-leg, half-signalized intersection of Placerita Canyon Road and Dockweiler Drive; and
- Requiring the 13th Street at-grade crossing to stage construction such that access to Placerita Canyon will remain open during construction.

If the Dockweiler Drive extension is not completed at the time of the Project, the following intersection improvement would be required in place of the three-leg intersection at Placerita Canyon Road and Dockweiler Drive:

- Extend Arch Street to Placerita Canyon Road and complete the two-leg intersection of



Placerita Canyon Road and Arch Street.

Lastly, Class I trails would be required along the Project frontage of 13th, Arch, and 12th Streets that would connect to future Class I trails along Railroad Avenue and to a future Class I trail connection from Dockweiler Drive to the Jan Heidt Metrolink Station.

Vehicle access to the studio campus is provided by way of two entry gates located at the proposed intersection of 13th Street and Arch Street. The primary entrance, Gate 1, is located at the north leg of the intersection and the secondary entrance, Gate 2, is located on the east leg of the intersection. Both gates are set back from the intersection and provide 2,100 linear feet of queuing on the Project site to ensure that Project related traffic can queue on-site and out of the public right-of-way. For context, assuming a 60-foot queue length for each 53-foot long truck, approximately 35 large trucks could be accommodated within the 2,100 feet of queuing at Gates 1 and 2 proposed with the project. An additional access gate, Gate 3, is located on 12th Street. Gate 3 will only allow for Project related egress by way of a right-turn-only out onto 12th Street. Gate 3 will provide emergency service ingress to the Project site.

The Project site will provide a total of 2,684 parking spaces throughout the studio campus, within a five-level parking structure (1,072 parking spaces), a surface parking lot north of Placerita Creek (1,157 parking spaces), and surface parking spaces provided throughout the studio campus (455 parking spaces). In addition, the applicant is proposing the use of the MWD right-of-way, immediately east of the Project site, for an additional 257 trailer parking spaces. The parking within the MWD right-of-way would be in excess of code-required parking and is not required to support the Project operation.

### *PROPOSED ENTITLEMENTS*

Implementation of the Project will require the approval of the following entitlements:

#### Architectural Design Review 21-016

An Architectural Design Review is required for the proposed architectural design to ensure that the proposed architecture complies with all of the provisions of Section 17.51.020 of the Unified Development Code (UDC) and General Plan, and to be consistent with the City's Community Character and Design Guidelines.

#### Conditional Use Permit 21-010

A Conditional Use Permit is required for new development within the Planned Development Overlay zone in accordance with Section 17.38.060 of the UDC.

#### Development Review 21-012

A Development Review is required for the proposed physical design and layout, prior to the issuance of any building permit, for subdivision developments or commercial developments in accordance with Section 17.23.120 of the UDC.

#### General Plan Amendment 21-002

A General Plan Amendment (GPA) is required to change the land use designation of the NU5 portion of the Project site to MXN. In addition, the General Plan text of the Land Use Element

for the NNA, which includes the Project site, limits the overall floor area for nonresidential development; a GPA is required to amend this limitation. A General Plan text amendment is also requested in order to clarify the height regulations applicable to properties within the NNA.

#### Hillside Development Review 21-001

A Hillside Development Review is required for all development on slopes in excess of 10-percent average cross-slope or greater in accordance with Section 17.51.020 of the UDC.

#### Minor Use Permit 21-016

A Minor Use Permit is required to reduce the residential density below the minimum required density of the MXN zone in accordance with Section 17.35.020 of the UDC.

#### Oak Tree Permit (Class 4) 421-001

A Class 4 Oak Tree Permit is required for the encroachment and/or the removal of four or more oak trees in accordance with Section 17.51.040 of the UDC.

#### Ridgeline Alteration Permit 21-001

A Ridgeline Alteration Permit (RAP) is required to protect and/or restrict development on identified significant ridgelines with an approval by the City Council in accordance to Section 17.38.070 of the UDC. Ridgeline Preservation Overlay Zones establish 100-foot zones either horizontally, or vertically, on either side of an identified ridgeline.

#### Tentative Map 83513

A Tentative Map is required for the subdivision of more than four lots in accordance with the Subdivision Map Act and Section 17.25.110 of the UDC. The Project includes a request to merge and subdivide the Project site into five lots for the development of the studio campus.

#### Zone Change 21-001

A Zone Change is required to amend the City's Zoning Map in order to designate the NU5 zoned portion of the Project site as MXN. In addition, a Zone Change is required in order to overlay the JCOZ on the southerly portion of the Project site (the portion south of Placerita Creek).

The hearing before the City Council is necessary based on the request for the Zone Change, GPA, and RAP associated with the proposed Project.

### **ENVIRONMENTAL IMPACT REPORT**

The City selected Michael Baker, International, from a competitive bidding process to conduct the necessary CEQA review for the Project. On March 29, 2022, staff circulated the Notice of Preparation for the Project Environmental Impact Report (EIR) with a 30-day comment period that closed on April 28, 2022. A Scoping Meeting was held on April 21, 2022, with approximately 30 people in attendance. Topics of concern expressed at the Scoping Meeting included traffic, flood and drainage, preservation of Placerita Creek, and consistency with the PCSSD. The City prepared a Draft EIR for the Project that addressed all issues raised in comments received on the Notice of Preparation. The Draft EIR was circulated for review and comment by affected governmental agencies and the public, in compliance with the California Environmental Quality Act (CEQA). Specifically, the Notice of Availability/Notice of

Completion for the Draft EIR was filed, posted, and advertised on April 6, 2023, and the 45-day public review period ended on May 22, 2023, in accordance with CEQA. The Draft EIR includes an Environmental Impact Analysis for the following areas: aesthetics, air quality, biological resources, cultural resources, energy consumption, geology and soils, Greenhouse Gas (GHG) emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation/traffic, tribal cultural resources, utilities and service systems, and wildfire. The Draft EIR also includes a detailed Project Description, Project Alternatives, and Cumulative Impacts Analysis.

The Draft Final EIR was prepared for the Project after the review period had concluded. The Draft Final EIR includes the Draft EIR, comments and responses on the Draft EIR, Errata and Clarifications Section, and Mitigation Monitoring and Reporting Program (MMRP). A complete response to the comments submitted can be found in the Final EIR prepared for the Project. Below is a summary of some of the responses to comments:

- California Department of Fish and Wildlife (CDFW) - CDFW provided a letter with comments and recommendations related to impacts on the Crotch's bumble bee, mountain lion, Coastal California Gnatcatcher, streams and associated natural communities. The Draft EIR addresses the comments and provides mitigation measures to address the concerns raised. Discussion on the potential for Crotch's bumble bee to occur on the Project site was added to the Draft EIR in response to comments. It is important to note, that the bumble bee was not listed as a potential candidate for special status at the time of the biological resource surveys and literature review was conducted, nor at the time the NOP was issued. The circulation of the NOP established the baseline conditions for the biological resources evaluation of this Project. Mitigation measures have been added to the EIR to address any impact to a less than significant level. Surveys are currently underway to confirm the absence of the bumble bee onsite.
- Los Angeles County Fire Department (LACFD) - LACFD provided a letter requesting corrections to the requirements for fire hydrants and fire flow, specifying the number of hydrants and required fire flow for the Project. Revisions to the Draft EIR were made to reflect the specification from LACFD. The changes do not result in a new or increased significant impact. Other comments from LACFD included routine design standards that will be verified during plan check.
- CREED LA – CREED LA provided comments on a number of topics in the Draft EIR analysis including biological resources, air quality and human health, transportation, and GHG emissions. Minor revisions were made to GHG Section of the Draft EIR in response to comments to ensure consistency in mobile emissions for the Project operations with the vehicle assumptions in the TA. The slight change in GHG emissions does not change the significance determination for the Project since the analysis is based on consistency with state and regional GHG reduction plans.
- Placerita Canyon Property Owners' Association (PCPOA) - PCPOA provided comments on a number of topics in the Draft EIR analysis including land use planning, population and housing, transportation, and GHG emissions. Clarifications to the roadway improvements were incorporated in the Draft EIR Project Description to outline the signals to be installed and specify that the rail crossing improvements included widening of the rail crossing. These clarifications do not provide new information that has not been previously analyzed. The roadway improvements have been shown on the proposed

tentative map that has been included in the technical appendices and analyzed in the Draft EIR. In addition, Table 17 of the TA was revised to add a column to specify the level of service impact at study intersections. This revision simply summarizes data, data that is already available in the technical report, in a table for ease of the reader. The data is not new, and the list of intersections in the table is unchanged.

Changes were incorporated into the Draft EIR to provide correction and clarification where appropriate in response to comments received. The information incorporated into the Draft EIR, outlined in the Errata and Clarifications Section of the Final EIR does not change the basic findings of the Draft EIR. The changes do not provide new significant information thus recirculation is not required.

The Draft Final EIR was made available in advance of the July 18, 2023, Planning Commission meeting as it was forwarded to the Planning Commission, forwarded to members of the public, posted on the City's website, and placed in the City Clerk's Office on July 6, 2023.

Letters were received in response to the Agenda Report for the Planning Commission hearing and Draft Final EIR on the Shadowbox Studios Project on July 18, 2023. These letters, which have been reviewed by staff, primarily contain the same comments that have been thoroughly and adequately addressed as part of the responses to comments included in the Draft Final EIR. The preparation of the responses to comments and the Draft Final EIR fully comply with all requirements of CEQA and the CEQA Guidelines. Accordingly, these letters, received on the Draft Final EIR, are included as an attachment to the agenda report for consideration by the City Council.

The Final EIR comments and responses on the Draft EIR, Errata and Clarifications Section, and MMRP are included as an attachment to the agenda report. The Final EIR finds that all impacts associated with the proposed project, in conjunction with the mitigation measures, can be mitigated to a less than significant level, and no Statement of Overriding Considerations is required for this project.

## **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission held four public meetings on the Project, closed the public hearing on July 18, 2023, and recommended approval of the Project and certification of the Final EIR by the City Council. The Planning Commission recommendation included revisions to the following Conditions of Approval for consideration by the City Council and have been incorporated into the Conditions of Approval for the Project. The underlined text below represents the additions to the Conditions, as recommended by the Planning Commission:

- PL7. If permission is granted by MWD, the permittee may utilize 11.4 acres of the MWD property, immediately adjacent to the east, to provide excess parking and storage for plants associated with film and television studio use. All plant material must be maintained in good condition. Storage of empty pallets, plant containers, or dead plant material is prohibited. No other outdoor storage is permitted on the MWD property. Cleaning and/or maintenance of vehicles is not permitted on the MWD property between the hours of 10:00 p.m. and 6:00 a.m.

- PL8. The permittee may install a 12-foot tall perimeter fencing along the property line in conformance with the fencing plan on file with this application. The fencing along the west property line, facing Railroad Avenue must be staggered so that there is a minimum two-foot step back in the face wall, with step backs provided at a ratio of 150 feet to 50 feet. If the MWD property is not utilized for accessory parking, perimeter fencing must be installed to allow for landscaping to screen the wall between the Project site and MWD property.
- PL11. The permittee must prepare and submit a site-specific Emergency Operation Plan (EOP) to the Director before the Building Official issues a Certificate of Occupancy. The EOP must include an evacuation plan for the studio campus and must include a training program for all security personnel and tenants of the studio campus to ensure preparedness in the event of an emergency. The EOP must identify opportunities that would allow for the studio facility and local residents to shelter in place, and must identify opportunities that would allow for the studio facility to access the MWD right-of-way to the northeast as a means of evacuation in an emergency. The permittee must install a vehicle gate at the northeast portion of the Project site that would allow access to the adjacent MWD right-of-way to the northeast in the event of an emergency.
- TD4. The bus stop(s) must consist of a 10' x 25' concrete passenger waiting pad, placed behind the sidewalk and bike path, and relocate the existing bus stop furniture, including shelter, to the new location.

## NOTICING

All notices required by law were completed which consisted of a legal advertisement in The Signal newspaper on August 1, 2023, and notification of the public hearing by mail to all property owners and occupants within a 1,000-foot radius of the Project site (1,445 notices). A sign was also posted at the Project site on August 8, 2023.

As of the writing of this agenda report and publication of the City Council Public Hearing Notice, staff has received 77 comment letters expressing support for the Project and no letters in opposition to the Project. These letters can be found in the City Clerk's reading file. All letters and comments that were received during the Planning Commission meetings are included in the Planning Commission Staff Reports, located in the City Clerk's reading file.

## ALTERNATIVE ACTION

Other actions as determined by the City Council.

## FISCAL IMPACT

The Project would not have a negative fiscal impact on the City's General Fund. The applicant would be required to pay various development impact fees, including, but not limited to, Bridge and Thoroughfare fees.

## ATTACHMENTS

Public-Notice

Resolution - Project

Resolution - CEQA

Ordinance

Applicant Community Outreach Summary

Public Comment Letters (available in the City Clerk's Reading File)

Comment Letters on Final EIR (available in the Clerk's Reading File)

Plans and Elevations (available in the Clerk's Reading File)

Tentative Map (available in the Clerk's Reading File)

Planning Commission Staff Report 4-18-2023 (available in the Clerk's Reading File)

Planning Commission Staff Report 5-16-2023 (available in the Clerk's Reading File)

Planning Commission Staff Report 6-20-2023 (available in the Clerk's Reading File)

Planning Commission Staff Report 7-18-2023 (available in the Clerk's Reading File)



CITY OF SANTA CLARITA  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 23920 Valencia Boulevard, Suite 302  
 Santa Clarita, CA 91355

NOTICE OF PUBLIC HEARING

**APPLICATION:** Master Case 21-109; General Plan Amendment 21-002, Zone Change 21-001, Tentative Map 21-002, Conditional Use Permit 21-010, Development Review 21-012, Minor Use Permit 21-016, Ridgeline Alteration Permit 21-001, Hillside Development Review 21-001, Oak Tree Permit 421-001, Architectural Design Review 21-016, Environmental Impact Report 21-002

**PROJECT APPLICANT:** LA Railroad 93, LLC

**PROJECT LOCATION:** Northeast Corner of Railroad Avenue and 13<sup>th</sup> Street. Assessor Parcel Numbers 2834-001-007; 2834-001-012 to -015; 2834-002-046; 2834-003-044; 2834-004-045; 2834-005-041; 2834-006-041; 2834-007-045; 2834-008-039; 2834-010-043; 2834-011-021; 2834-012-023; 2834-013-041; 2834-014-043; 2834-015-021; 2834-016-041; 2834-017-021; 2834-020-111; 2834-020-114; 2834-021-134; and 2834-022-067

The City of Santa Clarita City Council will conduct a public hearing on this matter on the following date:

**DATE:** Tuesday, August 22, 2023  
**TIME:** At or after 6:00 p.m.  
**LOCATION:** City Hall, Council Chambers  
 23920 Valencia Blvd., First Floor  
 Santa Clarita, CA 91355

**PROJECT DESCRIPTION:** The applicant is requesting entitlements for the development of the Shadowbox Studios Project, an approximately 1.3 million square-foot, full-service film and television studio campus on an approximately 93-acre site. The project would involve construction of 19 soundstages, a three-story office building, a four-story (five parking levels) parking structure, a two-story warehouse support building, and three catering buildings, as well as the construction of an all-weather bridge across Placerita Creek that would connect to a surface parking lot on the north side of the creek. The project also proposes to utilize the adjacent 11.4-acre Metropolitan Water District (MWD) property along the eastern boundary of the project site, south of Placerita Creek, to provide additional vehicle and trailer parking spaces. A plant nursery is also proposed along the entire length of this parking area and adjacent to the alley behind the residences along Alderbrook Drive. Use of the MWD property is subject to approval by MWD and is not required to support the operation of the studio campus. The development of the proposed project would require several off-site improvements, which include railroad crossing improvements at 13<sup>th</sup> Street, and improvements of the roadway alignments on 13<sup>th</sup> Street, Arch Street, Dockweiler Road, 12<sup>th</sup> Street, and Placerita Canyon Road. The Project would require approximately 400,000 cubic yards of cut/fill to be balanced across the site, removal or encroachment of 13 oak trees, and alteration along the base of a significant ridgeline.

**PLANNING COMMISSION ACTION:** On July 18, 2023, the Planning Commission voted 5-0 to adopt a resolution recommending the City Council certify the Final Environmental Impact Report (EIR) and associated documents, and adopt the Mitigation Monitoring and Reporting Program (MMRP), and approve Master Case 21-109 and associated entitlements for the development of the Shadowbox Studios Project, in the City of Santa Clarita, subject to the Conditions of Approval.

**ENVIRONMENTAL REVIEW:** A Draft EIR has been prepared for this proposed project and was posted for public review from April 6, 2023, to May 22, 2023. The Draft Final EIR was posted for public

review July 6, 2023. The Draft Final EIR includes all of the written comments received on the Draft EIR and detailed responses to the written comment letters. A copy of the Draft Final EIR and all supporting documents are available at the City Clerk’s Office, located in the City Hall Building at 23920 Valencia Boulevard, Suite 120, Santa Clarita, California, 91355. The Draft EIR and Draft Final EIR are also available for public review on the City of Santa Clarita website at: <http://www.santa-clarita.com/planning/environmental>.

If you wish to challenge the action taken on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the City of Santa Clarita at, or prior to, the public hearings.

For further information regarding this proposal, you may contact the project planner at the City of Santa Clarita, Permit Center, 23920 Valencia Blvd., Suite 140, Santa Clarita, CA 91355. Telephone: (661) 255-4330. Website: [www.santa-clarita.com/planning](http://www.santa-clarita.com/planning). Send written correspondence to: 23920 Valencia Blvd., Suite 302, Santa Clarita, CA 91355. Project Planner: Erika Iverson, [eiverson@santa-clarita.com](mailto:eiverson@santa-clarita.com).

Mary Cusick, MMC  
City Clerk

Published: The Signal, August 1, 2023



Attachment: Public-Notice (Shadowbox Studios MC21-109)



## RESOLUTION NO. 23-\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, APPROVING MASTER CASE 21-109 (ARCHITECTURAL DESIGN REVIEW 21-016, CONDITIONAL USE PERMIT 21-010, DEVELOPMENT REVIEW 21-012, GENERAL PLAN AMENDMENT 21-002, HILLSIDE DEVELOPMENT REVIEW 21-001, MINOR USE PERMIT 21-016, OAK TREE PERMIT (CLASS 4) 421-001, RIDGELINE ALTERATION PERMIT 21-001, AND TENTATIVE MAP 83513) FOR THE DEVELOPMENT OF THE SHADOWBOX STUDIOS PROJECT IN THE CITY OF SANTA CLARITA, CALIFORNIA

THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The City Council makes the following findings of fact:

- A. An application for Master Case 21-109, the Shadowbox Studios Project (Project), was filed by the Project applicant, LA Railroad 93, LLC (the “applicant”), with the City of Santa Clarita (City) on May 28, 2021. The entitlement requests (collectively “Entitlements”) include:
1. Architectural Design Review 21-016 for the review of the Project architecture to ensure consistency with the applicable provisions of the Unified Development Code (UDC), the General Plan, and other applicable requirements.
  2. Conditional Use Permit 21-010 to allow for construction of a film and television studio campus in the Mixed-Use Neighborhood (MXN) zone, and for new development within the Planned Development Overlay zone.
  3. Development Review 21-012 to allow for the construction of a film and television studio campus development in compliance with the applicable provisions of the UDC, the General Plan, and other applicable requirements.
  4. General Plan Amendment 21-002 to amend the General Plan Land Use Map in order to designate the entirety of the Shadowbox Studios Project site as MXN, and a text amendment to the Land Use Element for the North Newhall Area (NNA) allowing for a total of up to 1,585,000 square feet of non-residential development.
  5. Hillside Development Review 21-001 to allow for development on property with an average cross slope in excess of 10 percent.
  6. Minor Use Permit 21-016 to allow for the reduction in residential density below the minimum required density for the MXN zone.
  7. Oak Tree Permit (Class 4) 421-001 to allow for the removal of 12 oak trees, including six heritage trees.
  8. Ridgeline Alteration Permit 21-001 to allow for the development within the Ridgeline Preservation zone.

9. Zone Change 21-001 to amend the zoning map in order to designate the entirety of the Shadowbox Studios Project site as MXN and to apply the Jobs Creation Overlay Zone (JCOZ) over a portion of the Shadowbox Studios Project site.
  10. Tentative Map 83513 to subdivide the 93-acre Shadowbox Studios Project site into five lots.
- B. The approximately 93-acre Shadowbox Studios Project (Project) site is located at the northeast corner of Railroad Avenue and 13th Street and is located within the MXN and Non-Urban 5 (NU5) zones and General Plan land use designations. The Project site is also located within the area designated by the General Plan as the NNA, and located within the Placerita Canyon Special Standards District (PCSSD).
  - C. On June 14, 2011, the City Council adopted Resolution No. 11-61, adopting the City's General Plan, and Resolution No. 11-62 certifying the Final Environmental Impact Report analyzing the General Plan. The City's General Plan presently designates the Project site MXN and NU5.
  - D. The current NU5 land use and zoning designation on the northern portion of the Project site does not permit the development of the proposed studio use; therefore, the applicant is seeking a General Plan Amendment and Zone Change for the northerly portion of the Project site to MXN.
  - E. The General Plan established a limit for non-residential floor area in the NNA at 450,000 square feet. The Project proposal exceeds the non-residential floor area for the NNA; therefore, the applicant is seeking a General Plan Amendment to increase the allowable non-residential floor area in the NNA by 1,135,000 square feet and allow for a maximum of 1,585,000 square feet of non-residential development.
  - F. The General Plan text for the NNA specifies that building heights in the NNA are subject to the UDC requirements that apply to all of Placerita Canyon. The applicant is seeking a General Plan Amendment to the General Plan text to clarify the allowable height to be consistent with the applicant's associated Zone Change request.
  - G. The current MXN zoning designation has a maximum building height of 50 feet. The applicant is seeking a Zone Change for a portion of the Project site, south of Placerita Creek, to overlay the JCOZ, which permits a 55-foot building height as well as a change to the General Plan text regarding building height in the NNA.
  - H. Surrounding land uses include a mix of residential, commercial, and public utility/transportation uses. The Metro Rail Line is immediately adjacent to the west of the Project site, with Railroad Avenue and commercial uses beyond. A homeowner association-maintained hillside is immediately adjacent to the north of the Project site with single-family residential uses beyond. The Metropolitan Water District (MWD) owns property immediately adjacent to the east of the Project site with single-family residential uses beyond. Commercial uses are located immediately to the south of Project site, with single-family residential uses located beyond to the southeast.

- I. The Project includes the development of a 1.3 million square-foot film and television studio campus consisting of 19 sound stages, a 565,000 square-foot warehouse support building, a 200,000 square-foot office building, 30,000 square-foot catering facility, a four-story (five parking level) parking structure, a 5,600 square-foot maintenance building, and associated surface parking.
- J. The Project includes use of 11.4 acres of the MWD property immediately east, for surplus parking. Use of the MWD property is subject to approval by MWD and is not required for operation of the Project. Any parking provided on MWD property would be in excess of the required parking for the Project.
- K. The environmental impacts of the proposed Project were reviewed under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “CEQA Guidelines”). In accordance with CEQA, the City is the lead agency and the City Council is the decision-making body for the Shadowbox Studios Project. The City’s Planning Commission is a recommending body for the Project.
- L. The City determined that an Environmental Impact Report (EIR) must be prepared for the Project. The City determined that the following areas must be addressed in the EIR for the Project: aesthetics, air quality, biological resources, cultural resources, energy consumption, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use planning, noise, population and housing, public services, transportation/traffic, tribal cultural resources, utilities and service systems, and wildfire.
- M. A Notice of Preparation (NOP) for the Project EIR was circulated to affected agencies, pursuant to CEQA and the CEQA Guidelines, for 30 days, beginning on March 29, 2022, and ending on April 28, 2022. Agencies that received the NOP include, but are not limited to, the County of Los Angeles, Los Angeles Regional Water Quality Control Board, California Department of Fish and Wildlife, South Coast Air Quality Management District, law enforcement agencies, school districts, water agencies, and utility companies serving the Santa Clarita Valley in accordance with CEQA’s consultation requirements. Comments from public agencies, organizations, and members of the public were received in response to the NOP for the Project.
- N. A scoping meeting was held at City of Santa Clarita City Hall on April 21, 2022, to obtain information from the public as to issues that should be addressed in the EIR. Notice of the scoping meeting was published in The Signal newspaper on March 29, 2022. Approximately 30 people attended the scoping meeting. The topics of concern, that were raised at the meeting, included traffic, flood and drainage, preservation of Placerita Creek, and preservation of the PCSSD.
- O. The City prepared a Draft EIR, for the Shadowbox Studios Project, that addressed all issues raised in comments received on the NOP. The Draft EIR was circulated for review and comment by affected governmental agencies and the public, in compliance with CEQA. Specifically, the Notice of Availability/Notice of Completion for the Draft EIR was

advertised on April 6, 2023, for a 45-day public review period that ended on May 22, 2023, at 5:00 p.m. in accordance with CEQA. Staff received written comments throughout the comment period as well as oral testimony at the April 18, 2023, May 16, 2023, and June 20, 2023, Planning Commission meetings for the Project.

- P. The Planning Commission held a duly-noticed public meeting on the Project on April 18, 2023. The Planning Commission opened the public hearing for the Project and received a presentation from staff on the Project setting, requested Entitlements, and Project description. Staff also made a detailed presentation on the Draft EIR Sections (Biological Resources, Cultural Resources, Geology and Soils, Transportation/Traffic, and Tribal Cultural Resources). In addition, the Planning Commission received a presentation from the applicant and public testimony regarding the Project. The Planning Commission provided staff direction to bring the Shadowbox Studio Project back to the Planning Commission at the May 16, 2023, meeting with additional information regarding traffic and proposed roadway improvements, PCSSD, emergency evacuation, oak trees, Placerita Creek, and Project aesthetics. The Planning Commission continued the item to the May 16, 2023, Planning Commission meeting.
- Q. On May 16, 2023, the Planning Commission received a presentation from staff on the follow-up items from the April 18, 2023, meeting, along with a presentation from the applicant and public testimony. The Planning Commission provided staff direction to bring the Shadowbox Studio Project back to the Planning Commission at the June 20, 2023, meeting with a draft resolution and Conditions of Approval for the Planning Commission to consider. The Planning Commission continued the item to the June 20, 2023, Planning Commission meeting.
- R. On June 20, 2023, the Planning Commission received a presentation from staff on the follow-up items from the April 18, 2023, and May 16, 2023, meetings, along with the applicant's presentation and public testimony. Additional time was needed to respond to all comments received on the Draft EIR. The Planning Commission directed staff to bring the Shadowbox Studio Project back to the Planning Commission at the July 18, 2023, meeting with a draft resolution and Conditions of Approval for the Planning Commission to consider. The Planning Commission continued the item to the July 18, 2023, Planning Commission meeting.
- S. On July 18, 2023, the Planning Commission considered the staff report, Draft Final EIR, resolutions, and Conditions of Approval prepared for the Project. At the close of the public hearing, the Planning Commission in a 5-0 vote, recommended the City Council certify the Final EIR prepared for the Project and approve Master Case 21-109 and its associated entitlements in accordance with the Conditions of Approval, as amended.
- T. The City Council held a duly noticed hearing on Master Case 21-109 on August 22, 2023. At the close of the public hearing, the City Council certified the Final EIR prepared for the Project and approved Master Case 21-109 with associated entitlements for the Project.

- U. The location of the documents and other materials that constitute the record of proceedings upon which the decision of the Planning Commission is based, for the Master Case 21-109 project file, is with the Community Development Department; the record specifically is in the custody of the Director of Community Development.

SECTION 2. GENERAL FINDINGS FOR MASTER CASE 21-109. Based on the above findings of fact and recitals and the entire record, including, without limitation, the entire Project EIR, oral and written testimony and other evidence received at the public hearings, reports, and other transmittals from City staff to the Planning Commission and the City Council, and upon studies and investigations made by the Planning Commission and the City Council, the City Council finds as follows:

- A. *The proposal is consistent with the General Plan;*  
The Shadowbox Studios Project is consistent with the Goals, Objectives, and Policies of the General Plan of the City. More specifically, the Project is consistent with the following portions of the Land Use Element of the General Plan:

Economic Vitality

Goal LU4: A diverse and healthy economy.

- Objective LU4.2: Promote job creation, focusing on employment generators in the technical and professional sectors.
  - Policy LU4.2.1: Pursue business attraction and expansion programs for clean industries that provide job opportunities for local residents, particularly in the areas of film/entertainment, biotechnology, aerospace, and technology.
  - Policy LU4.2.2: Achieve a balanced ratio of jobs to housing through business expansion and economic development programs, with a goal of at least 1.5 jobs per household.

In addition, the Shadowbox Studios Project is consistent with the economic development strategies, practices, and policies of the Economic Development Element of the General Plan as follows:

Jobs/Housing Balance: The City has an aggressive goal to achieve a 2:1 jobs/housing balance. One of the biggest goals in pursuing the jobs/housing balance is to attract high-paying, high-quality jobs. To accomplish this goal, the City will focus on the targeted industry clusters, which include aerospace, technology, biomedical, and film/entertainment.

Development Objectives: The City will continue to evaluate each development proposal on its individual merits, thereby allowing flexibility for economic generating and jobs-producing uses:

- Encouraging business opportunities throughout all facets of the community, supporting burgeoning villages of industry throughout the Santa Clarita Valley;
- Applying non-traditional height, design, and planning standards for appropriate projects and uses that generate significant impact to the economy; and
- Encouraging increased density in non-residential projects in appropriate locations to increase quality jobs and achieve desired jobs/housing balance.

The Project proposes to develop a full-service film and television studio campus, a targeted industry under the City's General Plan to bring employment opportunities to the City. The Project is expected to generate over 2,000 direct employment opportunities in the City.

- B. *The proposal is allowed within the applicable underlying zone and complies with all other applicable provisions of this code;*

The Shadowbox Studios Project requires the approval of entitlements consisting of a General Plan Amendment, Zone Change, Tentative Map, Conditional Use Permit, Minor Use Permit, Oak Tree Permit, Hillside Development Review, Ridgeline Alteration Permit, Development Review, and Architectural Design Review in accordance with the City's UDC. With approval of the General Plan Amendment, Zone Change, and the approval of the associated entitlements, the proposed Project would comply with the underlying zone and all other applicable provisions of the UDC.

- C. *The proposal will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare, or be materially detrimental or injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located; and*

The Project was evaluated in accordance with the UDC, as well as the City's General Plan. The Project was designed to be in keeping with the provisions of the UDC as well as the goals and policies of the City's General Plan. The Project is located within the NNA of the PCSSD and has been designed to meet the development standards identified in the PCSSD for the NNA as outlined below:

#### Public Participation/Outreach

- *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.*
  - The applicant has conducted ongoing outreach in the community, dating back to October of 2020. The applicant has hosted multiple meetings with homeowner groups, including the Placerita Canyon Property Owners' Association, Placerita Canyon Corporation, Circle J Ranch Homeowner's Association, as well as with individual residents in the Placerita Canyon. In addition, the applicant has met with The Master's University, the Newhall School District, the property owner of the adjacent Arch Street commercial center, and a number of other organizations.

#### Traffic Intrusion/Gateways

- *Be internally and externally pedestrian-oriented, and have equestrian and bicycle amenities and accommodations;*
  - The proposed Project is a closed studio campus so the internal pedestrian orientation is designed to support studio operations.



Externally to the site, and at the direction of staff, the applicant has incorporated a Class I trail, which consists of a separated right-of-way including a two-way path for bicycles, and a pedestrian path, along the Project frontage of 13th, Arch, and 12th Streets. The Class I trail would not preclude equestrian use.

- *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;*
  - The Project has been designed to concentrate Project related traffic at the proposed intersection of 13th Street and Arch Street. In response to community outreach, the applicant committed to eliminating Project related ingress at Gate 3 (12th Street). Gate 3 would serve as emergency ingress only. Project related traffic would be permitted to exit Gate 3 by way of a right-turn only out onto 12th Street, away from Placeritos Boulevard and away from the residential uses in Placerita Canyon. The Project would include multi-use Class I trails along the frontage at 13th, Arch, and 12th Streets to provide for pedestrian, equestrian, and bicycle connections from Placerita Canyon to Railroad Avenue.
- *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;*
  - The Project has been designed to concentrate Project related traffic at the intersection of 13th and Arch Streets by locating the main Project entrance (Gate 1) and secondary entrance (Gate 2) at the proposed signalized intersection of 13th and Arch Streets. No Project related trips would be permitted to enter the Project site from the 12th Street driveway (Gate 3). Gate 3 would allow Project related egress, by way of a right-turn only out of Gate 3, westbound toward Arch Street. Gate 3 would provide emergency ingress only. As designed, vehicle traffic related to the Project would be directed away from Placerita Canyon Road and Placeritos Boulevard. Gates 1 and 2 are set back from the intersection of 13th and Arch Streets, designed with multiple vehicle lanes in order to provide ample on-site queuing of Project related traffic.
- *Include defined entry gateways or monuments into the PCSSD, at Railroad Avenue, complete with landscaping and architectural elements with signage expressly stating there is no through traffic allowed;*
  - The City's planned Dockweiler Drive Extension project, if approved, would change the circulation pattern from Railroad Avenue at 13th Street. As such, there would be through access from the intersection at 13th Street and Railroad Avenue. The applicant has offered to provide entry signage into Placerita Canyon with "No through traffic" signs at Placeritos Boulevard and/or Placerita Canyon Road. The Conditions of

Approval (Exhibit A) require the applicant to design and install gateway signage.

- *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.*
  - A Transportation Analysis, in compliance with the City's Transportation Analysis Updates, was prepared for the Project and has been included as Technical Appendix L to the Draft EIR, whose findings have been incorporated into the proposed Project design.

#### Buffering and Transitions

- *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;*
  - The Project proposes building heights ranging from 18 to 55 feet. Taller buildings have been situated on the central (studio buildings) and western portions (office, parking structure, and warehouse) of the Project site, further from residential uses to the east and south. Single-story buildings (catering facilities) would be situated at the southeast portion of the Project site, along 12th Street, where the Project site is closer to residential uses. The Metropolitan Water District (MWD) right-of-way is approximately 200-foot wide and separates the Project site from the nearest residential uses to the east. The applicant is proposing use of the MWD right-of-way to provide excess parking and a plant nursery in support of studio operations. There is an existing row of mature pepper trees located within the MWD right-of-way, along the unpaved alley behind the existing homes on Alderbrook Drive that would remain in place.
- *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*
  - The SCVTAC is no longer an active committee. However, multi-use trails have been incorporated into the Project design to provide connectivity from the adjacent neighborhoods. At staff's direction, the applicant has incorporated a multi-use, Class I trail along the Project frontage of 13th, Arch, and 12th Streets. In addition, the applicant would be conditioned to contribute to a future multi-use Class I trail connecting Dockweiler Drive to the Jan Heidt Metrolink Station.
- *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.*
  - Any use of the MWD right-of-way is subject to approval of MWD.



The MWD right-of-way is improved with a water transmission pipeline, and the right-of-way is needed for operation and maintenance of the MWD facilities therein. The adjacent residential properties to the east of the Project site are separated from the MWD right-of-way by an unpaved alleyway. A row of mature pepper trees line the length of the unpaved alleyway. The alleyway and the existing trees are proposed to remain in their existing condition with the Project. The applicant proposal includes installation of a 12-foot wall, just east of the alleyway and pepper trees. The applicant proposes to use the MWD right-of-way for additional parking and to store plant materials that would support the studio production. The plant nursery allows the applicant to store plant materials that are used in the soundstage sets while providing greenery and buffering from adjacent uses, but is portable in the event of MWD maintenance activities.

### Architecture

- *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;*
  - Each building has been designed with 360-degree architecture, using an architectural theme that is consistent with the Community Character and Design Guidelines for the Newhall community.
- *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;*
  - Structures are varied in height, from 18 feet to 55 feet. The single-story catering buildings are approximately 18 feet in height at the southeast corner of the Project site, where buildings are nearest residential uses, to maintain lower profile and allow east/west sight line. Development has been set back from Placerita Creek, maintaining an east/west sightline along the creek and base of the northerly hillside. The studio buildings are located centrally on the Project site and are 55 feet at the peak of the pitched roofline. Buildings along the western portion of the site include a three-story, 48-foot office building, 45-foot parking structure, and a two-story, 50-foot warehouse building. The Project request includes a Zone Change in order to implement the JCOZ over the southerly portion of the Project site, which, if approved, would permit the 55-foot building height as proposed.
- *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*
  - The Project has been designed to locate taller buildings on the central and western portions of the Project site, further from residential uses to

the east and south. The single-story catering facilities are situated at the southeast portion of the Project site, along 12th Street, where the Project site is closer to residential uses. The MWD right-of-way separates the Project site from the nearest residential uses to the east. The applicant is proposing use of the MWD right-of-way to provide excess parking and a plant nursery in support of studio operations. There is an existing row of mature pepper trees located within the MWD right-of-way, along the unpaved alley behind the existing homes on Alderbrook Drive, that will remain in place.

- *Building heights shall be subject to the same Unified Development Code requirements that apply to all of Placerita Canyon.*
  - There are multiple zoning designations on properties within the PCSSD including residential, mixed-use, and commercial zoning designations. Each zoning designation dictates the allowable height. The Project request includes a Zone Change in order to implement the JCOZ over the southerly portion of the Project site, which would permit the 55-foot building heights as proposed with this Project.

#### Flood Control

- *Waterway bottoms and sides shall not be improved with concrete or hard impervious surfaces and shall be maintained in a natural appearance;*
  - The existing alignment and natural soft bottom of Placerita Creek would remain intact with the Project. The banks of the creek would be stabilized with buried rock bank protection that would have soil fill on top and be re-vegetated to preserve the natural appearance of the creek.
- *Fencing shall not be permitted to cross riverbeds or waterways in a manner which denies or interferes with easy trail access; and*
  - The fencing plan for the Project does not interfere with any existing trail access, nor does it impact existing waterways.
- *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.*
  - The Project proposes bank stabilization in order to limit erosion of Placerita Creek. A Hydrology Study and Low Impact Development Report were prepared to assess the existing and post-construction stormwater runoff. Hydromodifications, including an infiltration/detention basin and underground infiltration chambers, have been incorporated into the Project design to ensure that the volume and rate of flow from stormwater runoff into the creek would not exceed the existing conditions.

#### Housing Types

- *It is not the City's intent to see affordable housing located on this site; and*
- *The desired housing type in the NNA will attract residents who will assist in the economic revitalization of Downtown Newhall (Old Town Newhall).*
  - This is not applicable as the Project proposal does not include

residential uses.

### Economic Development

- *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.*
  - The Project proposes a full-service film and television studio campus near Metrolink and bus line services, anticipated to employ over 2,000 people, and would have positive impact on indirect employment in the NNA and Old Town Newhall Specific Plan areas.

### Recreation

- *Include a site-specific and a community-based recreational component.*
  - Private on-site amenities are proposed offering passive and active recreation opportunities including the Shadow Oak Park situated in the center of the catering buildings, a half basketball court, outdoor seating areas between studio buildings, and a dog park. The project proposal includes a public amenity in the form of a multi-use Class I trail along the project frontage of 13th, Arch, and 12th Streets.

In addition to the NNA development standards, the PCSSD has general criteria for all new development in the PCSSD. Many of these criteria are duplicative with NNA development standards. A discussion on the project's conformance with the applicable general development standards of the PCSSD is outlined here:

- *Trails.*
  - *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;*
  - *Trails shall be fenced to the satisfaction of the Director of Parks, Recreation and Community Services, with fences of a rustic wood appearance;*
  - *Trail access shall be provided at all river crossings;*
  - *There shall be no obstructions including, but not limited to, landscaping, trash receptacles, or other similar structures within a designated trail; and*
  - *Fencing shall not be permitted to cross riverbeds in such a manner as to deny trail access.*
    - The inclusion of multi-use Class I trails described in the NNA discussion above has been incorporated into the Project design at the direction of staff through the Development Review Committee process, in response to the trail requirements identified in the PCSSD. The Project fencing does not conflict or deny access to existing trails.
- *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;*

- This does not apply to the Project specifically, as all roadways and trails adjacent to the Project are public; however, the Project will be conditioned, as appropriate, to ensure maintenance of applicable amenities and landscaped areas.
- *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;*
  - Any street light improvements associated with the Project's proposed roadway design will be designed in conformance with the City's requirements. As it pertains to the on-site lighting, the applicant has prepared a site-specific lighting plan to ensure that necessary lighting is provided for safety and security while minimizing offsite effects from fixture glare. Specifically, the applicant is utilizing cut-off fixtures and back-light-control options as well as proposing the use of energy management controls in conjunction with occupancy sensors that will reduce the light output when motion is not detected.
- *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;*
  - Placerita Creek would not be channelized with concrete side walls or floor. The Project fencing would not deny access to existing trails.
- *Bridges shall be limited to those required for public safety and shall be designed to accommodate equestrian access;*
  - The studio campus is proposed to be a private, closed campus. The proposed bridge within the Project site is not part of, nor accessible to, the larger Placerita Canyon area, as it is located within a private development. The bridge is designed to be of the same height as the existing Placerita Creek bridge crossing on Railroad Avenue.
- *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*
  - The applicant has completed a sewer area study as outlined in the Draft EIR for the Project and would be conditioned to connect to the public sewer system as well as underground utility services.
- *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.*
  - The Project has been designed to ensure that the site drainage would not increase the volume or rate of flow from the current condition.

Accordingly, with implementation of the associated conditions of approval including the Mitigation Monitoring and Reporting Plan (MMRP), the Project will not impact the public health, interest, safety, or general welfare or be materially detrimental or injurious to the improvements, persons, property, or uses in the vicinity of the Project site.

- D. *The proposal is physically suitable for the site. The factors related to the proposal's physical suitability for the site shall include, but are not limited to, the following:*
1. *The design, location, shape, size, and operating characteristics are suitable for the proposed use;*

With the Conditions of Approval, including the MMRP, the Project will be suitable for the site and the uses entitled with the Project.

2. *The highways or streets that provide access to the site are of sufficient width and are improved as necessary to carry the kind and quantity of traffic such proposal would generate;*

The Project completed a detailed traffic analysis to evaluate the impacts of the Project. The traffic analysis has identified roadway improvements to ensure the public roadways are sufficiently improved to support the additional Project traffic. The Project Conditions of Approval require the applicable improvements to be completed before the Building Official issues the first certificate of occupancy.

3. *Public protection services (e.g., Fire protection, Sheriff protection, etc.) are readily available; and*

The Project site is located in an established, urban environment that is serviced by existing law enforcement and fire protection services. The applicant must pay applicable fees to the law enforcement and fire protection agencies to assist in offsetting any impacts to the services necessary to properly service the Project.

4. *The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.) is adequate to serve the site.*

The Project is in a portion of the City that is surrounded by developed communities with access to the necessary utilities to service the Project site. A detailed analysis for the provisions of utilities was completed for the Project in the Draft EIR determining that adequate services are available to meet the needs of the Project site.

### SECTION 3. SPECIFIC FINDINGS FOR GENERAL PLAN AMENDMENT 21-002.

Based on the above findings of fact and recitals and the entire record, including, without limitation, the entire Shadowbox Studios Draft EIR, oral and written testimony and other evidence received at the public hearings, reports and other transmittals from City staff to the Planning Commission and the City Council, and upon studies and investigations made by the Planning Commission and the City Council, the City Council finds, as follows:

- A. *Properties which benefit from increased density or intensity of development resulting from the General Plan Amendment shall fully mitigate their increased sewer impact at the time that development occurs on the properties.*

A sewer area study was prepared for the Project and reviewed by the City Engineer to ensure there is adequate capacity for the Project's increased sewer impact.

- B. *The proposed General Plan amendment is consistent with other elements of the City's General Plan pursuant to Government Code Section 65300.5;*

The southerly portion of the Project site (approximately 42.4 acres) has a land use designation of MXN, and the northerly portion (approximately 51.1 acres), including the portion of the Project site within Placerita Creek, has a land use designation of NU5. The applicant is requesting an amendment to the General Plan land use designation to apply the MXN land use designation across the entire 93-acre Project site.

In addition, the Project site is located within an area specifically identified in the General Plan as the NNA. The General Plan establishes a maximum residential density of 775 units and a maximum of 450,000 square feet of non-residential (commercial) development (excluding parking facilities) for the NNA. As such, the applicant is seeking a text amendment to the General Plan to increase the maximum allowable commercial floor area. Specifically, the applicant is seeking to increase the maximum commercial floor area by 1,135,000 square feet for a total of 1,585,000 square feet of commercial floor area in the General Plan for the NNA. This would allow for build out of the proposed studio Project as well as building out the balance of the NNA. The applicant is also requesting a text amendment to clarify the height allowances specified in the NNA. To reflect the inclusion of JCOZ overlay on the southerly portion of the Project site. The text amendments are provided in Exhibit B.

The proposed General Plan amendment is consistent with the goals, policies, and objectives of other elements of the City's General Plan and will maintain integrated, consistent, and compatible policies. Specifically, as discussed in Section 2 above, the Land Use Element and Economic Development Element of the General Plan include goals, objectives, and policies that identify the film and entertainment industry as a targeted business sector and contemplate development consistent with the proposed Project that would contribute to a balanced job to housing ratio as well as bring high-paying, high-quality employment opportunities into the City.

SECTION 4. SPECIFIC FINDINGS FOR TENTATIVE MAP 83513. Based on the above findings of fact and recitals and the entire record, including, without limitation, the entire Shadowbox Studios Draft EIR, oral and written testimony and other evidence received at the public hearings, reports, and other transmittals from City staff to the Planning Commission and the City Council, and upon studies and investigations made by the Planning Commission and the City Council, the City Council finds, as follows:



- A. *The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.*

The Project will not obstruct any public access as a result of the proposed subdivision. No public lands are identified on, or adjacent to, the Project site that currently require access through the Project site. The land necessary for the roadway improvements to facilitate the Project will be provided from the Project site along the Project frontage.

SECTION 5. SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT REVIEW 21-001.

Based on the above findings of fact and recitals and the entire record, including, without limitation, the entire Shadowbox Studios Draft EIR, oral and written testimony, and other evidence received at the public hearings, reports, and other transmittals from City staff to the Planning Commission and the City Council, and upon studies and investigations made by the Planning Commission and the City Council, the City Council finds as follows:

- A. *That the natural topographic features and appearances are conserved by means of landform grading to blend any manufactured slopes or required drainage benches into the natural topography;*
- B. *That natural, topographic prominent features are retained to the maximum extent possible;*
- C. *That clustered sites and buildings are utilized where such techniques can be demonstrated to substantially reduce grading alterations of the terrain and to contribute to the preservation of trees, other natural vegetation and prominent landmark features and are compatible with existing neighborhood;*
- D. *That building setbacks, building heights and compatible structures and building forms that would serve to blend buildings and structures with the terrain are utilized;*
- E. *That plant materials are conserved and introduced so as to protect slopes from slippage and soil erosion and to minimize visual effects of grading and construction on hillside areas, including the consideration of the preservation of prominent trees and, to the extent possible, while meeting the standards of the Fire Department;*
- F. *That street design and improvements that serve to minimize grading alterations and emulate the natural contours and character of the hillsides are utilized;*
- G. *That grading designs that serve to avoid disruption to adjacent properties are utilized; and*
- H. *That site design and grading that provide the minimum disruption of view corridors and scenic vistas from and around any proposed development are utilized.*

The north portion of the Project site contains a hillside exceeding 10-percent average cross-slope requiring the approval of a Hillside Development Review, in accordance with the UDC, to develop the Project site. A portion of the hillside is identified as a Significant Ridgeline in the City's General Plan Conservation Element. The balance of the Project site is relatively flat.

The Project includes grading at the base of the ridgeline in the northeast corner of the Project site. While grading would occur along the base of this ridgeline, the Project would still be consistent with the Conservation and Open Space Element Policies because the Project would only alter the base of the ridgeline. The peak of the ridgeline will remain

wholly intact, thus maintaining the existing view of the ridgeline. In addition, all buildings would be situated on the southerly, flat portion of the Project site. There are no physical structures proposed on the hillside, thus, there are no building pads being graded into the hillside. The proposed grading will blend into and maintain the existing contours of the hillside. Planting of the graded slope will be consistent with the City's Hillside Development Standards which requires landscape coverage and stabilization of graded slopes to be compatible with surrounding natural vegetation. In addition, the Project shall be compliant with the requirements of the Los Angeles County Fuel Modification Unit for development within a Very High Fire Hazard Severity Zone. Planting will generally consist of the use of native vegetation and plant material that is compatible with the climate of the Santa Clarita Valley.

SECTION 6. SPECIFIC FINDINGS FOR RIDGELINE ALTERATION PERMIT 21-001.

Based on the above findings of fact and recitals and the entire record, including, without limitation, the entire Shadowbox Studios Draft EIR, oral and written testimony and other evidence received at the public hearings, reports, and other transmittals from City staff to the Planning Commission and the City Council, and upon studies and investigations made by the Planning Commission and the City Council, the City Council finds as follows:

- A. *The use or development will not be materially detrimental to the visual character of the neighborhood or community, nor will it endanger the public health, safety, or general welfare;*
- B. *The appearance of the use or development will not be substantially different than the appearance of adjoining ridgeline areas so as to cause depreciation of the ridgeline appearance in the vicinity;*
- C. *The establishment of the proposed use or development will not impede the normal and orderly development and improvement of surrounding properties, nor encourage inappropriate encroachments to the ridgeline area;*
- D. *The proposed use or development demonstrates creative site design resulting in a project that will complement the community character and provide a direct benefit to current and future community residents of not only the proposed use or development, but the residents of the City as a whole;*
- E. *The use or development minimizes the effects of grading to the extent practicable to ensure that the natural character of the ridgeline is preserved;*
- F. *The proposed use or development is designed to mimic the existing topography to the greatest extent possible through the use of landform contour grading; and*
- G. *The proposed use or development does not alter natural landmarks and prominent natural features of the ridgelines.*

The hillside in the northeast corner of the Project site is identified as a Significant Ridgeline in the City's General Plan Conservation Element. The Project includes grading at the base of the ridgeline in the northeast corner of the Project site; however, the peak of the ridgeline would not be altered by the proposed grading. Thus, the ridgeline will remain intact and the grading will not be materially detrimental to the visual character in the vicinity. The proposed grading along the base of the ridgeline is designed to tie into the existing topography of the slope in order to maintain the existing character of the hillside along the



northern portion of the Project site. As indicated in Section 5 above, the graded slope will be landscaped in accordance with the City's Hillside Development Standards and will be planted with oak trees as part of the Project's oak tree mitigation plan.

**SECTION 7. SPECIFIC FINDINGS FOR OAK TREE PERMIT (CLASS 4) 421-001.**

Based on the above findings of fact and recitals and the entire record, including, without limitation, the entire Shadowbox Studios Project EIR, oral and written testimony, and other evidence received at the public hearings, reports, and other transmittals from City staff to the Planning Commission and the City Council, and upon studies and investigations made by the Planning Commission and the City Council, the City Council finds as follows:

- A. *The approving authority shall make one (1) or more of the following findings before granting an oak tree permit:*
- a. *The condition or location of the oak tree(s) requires cutting to maintain or aid its health, balance, or structure;*
  - b. *The condition of the tree(s) with respect to disease, danger of falling, proximity to existing lots, pedestrian walkways or interference with utility services cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices;*
  - c. *It is necessary to remove, relocate, prune, cut or encroach into the protected zone of an oak tree to enable reasonable use of the subject property which is otherwise prevented by the presence of the tree and no reasonable alternative can be accommodated due to the unique physical development constraints of the property; or*
  - d. *The approval of the request will not be contrary to or in conflict with the general purpose and intent of the code.*

The Project site contains 16 oak trees that are protected by the City's Oak Tree Preservation Ordinance. The Project consists of the removal of 12 oak trees, including 6 heritage-sized oak trees. The Project requires site grading and will raise the building pad elevations from the current grade to allow use of the subject property. Of the 12 removals, 4 of the oaks are proposed to be relocated throughout the site. Removals and relocated oak trees will require mitigation in accordance with the City's Oak Tree Ordinance. The City would require replacement oak trees to be planted in the landscaped areas of the Project site to offset the loss of the removed oak trees. If planting on-site is not practicable, the applicant may donate the replacement oak trees to the City or provide the equivalent monetary value of the replacement trees to the City's Oak Tree Fund. Therefore, the Project includes Conditions of Approval to provide additional justification, which includes grading plan details, cross-sections, reappraisals, and a transplant study, before any proposed removal to be reviewed and approved by the City. The compliance with the City's Oak Tree Preservation Ordinance, including the Standards for Performance of Permitted Work of the Oak Tree Preservation Guidelines, ensures that the Project would not conflict with any local policies or ordinances protecting biological resources and impacts.

- B. *No heritage oak tree shall be removed unless one (1) or more of the above findings are made and the review authority also finds that the heritage oak tree's continued existence would prevent any reasonable development of the property and that no reasonable*

*alternative can be accommodated due to the unique physical constraints of the property. It shall further be found that the removal of such heritage oak tree will not be unreasonably detrimental to the community and surrounding area.*

There are six heritage-sized oak trees proposed for removal. An assessment of each tree has been provided in the applicant's Oak Tree Report. The heritage-size trees are numbered as trees No. 1 through No. 5, and No. 7 in the Oak Tree Report. The City Arborist reviewed the Oak Tree Report and found the assessment of each tree to be consistent with the conditions observed upon site inspection. As stated in the Oak Tree Report, trees Nos. 1 and 2 have structural defects and/or stem failures; trees Nos. 3, 4, and 5 have suffered fire damage and resultant scarring and decay; and tree No. 7 has structural defects and disease. As indicated in finding A above, grading is required to raise the building pad elevations to allow reasonable use of the Project site. Further, due to the potential for structural failure of trees Nos. 1, 2, 3, 4, 5, and 7 within the active studio campus, the trees are proposed for removal.

SECTION 8. The City Council hereby approves Master Case 21-109; Architectural Design Review 21-016; Conditional Use Permit 21-010; Development Review 21-012; General Plan Amendment 21-002; Hillside Development Review 21-001; Minor Use Permit 21-016; Oak Tree Permit (Class 4) 421-001; Ridgeline Alteration Permit 21-001; and Tentative Map 83513 for the development of the Shadowbox Studios Project in the City of Santa Clarita, California, subject to the Conditions of Approval (Exhibit A).

SECTION 9. Reliance on Record. Each and every one of the findings and determinations in this resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 10. Limitations. The City Council's analysis and evaluation of the Project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the Project will not exist. One of the major limitations on analysis of the Project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 11. Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 12. A copy of this resolution will be mailed to the Applicant and to any other person requesting a copy.

SECTION 13. The City Clerk shall certify to the adoption of this resolution and certify this record to be a full, complete, and correct copy of the action taken.

PASSED, APPROVED, AND ADOPTED this 22<sup>nd</sup> day of August, 2023.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

DATE: \_\_\_\_\_

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    ) ss.  
CITY OF SANTA CLARITA        )

I, Mary Cusick, City Clerk, of the City of Santa Clarita, do hereby certify that the foregoing Resolution No. 23- was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 22<sup>nd</sup> day of August, 2023, by the following vote:

AYES:            COUNCILMEMBERS:

NOES:            COUNCILMEMBERS:

ABSENT:         COUNCILMEMBERS:

\_\_\_\_\_  
CITY CLERK

Attachment: Resolution - Project (Shadowbox Studios MC21-109)

## EXHIBIT A

MASTER CASE 21-109 (ARCHITECTURAL DESIGN REVIEW 21-016, CONDITIONAL USE PERMIT 21-010, DEVELOPMENT REVIEW 21-012, GENERAL PLAN AMENDMENT 21-002, HILLSIDE DEVELOPMENT REVIEW 21-001, MINOR USE PERMIT 21-016, OAK TREE PERMIT 421-001, RIDGELINE ALTERATION PERMIT 21-001, ZONE CHANGE 21-001, AND TENTATIVE MAP 83513)

CONDITIONS OF APPROVALGENERAL CONDITIONS

- GC1. These project approvals expire if the approved use is not commenced within two years from the date of this approval, unless it is extended in accordance with the terms and provisions of the City of Santa Clarita's (City) Unified Development Code (UDC).
- GC2. To the extent the use approved with this project is a different use than previously approved for the property, the prior approval is terminated along with any associated vested rights to such use, unless such prior approved use is still in operation, or is still within the initial pre-commencement approval period. Once commenced, any discontinuation of the use approved with this project for a continuous period of two years or more terminates the approval of this use along with any associated vested rights to such use. The use may not be re-established or resumed after the two-year period. Discontinuation includes cessation of a use regardless of intent to resume.
- GC3. The permittee may file for an extension of the conditionally-approved project before the date of expiration. If such an extension is requested, it must be filed not later than 60 days before the date of expiration.
- GC4. Unless otherwise apparent from the context, the term "permittee" includes the permittee and any other persons, corporation, or other entity making use of this grant. The permittee must defend, indemnify, and hold harmless the City of Santa Clarita, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of this project by the City, including any related environmental approvals. In the event the City becomes aware of any such claim, action, or proceeding, the City will promptly notify the permittee. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, if both of the following occur: 1) the City bears its own attorneys' fees and costs; and 2) the City defends the action in good faith. The permittee is not required to pay or perform any settlement unless the settlement is approved by the permittee.
- GC5. The permittee and property owner must comply with all inspections requirements as deemed necessary by the Director.

- GC6. The project site must be developed and/or used in the manner requested and must be in substantial conformity with the submitted plans date-stamped July 18, 2023, unless revisions and/or additional conditions are specifically required herein.
- GC7. This approval runs with the land. All rights and obligations of this approval, including the responsibility to comply with the Conditions of Approval, are binding upon Permittee's successors in interest. The Conditions of Approval may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the Santa Clarita Municipal Code (SCMC).
- GC8. Any proposed deviations from the Exhibits, Project Description, or Conditions of Approval must be submitted to the Director for review and approval. Any unapproved deviations from the project approval will constitute a violation of the permit approval.
- GC9. When exhibits and/or written Conditions of Approval are in conflict, the written Conditions of Approval prevail over the exhibits.
- GC10. The effectiveness of this project will be suspended for the time period that any Condition of Approval is appealed whether administratively or as part of a legal action filed in a court of competent jurisdiction. If any Condition of Approval is invalidated by a court of law, the project must be reviewed by the City and substitute conditions may be imposed.
- GC11. The Permittee is responsible for ascertaining and paying all City fees as required by the SCMC. This condition serves as notice, pursuant to Government Code § 66020(d) that the City is imposing development impact fees (DIFs) upon the project in accordance with the Mitigation Fee Act (Government Code § 66000, et seq.) and the SCMC. The permittee is informed that it may protest DIFs in accordance with Government Code § 66020.
- GC12. The Permittee must sign these Conditions of Approval, as set forth below, to acknowledge acceptance, within 30 days from the date of approval by the Planning Commission.
- GC13. This decision is not effective until Permittee acknowledges acceptance of all project conditions and any appeal period has lapsed, or a waiver of right to appeal is filed or if there is an appeal, until a final decision has been made on the appeal. By use of the entitlements granted by a development application, the Permittee acknowledges agreement with the Conditions of Approval.
- GC14. The City will only issue permits for the development when the construction documents (e.g., building plans) substantially comply with the approved plans. Substantial conformity is determined by the Director.
- GC15. Anything which is not shown on the application/plans, or which is not specifically approved, or which is not in compliance with this section, is not approved. Any application and/or plans which are defective as to, without limitation, omission, dimensions, scale, use, colors, materials, encroachments, easements, etc., will render any entitlements granted by this approval null and void. Construction must cease until all

requirements of this approval are complied with. Development entitlements may be withheld until violations of the SCMC are abated.

- GC16. The City will not issue a final Certificate of Occupancy until the Permittee complies with all project conditions.
- GC17. Permittee must reimburse the City for all attorneys' fees expended by the City that are directly related to the processing of this project. The City will not issue a Final Certificate of Occupancy or other final occupancy approval until all attorneys' fees are paid by the Permittee.

### PLANNING DIVISION

- PL1. The permittee is granted approval for the following entitlements for the Shadowbox Studios Project associated with Master Case 21-109:
- a. Tentative Map 83513;
  - b. General Plan Amendment 21-002;
  - c. Zone Change 21-001;
  - d. Conditional Use Permit 21-010;
  - e. Minor Use Permit 21-016;
  - f. Hillside Development Review 21-001
  - g. Ridgeline Alteration Permit 21-001;
  - h. Oak Tree Permit 421-001;
  - i. Development Review 21-012; and
  - j. Architectural Design Review 21-016.
- PL2. The permittee is granted approval to construct the proposed film and television studio project in accordance with the approved plans on file with the Planning Division.
- PL3. The permittee must comply with the Mitigation Monitoring and Reporting Program (MMRP) prepared for the Final Environmental Impact Report (EIR) prepared for the project (SCH No. 2022030762), which is incorporated by reference.
- PL4. Parking must be provided in accordance with the approved parking plan and the parking demand study on file with the Planning Division.
- PL5. All vehicle traffic associated with the film and television studio operation must enter at Gate 1 or Gate 2 as labeled on the approved plans on file with the Planning Division. Gate 3, as labeled on the approved plans on file with the Planning Division, is restricted to egress only and must be designed as a right turn exit, westbound on 12th Street. Emergency service only is permitted to use Gate 3 as an entrance.
- PL6. Vehicle traffic during the hours of 10:00 p.m. to 6:00 a.m. must use Gate 1 for entrance and exit. Large trucks (53-foot) are not permitted to enter or exit the North parking lot or the Metropolitan Water District (MWD) parking area between 10:00 p.m. and 6:00 a.m.
- PL7. If permission is granted by MWD, the permittee may utilize 11.4 acres of the MWD property, immediately adjacent to the east, to provide excess parking and storage for

plants associated with film and television studio use. All plant material must be maintained in good condition. Storage of empty pallets, plant containers, or dead plant material is prohibited. No other outdoor storage is permitted on the MWD property. Cleaning and/or maintenance of vehicles is not permitted on the MWD property between the hours of 10:00 p.m. and 6:00 a.m.

- PL8. The permittee may install a 12-foot tall perimeter fencing along the property line in conformance with the fencing plan on file with this application. The fencing along the west property line, facing Railroad Avenue must be staggered so that there is a minimum 2-foot step back in the face wall, with step backs provided at a ratio of 150 feet to 50 feet. If the MWD property is not utilized for accessory parking, perimeter fencing must be installed to allow for landscaping to screen the wall between the Project site and MWD property.
- PL9. Incidental outdoor filming is permitted on the studio facility campus. Outdoor sets or soundstages are not permitted. Any incidental outdoor filming between the hours of 10:00 p.m. to 6:00 a.m. will require issuance of a film permit by the Santa Clarita Film Office.
- PL10. All lighting must be directed down and shielded from neighboring uses. Drive aisle and parking lot lighting must utilize energy management controls and occupancy sensors to reduce lighting levels to the maximum extent possible when parking areas are not occupied in conformance with the Lighting Design Criteria on file with this application.
- PL11. The permittee must prepare and submit a site-specific Emergency Operation Plan (EOP) to the Director before the Building Official issues a Certificate of Occupancy. The EOP must include an evacuation plan for the studio campus and must include a training program for all security personnel and tenants of the studio campus to ensure preparedness in the event of an emergency. The EOP must identify opportunities that would allow for the studio facility and local residents to shelter in place, and must identify opportunities that would allow for the studio facility to access the MWD right of way to the northeast as a means of evacuation in an emergency. The permittee must install a vehicle gate at the northeast portion of the Project site that would allow access to the adjacent MWD right of way to the northeast in the event of an emergency.
- PL12. The studio facility must have security personnel on-site 24 hours per day and must establish a contact phone number for site operations, to be posted at each entry gate, visible to the public.
- PL13. The architecture of the proposed project must be consistent with the approved conceptual architectural plans on file with this application and conform to the Community Character and Design Guidelines (CCDG) for the Newhall community.
- PL14. The maximum building height for each structure must be consistent with the approved conceptual architectural plans on file with this application.
- PL15. All roof-mounted equipment must be screened from public view.



- PL16. All ground-mounted mechanical equipment must be identified on the site plan and screened from public view.
- PL17. All utility connections must be designed to coordinate with the architectural elements of the building.
- PL18. No signage is included within this approval and is subject to a separate permit. The permittee must submit a sign program before the installation of signs on the project site.
- PL19. Heavy construction (including grading operations and earth movement) is limited to the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday, and between 8:00 a.m. and 5:00 p.m. on Saturdays unless otherwise approved by the Director of Community Development upon formal written notification.
- PL20. The existing row of mature pepper trees located along the MWD property must remain in place. The permittee development plans, including grading plans, building permit plans, and landscape plan must identify the existing trees on the site plan and must not include any improvements that necessitate removal of the pepper trees.
- PL21. Placerita Creek is not permitted to be channelized with exposed concrete. The existing natural creek bottom must be maintained. Creek bank stabilization must be designed with buried rock stabilization that allows for natural revegetation in conformance with the Tentative Map on file with this application and subject to the satisfaction of the City Engineer.
- PL22. The permittee must obtain all necessary approvals or permits from the California Department of Fish and Wildlife, Army Corps of Engineers, and the Regional Water Quality Control Board before the Building Official issues grading permits.
- PL23. The permittee must install Placerita Canyon gateway signage at the entrance into Placerita Canyon at Placeritos Boulevard, and at Placerita Canyon Road to the satisfaction of the Director of Community Development. The plan must incorporate express language to state that no through traffic is allowed. The proposed gateway signage must be presented to the Placerita Canyon Property Owners Association before approval by the Director of Community Development. The permittee must obtain applicable encroachment permits and license agreement from the City Engineer for the construction and installation of any portion of the gateway signage located within the public right of way.

#### *Landscape Conditions*

- LR1. Before final landscape plan approval, plans must be approved by the Fire Department Fuel Modification Unit.
- LR2. Before the issuance of grading permit(s) the permittee must provide final landscape, lighting and irrigation plans in conformance with the Water Efficient Landscape Ordinance for Planning Division review and approval. The plan must be prepared by a California-registered landscape architect and be designed with the plant palette suitable for Santa Clarita (Sunset Western Garden Book Zone 18, minimum winter night



temperatures typically 20° to 30° F; maximum summer high temperatures typically 105° F to 110° F). The landscape design plan must meet the design criteria of the State Water Efficiency Landscape Ordinance as well as all other current SCMC/UDC requirements.

- LR3. Final landscape plans must contain all elements as listed in the checklist for preliminary landscape plans and conform to the Landscaping and Irrigation Standards in the UDC (§17.51.030). The following elements must be addressed on the final landscape plans:
- (a) Landscape plans must show plant material to screen, at maturity, all trash enclosures, transformer boxes, vault boxes, backflow devices, and other exterior mechanical equipment. Screening material may include trees, shrubs (15-gallon minimum size), clinging vines, etc. Masonry block (concrete masonry unit) trash enclosures must be screened with both shrubs and clinging vines;
  - (b) Landscape plans shall show all lighting fixtures, base dimensions, and typical finish elevations;
  - (c) An earthen berm or headlight hedge, measuring thirty-six (36) inches in height, must be installed where vehicle lights on the property are directed towards public streets or residential properties. The headlight hedge must be a dense growing, minimum 15-gallon, evergreen shrub, measuring a minimum of thirty-six (36) inches in height and touching leaf to leaf at the time of landscape inspection;
  - (d) The permittee must place water-conserving mulching material on all exposed soil in planting areas not covered by turfgrass. Mulching material may include, without limitation, shredded bark, river rock, crushed rock, pea gravel, etc., and must be at least two (2) inches deep;
  - (e) Before occupancy, the permittee must install all proposed irrigation and landscape, including irrigation controllers, staking, mulching, etc., to the satisfaction of the Director of Community Development. The Director may impose inspection fees for more than one landscape installation inspection; and
  - (f) Before occupancy, the permittee must submit to the Director of Community Development a letter from the project landscape architect certifying that all landscape materials and irrigation have been installed and function according to the approved landscape plans.

## ENGINEERING SERVICES DIVISION

### *General Requirements*

- EN1. At issuance of permits or other grants of approval, the permittee agrees to develop the property in accordance with City codes and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Code, Highway Permit Ordinance, Mechanical Code, Unified Development Code, Undergrounding of Utilities Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code.

- EN2. Before the City Engineer, or designee, issues a grading permit, the permittee must demonstrate compliance with UDC Section 17.51.007 (Connected City Infrastructure Program) requiring conduit from a location to be determined in the public right-of-way to the Minimum Point of Entry or similar location within the project area that serves as the main telecommunications closet. Conduit for this condition must be identified on development plans.
- EN3. Before the City Engineer, or designee, issues a grading permit, the permittee must obtain septic system removal permit from the Building Official for any existing septic system(s) on-site. The location of the existing septic system must be shown on the grading plan.
- EN4. Before the Building Official issues a Certificate of Occupancy, all new and existing power lines and overhead cables less than 34 KV within or fronting the project site must be installed underground.
- EN5. Before the City Engineer, or designee, issues grading permit, the permittee must obtain the necessary approval from SCV Water Agency to remove and relocate the 6" ACP water line per the approved Plan. Thereafter, the 6" ACP water line easement must be vacated by the permittee to the satisfaction of the City Engineer.
- EN6. Before the City Engineer, or designee, issues grading permit or Tract Map approval, whichever comes first, the permittee must update its improvement plans per the MWD letter dated January 13, 2022, which is incorporated by reference, and obtain its approval for the proposed improvements within their 250-foot-wide fee-property right-of-way, including the desilting basin on (APN: 2833-001-271), to the satisfaction of the City Engineer.
- EN7. Before the dual 60" RCB storm drain plan approval, the permittee must obtain all necessary approvals and maintenance easement from MWD for the proposed offsite grading and construction of desilting basin on its property (APN: 2833-001-271) as shown on Tract Map 83513, to the satisfaction of the City Engineer.
- EN8. Before the City Engineer, or designee, issues grading permits, the permittee must obtain all necessary approvals and permits from the California Public Utilities Commission and Metrolink associated with this project, to the satisfaction of the City Engineer.
- EN9. Before the City Engineer, or designee, issues grading permits or final map approval, whichever comes first, the permittee must dedicate and record, by a separate instrument, the following documents with Los Angeles County (County) Recorder's Office for the Dockweiler Drive Extension Project:
- A. Sufficient right-of-way dedication to the City of Santa Clarita along the project frontage on 12th Street, 13th Street and Arch Street as required per the Dockweiler Drive Extension project plans, to the satisfaction of the City Engineer;
  - B. On-site storm drain easement(s) to the City of Santa Clarita for the installation and maintenance of the proposed storm drain (36" RCP) and LID mitigation

system as shown on the Dockweiler Drive Extension project & Shadowbox Studio plans, to the satisfaction of the City Engineer; and

- C. On-site temporary construction easement to the City of Santa Clarita for the Dockweiler Drive roadway improvements, storm drain & LID system installation and staging area for the Dockweiler Drive Extension Project, to the satisfaction of the City Engineer.

*Subdivision Requirements*

- EN10. Before the Building Official issues the first building permit, a Tract Map prepared by or under the direction of a person licensed to practice land surveying in the State of California must be approved by the City and filed in the Office of the County Recorder, in compliance with applicable City, County, and State Subdivision Map Act.
- EN11. Tentative map approval is subject to the permittee's acceptance of the following conditions for acquisition of easements/right-of-way along Arch Street, 13th Street, and Railroad Avenue:
  - A. The permittee must secure, at the permittee's expense, sufficient title, or interest in land to permit construction of any required off-site improvements.
  - B. If the permittee is unable to acquire sufficient title or interest to permit construction of the required off-site improvements, the permittee must notify the City of this inability not less than six months before consideration of the Tract Map. In such case, the City may thereafter acquire sufficient interest in the land, which will permit construction of the off-site improvements by the permittee.
  - C. The permittee must pay all of the City's costs of acquiring said off-site property interests pursuant to Government Code Section 66462.5. Permittee must pay such costs regardless of whether the Tract Map is recorded or whether a reversion occurs. The cost of acquisition may include, without limitation, acquisition prices, damages, engineering services, expert fees, title examination, appraisal costs, acquisition services, relocation assistance services and payments, legal services and fees, mapping services, document preparation, expenses, and/or damages as provided under Code of Civil Procedures Sections 1268.510-.620, and overhead.
  - D. The permittee agrees that the City will have satisfied the 120-day limitation of Government Code Section 66462.5 and the foregoing conditions relating thereto when it files its eminent domain action in superior court within said time.
  - E. At the time the permittee notifies the City as provided in "B" hereinabove, the permittee shall simultaneously submit to the City in a form acceptable to the City all appropriate appraisals, engineering specifications, legal land descriptions, plans, pleadings, and other documents deemed necessary by the City to commence its acquisition proceedings. Said documents must be submitted to the City for preliminary review and comment at least 30 days before the permittee's notice described hereinabove at "B".

- F. The permittee agrees to deposit with the City, within five days of request by the City, such sums of money as the City estimates to be required for the costs of acquisition. The City may require additional deposits from time-to-time.
  - G. The permittee shall not sell any lot/parcel/unit shown on the Tract/Parcel Map until the City has acquired said sufficient land interest.
  - H. If the superior court thereafter rules in a final judgment that the City may not acquire said sufficient land interest, the permittee agrees that the City may initiate proceedings for reversion to acreage.
  - I. The permittee must execute any agreements mutually agreeable before approval of the Tract Map as may be necessary to assure compliance with the foregoing conditions.
  - J. Failure by the permittee to notify the City as required by "B" hereinabove, or simultaneously submit the required and approved documents specified in "E" hereinabove, or make the deposits specified in "F" hereinabove, shall constitute permittee's waiver of the requirements otherwise imposed upon the City to acquire necessary interests in land pursuant to Section 66462.5. In such event, subdivider shall meet all conditions for installing or constructing off-site improvements notwithstanding Section 66462.5.
- EN12. Before the Tract Map is filed with the County Recorder, the permittee may not grant or record easements within areas proposed to be granted, dedicated, or offered for dedication for public streets or highways, access rights, building restriction rights, or other easements; unless subordinated to the proposed grant or dedication. If easements are granted after the date of tentative map approval, subordination must be executed by the easement holder before the filing of the Tract Map.
- EN13. Before Tract Map approval, the permittee must label driveways as "Private Driveway and Fire Lane" on the map, as directed by the City Engineer.
- EN14. Before Tract Map approval, the permittee must vacate and/or relocate easements running through proposed structures, as directed by the City Engineer.
- EN15. Before Tract Map approval, the permittee must offer in dedication any necessary easements (sewer, storm drain) for public improvements.
- EN16. Before Tract Map approval, the permittee must post bonds for all proposed public improvements associated with the project, to the satisfaction of the City Engineer.
- EN17. At map check submittal, the permittee must provide a preliminary subdivision report. A final subdivision guarantee is required before Tract Map approval.
- EN18. Before Tract Map approval, the permittee must provide a Will Serve Letter stating that Community Antenna Television service (CATV) will be provided to this project.
- EN19. Before Tract Map approval, the permittee must provide a Will Serve Letter from all necessary utilities, stating that service will be provided to this property.

- EN20. Before Tract Map approval, the permittee must offer in dedication to the City the right to prohibit the erection of building(s) and other structures within open space.
- EN21. Before Tract Map approval, the permittee must place a note on the map, prohibiting the lot owners within this development from interfering with the established drainage and from erecting concrete block walls or similar solid constructions, except as approved by the City Engineer.
- EN22. Before Tract Map approval, the permittee must pay street maintenance fees to cover the cost of one-time slurry seal of public streets within the development.
- EN23. Before Tract Map approval, the permittee must show on the map all Los Angeles County Flood Control District Easements. A permit will be required for any construction affecting these right-of-way or facilities.
- EN24. Before Tract Map approval, the permittee must show on the map easements for maintenance purposes to the City of Santa Clarita for all drainage systems, Placerita Creek bank protections, W.Q.T./debris/desilting basins, and LID mitigation devices that are to be maintained by Drainage Benefit Assessment Area (DBAA), to the satisfaction of the City Engineer.

#### *Grading and Geology Requirements*

- EN25. Before the City Engineer, or designee, issues grading permit, the permittee must submit a grading plan consistent with the approved Plan, oak tree report, and conditions of approval. The grading plan must be based on a detailed engineering geotechnical report specifically approved by the geologist and/or soils engineer that addresses all submitted recommendations, including seismic hazards associated with liquefaction.
- EN26. Before grading plan approval, the permittee must acquire applicable permits from the Army Corps of Engineers, California Department of Fish and Wildlife, and the Regional Water Quality Control Board. A copy of the permits, or a response letter from each agency indicating a permit is not required, must be submitted to the City Engineer, or designee before Plan approval.
- EN27. Before the City Engineer, or designee, issues grading permit, the permittee must obtain a Letter of Permission for grading over all easements, such as SCV Water Agency line and sewer main, from each easement holder.
- EN28. Before the City Engineer, or designee, issues grading permit, the permittee must obtain a Letter of Permission from Southern California Regional Rail Authority (SCRRA) for the proposed grading and improvements shown on its property per Tentative Map 83513.
- EN29. Before grading plan approval, the permittee must obtain all necessary approvals from the County and City for the relocation of existing 18” sewer main (PC03-08).
- EN30. Before the Building Official issues a building permit, the permittee must relocate the 18” sewer main (PC03-08) and 6” ACP water main to the satisfaction of the City Engineer.

EN31. Before the Building Official issues a building permit, the permittee must construct all grading and drainage facilities within the project site, obtain rough grade certifications, and a compaction report approved by the City Engineer.

*Drainage Requirements*

- EN32. Before grading plan approval, the permittee must submit the 36” RCP storm drain plans along with the associated LID mitigation system connected with the Dockweiler Extension project to Los Angeles County Department of Public Works, Land Development Division for review and approval.
- EN33. Before the 36” RCP storm drain plans approval, the permittee must obtain written approval from the Los Angeles County Flood Control District of all easements needed for future maintenance by the District.
- EN34. Before grading plan approval, the permittee must submit the LID mitigation plans associated with the 36” RCP storm drain to Engineering Services Division for review and approval; and provide maintenance easement to the satisfaction of the City Engineer.
- EN35. Before the Building Official issues a building permit, the permittee must construct the 36” RCP storm drain connected with the Dockweiler Drive Extension project to the satisfaction of Los Angeles County Flood Control District and the associated LID mitigation system to the satisfaction of the City of Santa Clarita.
- EN36. Before grading plan approval, the permittee must obtain approvals for the Placerita Creek Banks Protection Plans, Dual 60” RCB plans and associated W.Q.T./debris/desilting basins plans from City of Santa Clarita, Engineering Services Division and secure maintenance easement for each system.
- EN37. Before Tract Map approval, the permittee must form DBAA to fund the ongoing maintenance of all drainage systems, debris basins(s)/LID mitigation devices that are not transferable to the Los Angeles County Flood Control District but required to be maintained by the City.
- EN38. Before the City’s release of any bond monies posted for the construction of storm drain infrastructure, the permittee or subsequent property owners are responsible for providing all required materials and documentation to complete the storm drain transfer process from the City of Santa Clarita to the Los Angeles County Flood Control District. The permittee or subsequent property owners are also responsible for providing regularly scheduled maintenance of the storm drain infrastructure, as directed by the City Engineer, until such time that full maintenance be assumed by the Flood Control District.
- EN39. Specific drainage requirements for the site will be established at building permit application. Before the Building Official issues a Building Permit, the permittee must submit a precise grading plan.

*Federal Emergency Management Agency (FEMA) Flood Zone Requirements*



- EN40. The project is located in FEMA Flood Zone (AE, AO) in accordance with the Federal Flood Insurance Rate Maps (FIRMs). The permittee must comply with the New FEMA Map requirements.
- A. **For the proposed improvements within the Floodway**, the permittee is required to comply with FEMA requirements to revise the FIRMs. Before first building final, the permittee must complete a Letter of Map Revision (LOMR) for proposed improvements in the Floodway.
- B. **For the proposed improvements within the Flood fringe**, the permittee is required to comply with FEMA requirements to revise the FIRMs. Prior to issuance of grading permit, the permittee must complete a Conditional Letter of Map Revision (CLMOR) and prior to first building final, the permittee must complete a LOMR.

*Water Quality Requirements*

- EN41. This project will disturb one acre or more of land. Therefore, the permittee must obtain coverage under a statewide General Construction Activities Stormwater Permit (General Permit). In accordance with the General Permit, the permittee must file with the State a Notice of Intent (NOI) for the proposed project. Before issuance of grading permit by the City, the permittee shall have approved by the City Engineer a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP must include a copy of the NOI and must reference the corresponding Waste Discharge Identification (WDID) number issued by the state upon receipt of the NOI.
- EN42. This project is a development planning priority project under the City's NPDES Municipal Stormwater Permit as a development with equal to one acre or greater of disturbed area that adds more than 10,000 square feet of impervious surface area. Before issuance of grading permit, the permittee shall have approved by the City Engineer, an Urban Stormwater Mitigation Plan (USMP) that incorporates appropriate post construction Best Management Practices (BMPs), maximizes pervious surfaces, and includes infiltration into the design of the project. Refer to the Low Impact Development ordinance and the County of Los Angeles Low Impact Development manual for details.
- EN43. Before the Building Official issues a Certificate of Occupancy, the permittee must form an assessment district to finance the future ongoing maintenance and capital replacement of SUSMP devices/systems identified on the latest approved Drainage Concept/Storm drain plan/Plan. The permittee must cooperate fully with the City in the formation of the assessment district, including, without limitation, the preparation of the operation, maintenance, and capital replacement plan for the SUSMP devices/systems and the prompt submittal of this information to City for review and approval. The permittee must pay for all costs associated with the formation of the assessment district. SUSMP devices/systems must include, without limitation, catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality. The permittee must maintain, at its cost, all SUSMP devices/systems until the district is established.



*Street Light Requirements*

- EN44. Before street plan approval, the permittee must submit a Street Light Plan, consistent with the Placerita Canyon Special Standards District (PCSSD), to the Engineering Services Division for review and approval. Street-lighting systems must be designed as City-owned and maintained on the LS-2 rate schedule, using LED fixtures approved by the City’s Streetlight Maintenance District Division.
- EN45. Before building final, the permittee must install street lights per the approved plans, to the satisfaction of the City Engineer.

*Street Improvement Requirements*

- EN46. Before street plan approval, all streets must be designed in accordance with the SMC and street design criteria, and consistent with the PCSSD.
- EN47. Before any construction (including, without limitation, drive approaches, sidewalks, sewer laterals, curb and gutter, etc.), trenching or grading within public street right-of-way, the permittee must submit a street improvement plan consistent with the approved Plan, oak tree report, and conditions of approval; and obtain encroachment permits from the City Engineer, or designee.
- EN48. Before street plan approval, the permittee must submit a street tree location plan to the City’s Urban Forestry Division for review and approval. The location of the street trees shall not conflict with sewer or storm drain infrastructure. The plan must include proposed sewer lateral locations and storm drain infrastructure for reference.
- EN49. Before the Building Official issues a building permit, the permittee must dedicate to the City the right-of-way required for all adjacent street improvements as reflected on the approved plans.
- EN50. Before the Building Official issues a Certificate of Occupancy, the permittee must dedicate sidewalk easements sufficient to encompass ADA requirements for sidewalks installed with drive approaches per the current City standard APWA 110-2, Type C, or equivalent.
- EN51. Before first building final, the permittee must fully construct the following street improvements within and along the frontage of the project to the satisfaction of the City Engineer:

Street Name	Inverted Shoulder	Curb & Gutter	Base & Paving	Street Lights	Street Trees	Sidewalk (5’min)	Landscaped Median
13th Street		X	X	X*	X	<u>X</u>	X
13th Street over Railroad Crossing		X	X	X*	X	<u>X</u>	X
Arch Street		X	X	X*	X	<u>X</u>	X
12th Street		X	X	X*	X	X	

Interior – Private Streets ***		X	X	X	X	X	
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\* Street Lights at the intersection only; \*\*\* Streets or Private Drive and Fire Lane; X Sidewalk must be a minimum width of 8’ along the north side of 13th Street and east side of Arch Street.

Additionally, the permittee must pay for the cost difference of design, construction, and any necessary permitting of these public streets for deviating from the Dockweiler Drive Extension Project plans dated June 25, 2021, including the cost associated with the acquisition of additional rights-of-ways required as a result of the permittee’s plans along all properties and existing businesses that are planned to be vacated with the Dockweiler Drive Extension Project.

EN52. Before first building final, the permittee must construct the following off-site street improvements (and any additional street improvements required per the EIR) to the satisfaction of the City Engineer, if the Dockweiler Drive Extension Project is not completed:

Street Name	Inverted Shoulder	Curb & Gutter	Base & Paving	Street Lights	Street Trees	Sidewalk (5’min)	Landscaped Median
Railroad Avenue		X	X	X	X	X	X
13th Street over Railroad Crossing +		X	X	X	X	X	
Placerita Canyon Road		X	X	X*	X	X	
Dockweiler Drive Extension from 12th Street to Placerita Canyon Road		X	X	X*	X	X	X

\* Street Lights at the intersection only; and + May require additional right-of-way and approval from CPUC and Metrolink

EN53. Before street plan approval for improvements along 13th Street, the permittee must obtain all necessary approvals for construction phasing and traffic detour plans submitted to the satisfaction of the City Engineer.

EN54. Before street plan approval, the permittee must design wheelchair ramps at each intersection, as directed by the City Engineer.

*Sewer Improvement Requirements*

EN55. Before the Building Official issues a building permit, the permittee must relocate the existing sewer main (PC03-08) per the plans submitted by the permittee.

EN56. The on-site sewer must be a privately maintained system. Before Grading Plan approval, the permittee must submit an “on-site sewer plan.” The “on-site sewer plan” must be designed per the California Plumbing Code and approved by the City’s Building &

Safety Division before Grading Plan approval. If compliance with the California Building Code is impractical, the permittee must prepare a sewer plan for a publicly maintained sewer. The public sewer plan must be reviewed and approved by the Los Angeles County Department of Public Works (Sewer Maintenance Division), Los Angeles County Sanitation District, and the City Engineer; and all necessary easements for maintenance of the sewer must be dedicated to the City of Santa Clarita.

- EN57. Before the Building Official issues a building permit, the permittee must annex the property into the County Sanitation District. The permittee must provide the City's Building & Safety Division with written confirmation from the Sanitation District that the property has been annexed.
- EN58. Before the Building Official issues a building permit, the permittee must pay the Placerita Canyon Sewer User Connection Fee and processing fee. The processing fee is subject to change and is based on the rate at the time of payment. The Placerita Canyon Sewer User Connection Fee is not subject to change. The User Fee is based on the number of Acres (AC), Equivalent Dwelling Units (EDUs), and cost per EDUs. For a Commercial Properties (CC) in Area 1, the cost per EDU is \$412 and there are 15 EDUs per AC. Therefore, Total User Fee =  $67.9AC \times 15EDUs/AC \times \$412/EDU = 67.9 \times 15 \times 412 = \$419,622.00$ . Currently, the processing fee is \$913.00.
- EN59. Before the Building Official issues a building permit, the permittee must upgrade the sewer per the approved sewer area study, to the satisfaction of the City Engineer. At the discretion of the City Engineer, the permittee may be permitted to pay their fare cost for the sewer upgrades.

#### *Transit Oriented Improvements*

- EN60. Before the Building Official issues a Certificate of Occupancy, the permittee must dedicate necessary easements, and construct class 1 trail along the project frontage on 12th Street, Arch Street, and 13th Street, as required by Parks Planning and to the satisfaction of the City Engineer.
- EN61. Before the Building Official issues a Certificate of Occupancy, the permittee must pay an amount of \$4,844,928 towards the trail from Dockweiler Drive Extension to Newhall Metrolink station including pedestrian bridge over Newhall creek and other future improvements associated with enhancing mobility in the Newhall area in accordance with the City's Non-Motorized plan.

#### *Bonds, Fees and Miscellaneous Requirements*

- EN62. Before Final Map approval or award of the construction contract for Dockweiler Drive Extension project, whichever comes first, permittee must pay the applicable Bridge and Thoroughfare (B&T) in the amount of \$10,146,300.
- EN63. Before City Engineer, or designee, issue encroachment permits for public improvements required to be installed by the project (Street, Sanitary Sewer, Storm Drain, and Street Lights), the permittee, by agreement with the City Engineer, must guarantee installation

of the improvements through faithful performance bonds, letters of credit, or any other acceptable means. Building final will be withheld if the improvements are not completed.

### TRAFFIC DIVISION

- TR1. Adequate sight visibility is required at all driveway-street intersections and must follow the latest Caltrans manual for applicable requirements. Adequate sight visibility must be demonstrated on the final map and grading plan. This must be shown on all applicable plans before the Building Official issues a building permit.
- TR2. All project driveways and internal roadways must intersect with the adjacent roadways at 90 degrees or as close to 90 degrees as topography permits (no less than 80 degrees). This must be shown on all applicable plans before the Building Official issues a building permit.
- TR3. Before street plan approval, the permittee must show on the street plan drive approaches using a modified commercial driveway design (APWA 110-2, Type C or equivalent) that will provide a street/drive approach transition with a maximum algebraic grade difference of 10%. Construction details must be shown on the street plan providing a transition no greater than this maximum.
- TR4. Per the City's UDC (Section 17.53.020), project access locations must have a minimum stacking distance of 100' from the face of curb at signalized locations; a minimum stacking distance of 40' from the face of curb at non-signalized locations along 13th Street and Arch Street; and a minimum stacking distance of 20' from the face of curb at non-signalized locations along 12th Street. This is to be measured from the final curb line (flow line) to the first parking stall or drive aisle.
- TR5. All driveway openings must be a minimum 30-feet wide. All interior drive aisles must be a minimum of 26-feet wide. Driveways and drive aisles serving trucks and other large vehicles must be wider as necessary to accommodate these vehicles. These dimensions must be shown on all applicable plans before the Building Official issues the first building permit.
- TR6. The permittee is responsible for installation of new conduit for the installation or the future installation of fiberoptic cable due to street improvements associated with the project. This must be shown on all applicable plans and installed to the satisfaction of the City Engineer. This interconnect conduit and cable is also required along new frontage improvements. All improvement plans for the above interconnect must be approved by the City Traffic Engineer. The interconnect conduit and cable must be installed at the time of the respective traffic signal and/or frontage improvements.
- TR7. Before issuance of any City-issued permit, the permittee must demonstrate that both the CPUC and Metrolink have granted approval of the project access at 13th Street/Arch Street, due to its proximity to the at-grade railroad crossing at Railroad Avenue/13th Street.

- TR8. Before street plan approval for any roadway improvements, the permittee must obtain all necessary approvals for construction phasing and traffic detour plans submitted to the satisfaction of the City Engineer. The construction phasing and traffic detour plans must maintain access to the Placerita Canyon neighborhood for the duration of the roadway construction. The detour may require additional interim roadway and intersection improvements for the duration of the detour, to the satisfaction of the City Engineer.
- TR9. Before issuance of building permits, the permittee must acquire and dedicate to the City the right-of-way required for all on-site and off-site street improvements as identified in Traffic Engineering Condition 11, to the satisfaction of the City Engineer. (See applicable Engineering Services Conditions of Approval under Subdivision Requirements regarding acquisition of easements and right-of-way.)
- TR10. The permittee must provide an additional traffic phasing study to determine the appropriate timing of the following improvements to the satisfaction of the City Engineer. If a traffic phasing study is not provided before issuance of first building permit, these improvements must be completed before the Building Official issues the first Certificate of Occupancy.
- TR11. Railroad Avenue & 13th Street:
- Add Southbound Left-Turn Lane to provide 2 left-turn lanes, 2 through lanes
  - Add 2 Westbound Lanes to provide 1 left-turn lane, 1 left/through lane, 1 right-turn lane
  - Add Second Eastbound Lane along 13th Street
- TR12. Arch Street & 13th Street:
- Construct new signalized intersection with the following lane geometrics
  - Northbound (Arch St.): 1 left-turn lane, 1 left/through lane, 1 through/right-turn lane
  - Southbound (Gate 1): 2 through lanes, 1 right-turn lane
  - Eastbound (13th St.): 2 left-turn lanes, 1 through lane, 2 right-turn lanes
  - Westbound (Gate 2): 1 left-turn lane, 1 through/right-turn lane
- TR13. Arch Street & 12th Street:
- Construct new signalized intersection with the following lane geometrics
  - Northbound (Dockweiler Dr.): 1 left-turn lane, 1 through lane, 1 through/right-turn lane
  - Southbound (Arch St.): 1 left-turn lane, 2 through lanes, 1 through/right-turn lane
  - Eastbound (12th St.): 1 left/through lane, 1 right-turn lane
  - Westbound (12th St.): 1 left/through lane, 1 right-turn lane
- TR14. Dockweiler Drive & Placerita Canyon Road:
- Construct new signalized intersection with the following lane geometrics
  - Northbound (Dockweiler Dr.): 1 through/right-turn lane
  - Southbound (Dockweiler Dr.): 1 left-turn lane, 2 through lanes
  - Westbound (Placerita Canyon Rd.): 1 left-turn lane, 1 right-turn lane
- TR15. Bouquet Canyon Road & Valencia Boulevard:

- Add Eastbound Right-Turn Lane to provide 3 left-turn lanes, 3 through lanes, 1 right-turn lane
  - Provide Eastbound Right-Turn Lane into shopping center on southeast corner
- TR16. Bouquet Canyon Road & Magic Mountain Parkway:
- Add Southbound Through Lane to provide 3 through lanes, 1 right-turn lane
- TR17. Sierra Highway & Newhall Avenue:
- Add Northbound Through Lane to provide 2 left-turn lanes, 3 through lanes, 1 right-turn lane
- TR18. Wiley Canyon Road & Lyons Avenue:
- Add Southbound Left-Turn Lane to provide 2 left-turn lanes, 2 through lanes, 1 right-turn lane
- TR19. Orchard Village Road & Lyons Avenue:
- Modify Eastbound Approach to provide 2 left-turn lanes, 3 through lanes
- TR20. Valle del Oro & Dockweiler Drive – install traffic signal
- TR21. Sierra Highway & SR-14 Southbound Ramps (requires Caltrans approval)
- Add Southbound Left-Turn Lane to provide 2 left-turn lanes, 2 through lanes
- TR22. Placerita Canyon Road & SR-14 Northbound Ramps (requires Caltrans approval)
- Modify intersection to provide all-way stop control
  - Add Off Ramp Left-Turn Lane to provide 2 left-turn lanes, one right-turn lane
- TR23. Before the Building Official issues a Certificate of Occupancy, the permittee must pay a traffic-signal timing fee for the update of the traffic-signal timing at up to ten intersections in the surrounding area. The cost is \$4,000 per intersection (\$40,000 total).
- TR24. Unless otherwise modified by the terms of a Construction Agreement between the Permittee and the City of Santa Clarita, before Final Map approval, the permittee must post a security in the amount of the applicable Bridge and Thoroughfare (B&T) District Fee to implement the Circulation Element of the General Plan as a means of mitigating the traffic impact of this project. This project is located in the Via Princessa B&T District. The current rate for this District is \$21,820. The B&T rate is subject to change and is based on the rate at the time of payment. Release of the security is subject to confirmation of completion of Circulation Element roadway improvements as identified in the B&T Fee methodology.

Standard B&T Fee Calculation:

Commercial = the gross acres (93) x the district rate (\$21,820) x 5.0 = \$10,146,300

## BUILDING & SAFETY DIVISION

### *Plans and Permits*

- BS1. Construction drawings shall be prepared and submitted to the Building & Safety Division for plan review and building permit issuance. Supporting documents; such as structural and energy calculations, and geotechnical reports must be included with the plan submittal.
- BS2. Construction drawings submitted for plan review shall show must compliance with all applicable local, county, state and federal requirements and codes. The project shall comply with the building codes in effect at time of building permit application including all new supplements.
- a. Building permit applications are valid for one year and were received on December 16, 2022. If building permits (including “foundation only” permits) are not issued by the end of 2023, they will expire. Building permit applications may be extended with the condition the project complies with the newer 2022 California Codes. All building permits (including “foundation only” permits) require the clearance from all agencies listed in comment #13 below.
- BS3. Construction drawings submitted for plan review shall be complete. Submitted plans shall show all architectural, accessibility, structural, mechanical, plumbing, and electrical work that will be part of this project. Civil, landscape, interior design, and other plans not related to the building code are not reviewed by the Building & Safety Division.
- BS4. Construction drawings shall be prepared by qualified licensed design professionals (California licensed architects and engineers).
- BS5. The City of Santa Clarita has amended some portions of the 2019 California Building Codes. A copy of these amendments is available at the Building & Safety public counter and on our website at: <http://www.santa-clarita.com/Home/ShowDocument?id=17773>. A copy of the 2022 California Building Code amendments is available at the Building & Safety public counter and on our website: <https://www.santa-clarita.com/home/showpublisheddocument/21751/638073266141000000>
- BS6. Construction drawings may be submitted electronically or by submitting paper plans. In either case an “eService Account” must be created to access our permitting system. Please log on to: [www.santa-clarita.com/eservice](http://www.santa-clarita.com/eservice) and create an account by clicking “register for an Account.”
- BS7. Construction drawings submitted to Building & Safety shall include a complete building code analysis and floor area justification for the proposed buildings per chapter 5 and 6 of the California Building Code. Sound stages without live audiences will be considered Group F-1 occupancies. Sound stages with live audiences will be considered Group A-1 occupancies.
- BS8. The submitted site plans must show all parcel/lot lines, easements, fire separation distances, restricted use areas, etc. Any construction proposed in an easement must obtain the easement owner’s written permission or the easement must be removed. Parcel lines



that overlap any proposed buildings must be removed (lot line adjustment) prior to building permit issuance.

*Clean Air, Electric Vehicle and Bicycle Parking per CalGreen*

- BS9. Clean Air Vehicle parking spaces (including future Electric Vehicle (EV) Charging Stations) shall be provided and designated as “CLEAN AIR/VANPOOL/EV.” The number of Clean Air Vehicles may be required to be up to 12% of the total number of parking spaces provided on the site per the 2019 CalGreen Building Standards Code supplement effective July 1, 2021, table 5.106.5.2.
- a. If building permits are not obtained by the end of 2023 and the 2022 California Green Building Standards Code is required to be followed, no Clean-Air parking spaces will be required.
- BS10. Electric Vehicle Charging Spaces (EVCS), shall be provided and equipped with the necessary infrastructure for the future installation of EV charging equipment. Future EVCS with the charging equipment not installed with this project are considered Clean Air Vehicle parking spaces. Up to 10% of the total number of parking spaces provided on site shall be EV Charging Spaces (future EV charging stations) per 2019 CalGreen Building Standards Code supplement effective July 1, 2021, table 5.106.5.3.3.
- a. If building permits are not obtained by the end of 2023 and the 2022 California Green Building Standards Code is required to be followed, the number of EV Capable spaces shall be required to be up to 20% of the total number of parking spaces provided on site.
  - b. Additionally, the 2022 CalGreen Code requires up to 25% the number of EV Capable spaces to be installed with EV charging equipment and become EV Charging Stations.
- BS11. Short-Term Bicycle Parking shall be provided based on 5% of the total number of anticipated visitor parking spaces with a minimum of one two-bike rack. CalGreen section 5.106.4.1.1.
- BS12. Long-term bicycle parking (lockable) shall be provided based on 5% of the total number of tenant-occupant (employee) parking spaces with a minimum of one bicycle parking facility. CalGreen section 5.106.4.1.2.

*Agency Clearances*

- BS13. Prior to issuance of building permits, clearances from the following agencies will be required:
- a. City Planning Division,
  - b. City Engineering Services (soil report review and grading),
  - c. City Environmental Services (Construction & Demolition Plan deposit),
  - d. City Traffic & Transportation Planning,
  - e. City Urban Forestry Division (when Oak Trees occur on site)
  - f. Los Angeles County Fire Prevention Bureau,
  - g. Los Angeles County Environmental Services (Health Dept. for food service & sales),
  - h. Los Angeles County Environmental Programs (Industrial Waste),

- i. Los Angeles County Sanitation District,
- j. Santa Clarita Valley Water Agency,
- k. William S. Hart School District and appropriate elementary school district,

An agency referral list with contact information is available at the Building & Safety public counter. Please contact the agencies above to determine if there are any plan review requirements and/or fees to be paid. Clearances from additional agencies may be required and will be determined during the plan review process.

### *Accessibility*

- BS14. All applicable disabled access requirements of Chapter 11B of the California Building Code, including site accessibility details and information, shall be shown on the architectural plans versus civil plans.
- BS15. Accessible parking spaces must be dispersed and located on the shortest accessible route to accessible entrances of all buildings.
- BS16. An accessible route between all accessible building entrances and the public sidewalk must be provided. Where more than one site route is provided, all routes must be accessible.
- BS17. At least one EVCS (or future EV Charging Station) serving each parking facility, shall be sized to be VAN accessible and located on an accessible route to the building entrances. CBC 11B-228.3, 11B-502.3 and 11B-812.7.
- BS18. Additional standard accessible EV parking spaces and ambulatory EV parking spaces shall be provided on an accessible route to the building entrances. CBC 11B-228.3 and 11B-812.
- BS19. The required number of accessible parking spaces and required number of accessible EVCS (or future EV Charging Stations), shall be based on the number of parking spaces provided at each type of parking facility. CBC 11B-208.2 and 11B-228.3.

### *Soil Reports and Grading*

- BS20. A complete soils and geology investigation report is required. The report shall be formally submitted to the Engineering Division for review and approval. The recommendations of the report shall be followed and incorporated into the construction drawings. A copy of the report must be submitted to Building & Safety at time of plan submittal.
- BS21. The following grading work shall be completed before the Building Official issues building permits:
  - a. The Engineering Services Division shall issue a grading permit and all rough grading and/or re-compaction work must be completed.
  - b. A final compaction report and a Pad Certification for each building shall be submitted to and approved by the Engineering Services Division.

### *Hazard Zones*

- BS22. A portion of the project site is located within the City's Fire Hazard Zone. New buildings shall comply with the California Building Code Chapter 7A: MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE. A summary of these requirements is available at the Building & Safety's public counter or visit: <http://www.santa-clarita.com/home/showdocument?id=10685>. Plans submitted to Building & Safety shall show compliance with all applicable Fire Zone requirements.
- BS23. A portion of the project site is located within a Special Flood Hazard Zone. All construction within the floodplain shall comply with the City's Floodplain Ordinance (Chapter 10.06 of the Municipal Code), all Engineering Services Division requirements, all FEMA regulations, National Flood Insurance Program (NFIP) regulations, California Building Code, and ASCE 24-13.

### ENVIRONMENTAL SERVICES DIVISION

- ES1. For the Sound Stage Buildings (475,473 square feet): Provide sufficient trash enclosures to house at least fifty (50) 3-yard bins. Twenty-five (25) of the bins should be reserved for recyclable materials only. In addition, space must be added for organics/food waste recycling per SB1383.

For the Production Support Area (565,390 square feet): Provide sufficient trash enclosures to house at least fifty-eight (58) 3-yard bins. Twenty-nine (29) of the bins should be reserved for recyclable materials only. In addition, space must be added for organics/food waste recycling per SB1383.

For the Office Buildings (198,087 square feet): Provide sufficient trash enclosures to house at least twenty-two (22) 3-yard bins. Eleven (11) of the bins should be reserved for recyclable materials only. In addition, space must be added for organics/food waste recycling per SB1383.

For the Catering Building (30,000 square feet): Provide sufficient trash enclosures to house at least four (4) 3-yard bins. Two (2) of the bins should be reserved for recyclable materials only. In addition, space must be added for organics/food waste recycling bins per SB1383.

All enclosures must be shown on the site plan with dimensions, bin layout/floor plan, consistent with the surrounding architecture, and be constructed with a solid roof. Elevations for enclosures must be provided. The enclosure(s) must be located to provide convenient pedestrian and collection vehicle access.

- ES2. All enclosure requirements as listed in Environmental Services conditions above must be reviewed and approved prior to receiving agency clearance for issuance of building permits.
- ES3. Modifications to enclosure and bin requirements must be submitted to Environmental Services and may be presented as part of a Trash Management Plan. The Trash Management Plan must provide adequate trash, recycling and organics service and

infrastructure for the project. The Trash Management Plan will be approved at the discretion of the Director of Neighborhood Services. The Trash Management Plan must be approved prior to receiving agency clearance for issuing of building permits.

- ES4. All demolition projects regardless of valuation, all commercial construction projects valued greater than \$200,000 or over 1,000 square feet for new construction, all new residential construction projects, and all residential additions and improvements that increase building area, volume, or size must comply with the City's Construction and Demolition Materials (C&D) Recycling Ordinance.
- ES5. C&D Materials Recycling Ordinance:
- a. Construction and Demolition Materials Management Plan (C&DMMP) must be prepared and approved by the Environmental Services Division before obtaining any grading or building permits.
  - b. A minimum of 65% of the entire project's inert (dirt, rock, bricks, etc.) waste and 65% of the remaining C&D waste must be recycled or reused rather than disposing in a landfill.
  - c. For renovation or tenant improvement projects and new construction projects, a deposit of 2% of the estimated total project cost or \$15,000, whichever is less, is required. For demolition projects, a deposit of 10% of the estimated total project cost or \$15,000, whichever is less, is required. The full deposit will be returned to the permittee upon proving that 65% of the inert and remaining C&D waste was recycled or reused.
- ES6. Per the California Green Building Standards Code, 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing must be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.
- ES7. All projects within the City not self-hauling their waste materials must use one of the City's franchised haulers for temporary and roll-off bin collection services. Please visit [GreenSantaClarita.com](http://GreenSantaClarita.com) for a list of approved haulers.

#### PARKS PLANNING

- PP1. Before the Building Official issues the first Certificate of Occupancy, the permittee must acquire the necessary right-of-way and dedication of easement, and construct the multi-purpose trail on-site, along 12th Street, Arch Street, and 13th street, from the southeast project limits at 12th Street to the intersection of 13th Street and Railroad Avenue, as shown on the Dockweiler Extension Project plans. The trail cross-section shall consist of four-foot wide landscape buffer, a five-foot wide concrete sidewalk for pedestrians and a 10-foot wide asphalt for two-way bike traffic and additional space as needed for lodgepole fencing. All trails must be constructed to City Standards including striping, signage, lodge pole fencing, to the satisfaction of the Director of Public Works, or designee. A key component to be included in this trail segment is a public trail easement and construction of a trail railroad crossing on the north side of 13th Street. This crossing

must meet Metrolink standards and the satisfaction of the Director of Public Works, or designee.

## SPECIAL DISTRICTS DIVISION

### Oak Trees

#### *Permit, Bonding and Mitigation:*

- SD1. The permittee is requesting an Oak Tree Permit for the removal of 12 oak trees, six (6) of which are classified as heritage oaks. The request also includes the encroachment into the protected zone of six (6) additional oak trees.
- SD2. The project site consists of 16 on-site oak trees, 12 of which are proposed for removal, including three (3) proposed on-site relocations. Two additional off-site oak trees are part of this project and proposed for encroachment.
- SD3. Two off-site oak trees identified as oak tree #17, and tree #18 are proposed for encroachment as a part of this application. Oak tree #18 is located within the MWD easement. This tree is currently being shown as a proposed removal/relocation. The permittee is required to protect and preserve this tree in place. Off-site oak tree #17 is located within the public right way along Arch Street and is proposed for encroachment only as needed for required street improvements.
- SD4. The permittee is permitted to remove 12 on-site oak trees, six of which are heritage in size and identified in the permittee's oak tree report as oak trees number 1H, 2H, 3H, 4H, 5H, and 7H. Trees 1H-5H are Coast live oak (*Quercus agrifolia*) and tree 7H is a Valley oak (*Quercus lobata*). The remaining six removals are non-heritage and identified in the permittee's oak tree report as oak trees number 8, 9, 10, 11, 12, and 13. Trees 8-10 are Valley oak (*Quercus lobata*) and trees 11-13 are Coast live oak (*Quercus agrifolia*).
- SD5. Prior to the issuance grading permits, and the removal of any oak trees, the permittee is required to bond for the International Society of Arboriculture (hereafter ISA) dollar value of the oak trees proposed for removal. The current ISA Dollar Value as documented in the permittee's oak tree report is listed at \$790,800.00 dollars.
- SD6. The permittee is required to renew the bond annually until the project has reached completion and/or all required oak tree mitigation has been approved and accepted by the City of Santa Clarita. Copies of the renewal documents shall be submitted to the City of Santa Clarita Project Development Coordinator for records. Upon successful completion of all required oak tree mitigation, the bond will be exonerated and monies released to the permittee.
- SD7. The permittee shall be required to mitigate for the ISA Dollar Value of all oak trees located on site which have been approved for removal. Mitigation requirements shall be subject the City of Santa Clarita Oak Tree Ordinance and Preservation and Protection Guidelines.

- SD8. The dollar value of oak tree numbers 8, 9, and 10 which are proposed for relocation have a combined ISA value of \$53,500.00. This amount may be deducted from the \$790,800.00 mitigation requirement resulting in a total mitigation planting amount of \$737,300.00.
- SD9. Mitigation plantings must be on-site in areas approved by the City Arborist and/or City Oak Tree Specialist. All mitigation oak trees, regardless of size will be protected under the City of Santa Clarita Oak Tree Ordinance and Preservation and Protection Guidelines.
- SD10. All mitigation oak trees planted on site which are considered nursery size container-grown trees, typically 24” inch box through 60” inch box trees shall be subject to a minimum two (2) year mandatory mitigation and monitoring period which begins once the trees are planted.
- SD11. All mitigation oak trees planted on site which are considered specimen size trees, typically 72” inch box trees and larger are subject to a minimum five (5) year mandatory mitigation and monitoring period which begins once the trees are planted.
- SD12. Larger specimen size oak trees must be planted in high visibility areas outside of the public right of way to be viewed by both residents and guest of the Placerita Canyon Community. These areas include the landscaped corners of Shadowbox Studio Gates 1, 2, and 3 as shown on the preliminary landscape plan.

*Relocated Oak Trees:*

- SD13. Any oak tree proposed for and approved for relocation shall be performed by a qualified tree relocating company with a minimum of five years’ experience in relocating native oak trees.
- SD14. Oak trees which have been approved for relocation shall be subject to a mandatory 90-day side boxing requirement before cutting the bottom roots. All three on-site oak trees approved for relocation are Valley oak species, and as a result, the required side boxing must take place early fall before leaf drop or as recommended by the tree relocating company. The permittee/developer shall coordinate with the tree relocating company on the timing of the relocation. Cutting roots in late fall, spring, and/or summer will not be permitted.
- SD15. Once boxed, all relocated oak trees shall be stored in a designated on-site staging area facing in the same direction as the tree was prior to removal until the tree(s) are ready to be planted. The north side of box shall be clearly marked so that there is no question as to the orientation of the tree once planted in its final location.
- SD16. Unless waived by the City Arborist, before grading, oak trees number 8, 9, and 10 shall have completed the 90-day side boxing requirement and been transferred/located to the approved staging area.
- SD17. The permittee and all its contractors must adhere to all recommendations issued by the permittee’s Project Arborist (hereafter PA) both on site during all required monitoring and those identified within the submitted oak tree report prepared by Kerry Norman of



Arbor Essence. Failure to comply shall be considered non-compliant and may result in the issuance of a Stop All Work notice.

SD18. Oak tree numbers 8, 9, and 10 shall be subject to a minimum five (5) year post planting maintenance and monitoring period. During this period the permittee is required to submit monthly monitoring reports for the first year, quarterly reports at a rate of one report every three months for the following three (3) years and one report every six months for the final year for a total of 22 reports. This mitigation will begin once the relocated oak trees have been planted in their permanent location.

*Mitigation Oak Tree Plantings:*

- SD19. Prior to issuance of grading permits, the permittee is required to submit the final oak tree mitigation site plan showing the location of all required oak trees to be planted on site as required for mitigation.
- SD20. The permittee's mitigation site plan must include a detailed legend clearly identifying the species of each oak with both common and botanical name, the number/quantity of oaks, the size of the tree, type of trunk (standard or low branch), the individual cost of the tree and the extended cost based upon the quantities of each species totaling the required mitigation planting amount of \$737,300.00.
- SD21. Mitigation oak trees must consist of a mixture of California native oak trees which are suitable and compatible with Sunset Zone 18. Mitigation oak trees may include the following species; Coast live oak (*Quercus agrifolia*), Canyon oak (*Quercus chrysolepis*), Valley oak (*Quercus lobata*), Pasadena oak (*Quercus engelmannii*), and Interior live oak (*Quercus wislizeni*).
- SD22. When planting mitigation oak trees on site, the permittee and its contractors shall work closely with both the project arborist and the landscape architect to select the appropriate oak tree for each individual area selected for mitigation, taking into consideration the additional landscape which is proposed for the same location.
- SD23. The permittee must incorporate the Coast live oak, Canyon oak, and Valley oak in the proposed oak tree chaparral located at the north end of the project site.
- SD24. When planting mitigation oak trees on both manufactured and natural slopes with a 2:1 ratio or higher, the permittee must install slope guards or other form of slope stabilization to prevent soil from building up and burying the trunk and roots of the oak trees.
- SD25. Both mitigation and relocated oak trees must have their own separate irrigation lines and irrigation controller stations dedicated specifically to the oak tree so water may be applied during drought restrictions. This requirement shall be shown on the irrigation plans and addressed under irrigation notes on the permittee's required final landscape plans.
- SD26. Irrigation to all mitigation and relocated oak trees shall consist of pressure compensating bubblers similar to the Rainbird 1400 Series (or equivalent). At no time may any form of overhead/spray irrigation be permitted within the protected zone of an oak tree or be



permitted to come in contact with the trunk or canopy of any oak tree existing or proposed.

SD27. Inspection tubes shall be required to be installed for all specimen and relocated oak trees which are installed on site both within the gates of the studio campus and those trees located outside the gates of the studio campus.

*Monitoring:*

SD28. Unless waived by the City Arborist, all work completed within the protected zone of an oak tree must be monitored, and completed by hand in the presence of the permittee's project arborist or a qualified representative thereof.

SD29. The protected zone is the area extending five (5') feet out from the edge of the dripline. The dripline is the edge of the tree canopy. For smaller oak trees or newly planted oak trees, the protected zone shall be no less than 15 feet from the trunk of the tree.

SD30. Monitoring includes, without limitation, daily documentation, photos and recommendations of all work having taken place within the protected zone of an oak tree. Daily monitoring reports shall be submitted electronically via email to the City Arborist within 72 hours from the end of each working day when monitoring took place.

SD31. Unless waived by the City Arborist, the permittee and its contractors must adhere to all direction issued by the project arborist. This shall include all recommendations included in the oak tree report and those issued on-site during all required monitoring. Failure to comply is considered non-compliant and may result in a Stop All Work until the permittee and its contractors have properly addressed the recommendation to the satisfaction of the City Arborist.

SD32. The permittee and its contractors shall be required to give 72-hour minimum notice to the project arborist before any work taking place within the protected zone of an oak tree.

SD33. Upon completion of the project and successful mitigation the permittee shall be required to submit a certification letter prepared by the Project Arborist certifying that all work performed within the protected zone of an oak tree was completed in compliance with the conditions of this oak tree permit.

SD34. The permittee, including Shadowbox Studio employees and its contractors agree to, and shall provide the City Arborist and Project Arborist (Kerry Norman) reasonable access to the project site both during and after construction to allow for the required monitoring of all oak trees for a period not to exceed the required mitigation period. Reasonable is defined as the number of times needed to comply with the Conditions of Approval for City of Santa Clarita Master Case 21-109, and Oak Tree Permit 21-001.

*Construction and Preservation:*

SD35. Prior to issuance of grading permits and the start of oak tree relocation, the permittee and their contractors must schedule an on-site pre-construction meeting.

- SD36. Prior to the start of grading/construction, the permittee must have all required protective fencing in place around oak trees number 6H, 14, 15, 16, and off-site oak trees 17, and 18. Oak trees that are approved for encroachment shall have the protective fence placed at the furthest point away from the trunk that will allow for the approved impacts. All remaining oak trees must have the fence installed at the protected zone located five (5') feet out from edge of dripline.
- SD37. Protective fencing for oak trees 6H, 17, and 18 must consist of five (5') foot standard chain link material supported by steel post driven directly into the ground and evenly spaced at eight (8') feet on center. 36" inch silt fencing must be installed at the base of all protective fencing and be maintained in good repair throughout all phases of construction.
- SD38. A maximum of one non-gated three-foot wide opening must be left open on the opposite side of construction to allow for required monitoring by City Staff and the permittee's Project Arborist.
- SD39. Signage which reads "THIS FENCE IS FOR THE PROTECTION OF OAK TREES AND SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION BY THE CITY ARBORIST" shall be installed on the upper portion of the protected fencing at 50' foot intervals. Each sign shall measure 24" inches by 24" inches and be constructed of weather proof materials.
- SD40. Once approved, at no time shall the permittee and/or its contractors be permitted to remove or make changes to the protective fencing. Protective fencing must remain in good repair throughout the project. At any time during the project the fence is damaged or in need of repair, the permittee and its contractor must make necessary repairs prior to the start of construction.
- SD41. At this time no protective fencing is required around oak trees number 14-16 which are located on the south facing side of the hill at the north end of the project site uphill and well outside of the proposed grading. Should any grading changes be made that would impact these trees, protective fencing shall be required before the start of grading.
- SD42. At no time will the permittee or their contractors be permitted to place or store any form of construction material, equipment, machinery or vehicles within the protected zone of an oak tree or within the proposed planting areas for both relocated oak trees and mitigation oak trees.
- SD43. At no time shall the permittee or its contractors be permitted to wash, rinse, clean or service any form of construction equipment, tools vehicles or machinery within 100 feet of an oak tree, or within the proposed planting areas for both relocated oak trees and mitigation oak trees.
- SD44. At no time will any form of liquid or dry contaminates including without limitation, oils, gasoline, diesel fuel, concrete, plaster and mortar be permitted to enter the protected zone of an oak tree or within the proposed planting areas for both relocated oak trees and mitigation oak trees.

- SD45. The permittee is required to have approved on-site concrete rinse out stations located throughout the project site. These and all other rinse out stations shall be located a minimum of 100' feet from any oak tree.
- SD46. All work completed within the protection zone of an oak tree shall be monitored by the permittee's Arborist of Record.
- SD47. Any root or roots that are encountered during construction including grading, excavation and trenching that are two (2") inches in diameter or larger shall be preserved at all times unless waived by the City of Santa Clarita Oak Tree Specialist.
- SD48. Exposed roots shall be immediately covered with moistened layers of burlap until backfill can be completed. Burlap may be removed or left on the root. Backfill shall consist of original native soil only.
- SD49. Any root which has been approved for removal shall be cut clean with a proper pruning device. All pruning of roots shall be completed by or in the presence of the permittee's Arborist of Record.
- SD50. Any oak tree that has been approved for trimming must be completed by an approved qualified tree trimming contractor certified through the International Society of Arboriculture (ISA) or in the presence of the permittee's Project Arborist.
- SD51. All non-infested wood chips generated from pruning shall be recycled and used as mulch for existing oak trees.
- SD52. The permittee and its contractors must adhere to the recommendations of the American National Standards Institute (ANSI) A300 Part I, Best Management Practices and the ISA Pruning Standards for all tree care operations.
- SD53. The permittee and its contractors must adhere to the recommendations of the ANSI A300 Part IV (Management of Tree and Shrubs During Site Planning, Site Development and Construction) and Best Management Practices (Managing Trees During Construction) throughout the project.

*Landscape:*

- SD54. Before issuance of grading permits or as required by the Director of Community Development, the permittee will be required to submit a final landscape plan. This final landscape plan must be reviewed and approved by the City Arborist. The final landscape plan shall include all existing oak trees which were preserved as well as all mitigation and non-mitigation oak trees proposed within the landscape.
- SD55. Any landscape improvements including without limitation, plant material, walkways, trails, water features, patios, lighting, statues or art that are proposed for within the protected zone of an existing oak tree must be approved by the City Arborist.
- SD56. Although any planting within the protected zone of an oak tree is discouraged, only drought tolerant native species of plant material may be planted within the protected zone of an oak tree. This includes all mitigation oaks, relocated oak trees and existing oak

trees. Refer to the “California Oak Foundation” publication “Compatible Plants Under & Around Oak Trees” which may be downloaded in a PDF format at [www.californiaoaks.org](http://www.californiaoaks.org).

- SD57. At no time shall any form of landscaping be permitted within the Tree Protected Zone (TPZ) of any relocated oak tree. TPZ is five (5’) feet from the edge of the canopy.
- SD58. At no time shall any overhead irrigation be permitted to come in contact with an oak tree. Only direct contact irrigation (drip and/or bubbler) systems may be installed within the protected zone of an oak tree. Overhead irrigation which has been approved for outside the protected zone shall be directed away from the canopy of the oak tree.
- SD59. The minimum protected zone for any non-established or existing oak tree is fifteen (15’) feet. This includes all new oak trees that were planted for required mitigation. All turf shall be kept a minimum of 15 feet from any oak tree.
- SD60. Linear root barriers shall be required along the edge of any proposed walkways, trails, drive approaches, street and any other form of hardscape that is approved for within the protected zone of an oak tree.
- SD61. Walkways and bike trails or any other form of hardscape that is approved for within the protected zone of an oak tree shall consist of an approved material such as permeable landscape pavers and asphalt. In some cases where concrete, asphalt, or pavers are approved in pads that exceed 120 square feet, the permittee is required to install approved aeration tubes.
- SD62. Upon completion of the installation of all required mitigation oak trees and before the Building Official issues a final Certificate of Occupancy, the permittee is required to submit a detailed GPS site plan with the location of all mitigation oak trees. A detailed legend identifying the number, size, species and cost of all oak trees planted on site must be included on this site plan.
- SD63. Permittee is required to install a 3-4-inch layer of natural woodchips throughout the protected zone of each planted and/or relocated oak tree. Mulch must consist of natural woodchips screened and chipped to 2-3-inches in length. Refer to Foothill Soils Inc. “Organic Forest Floor” (Organic Forest Floor is made from assorted tree trimmings and creates a natural appearing ground cover. This product is also used as a top dressing around shrubs, trees and flower beds. It retains moisture, saves water and controls weeds. Forest Floor also provides excellent erosion control for hills and slopes.)
- SD64. All un-infested wood generated from the removal of the oak trees must be chipped on-site, recycled and evenly distributed and used for mulch in and around the planting of the mitigation oak trees located at the north end of the project site. Before installing the mulch, the permittee’s project arborist must inspect the trees for any signs of active infestations.
- SD65. All oak wood which is diseased and/or infested shall be chipped into 3-4-inch pieces, hauled off-site and taken to a proper green waste facility. Diseased and/or infested wood shall not be stored on site nor be hauled off-site for use of firewood at any time

throughout the project. For additional information regarding diseased and infested oak wood, visit <http://groups.ucanr.org/GSOB/>

### Special Districts Landscape Maintenance Districts (LMD)

#### *Landscape Medians and Side Panels:*

- SD66. Any proposed impact to an existing landscape median or side panel must be designed to City LMD standards, require Special Districts review, and the written approval of the Director of Administrative Services.
- SD67. Any impact to the an existing median or side panel must be replaced/repared to the satisfaction of Special Districts Administrator, Director of Administrative Services, and the City Engineer.
- SD68. Prior to issuance of grading and or construction permits or as required by Engineering and Planning, the permittee must submit final Street Improvement Plans for review and approval by the Special Districts Administrator.
- SD69. Street improvement plans must identify all existing and proposed improvements including without limitation the location of all public utilities, gas, sewer, electric, cable, communication lines, fiber optic, main water lines, the location of existing and proposed street lights, traffic signals, and the location of and proposed changes to existing irrigation mainlines, lateral lines, irrigation wire, valves, quick-couplers, controllers, backflows, water and electrical meters, and controller cabinets to both the medians and landscaped side panels.
- SD70. Street Improvement Plans must accurately show the public right of way including the location and width of both the public sidewalk and landscape parkways fronting Shadowbox Studios and the commercial shopping center on Arch Street, the accurate location of the existing protected oak tree (#17), and any other street/right of way improvement required by the City of Santa Clarita.
- SD71. The permittee shall be required to install landscaped parkways fronting the Shadowbox Studio campus along 13th Street, Arch Street, 12th Street and the Section of 13th Street and Arch Street which fronts the commercial shopping center and offices, and all other street improvement areas as required by Engineering and Traffic. Landscape parkways shall be a minimum width of five feet in order to accommodate parkway trees.
- SD72. Landscape must include the installation of approved parkway trees, shrubs and irrigation.
- SD73. The permittee is required to install a separate water meter, electric meter, irrigation controller and dual-purpose cabinet for all LMD maintained landscape which is or will be located within the public right of way.
- SD74. Before planting, all parkway trees must be approved by Special Districts (LMD/Urban Forestry).

- SD75. Parkway trees shall be standard trunk trees with a strong central leader, and a natural canopy. Trees which have been topped or headed at the nursery, or have damage to the trunk, bark, branches, roots, or canopy, or are diseased/infested will not be accepted and must be returned to the nursery for replacement at no cost to the City of Santa Clarita.
- SD76. Before planting, all parkway trees or mitigation trees must be inspected by the City Arborist or a qualified representative of Urban Forestry. The permittee must give a minimum of 48 hours prior notice for all tree deliveries. In some cases, Special Districts may request photos of the trees be taken at the nursery prior to delivery. These photos shall be recent photos of the exact trees to be delivered and not “stock” photos from the nursery. Depending on the location of the nursery providing the trees, Special Districts may require an on-site nursery inspection which may include a representative from Special Districts tagging the trees prior to delivery.
- SD77. Prior to planting, all parkway shrubs and groundcover must be inspected by qualified representative of Special Districts. The permittee must give a minimum of 48 hours prior notice to for all deliveries. In some cases, Special Districts may request photos of the shrubs be taken at the nursery prior to delivery. These photos must be recent photos of the exact group of shrubs to be delivered and not “stock” photos from the nursery. Depending on the location of the nursery providing the trees, Special Districts may require an on-site nursery inspection which may include a representative from Special Districts tagging the trees prior to delivery.
- SD78. All parkway trees proposed for within the public right of way shall meet and or exceed the California Department of Forestry and Fire Protection/Urban Tree Foundation Minimum *Guideline Specifications for Nursery Tree Quality*. (Provided)
- SD79. 36” inch lineal root barrier shall be required for any tree planted within 10’ feet of any sidewalk, walkway, driveway, landscape wall, retaining wall or any other form of hardscape improvement within the public right of way or within the required landscape setback.
- SD80. Any parkway tree planted within a turf setting shall have a minimum 48” inch diameter mulched tree well installed at the base of the tree. Mulch shall be installed no less than three (3”) inches thick and shall not exceed four (4”) inches. Mulch shall not be piled up against the trunk of the tree.
- SD81. The permittee is required to install the City of Santa Clarita approved landscape pavers for any raised median, existing and/or proposed which is a direct impact as a result of the Shadowbox Studio project. This includes medians without landscape and median safety strips with both existing and proposed landscape along Railroad Avenue, 13th Street, Arch Street, 12th and any other right of way improvement as required by the City of Santa Clarita including crosswalks.
- SD82. Permittee is required to remove and replace all portions of the existing stamped concrete in any raised median which is impacted as a result of the development of Shadowbox Studios. This includes all medians along Railroad Avenue from Lyons Avenue to 15<sup>th</sup> Street, and any new raised medians where street improvements are approved.



- SD83. Before issuance of grading permits or as required by the Planning Division, the permittee must submit a final landscape plan for review and approval by Special Districts. Landscape plan must be prepared by a California licensed/registered landscape architect.
- SD84. Landscape plan must include all required landscape including, without limitation, all mitigation oak trees, relocated oak trees, existing oak trees which are to be preserved and protected in place, on-site landscaping, all landscape located within the public right of way, all required parkway trees, irrigation, specifications, and detail blocks, and planting legends with individual planting symbols for all trees, shrubs, groundcover, and pavers. Unless waived by Special Districts, at no time shall any form of drip irrigation be permitted within the public right of way.
- SD85. The permittee is required to work closely with Special Districts as it relates to the final landscape. Special Districts will provide the permittee with individual specifications for the required pavers, street lights and any required landscape amenities required within the public right of way such as bollards and rails, benches, landscape boulders and specific irrigation valves and controllers.

*Landscape Maintenance Districts Local Zone Assessments:*

- SD86. These parcels are located within Landscape Maintenance District (LMD) Areawide Zone 2008-1 Major Thoroughfare Medians, which was established to fund the construction and maintenance of landscaped medians on major thoroughfares throughout the City of Santa Clarita. Permittee is required to financially contribute to the Areawide Zone in a manner reflective of this LMD zone's assessment methodology.
- SD87. These parcels are located within Landscape Maintenance District (LMD) Zone 28 Newhall, which was created to fund the construction and maintenance of landscapes located in the Newhall Area. Permittee is required to financially contribute to Zone 28 in a manner reflective of this LMD zone's assessment methodology.
- SD88. This proposed project site currently consist of 18 separate parcels. The permittee is advised that each of the 18 parcels are currently being assessed at the vacant lot rate. The permittee is proposing to subdivide which would reduce the number of parcels from 18 to 5. As a result of the proposed project the current assessment rates for both LMD Zone 18, and 2008-1 will be adjusted to reflect these changes based upon the zones current assessment methodology.
- SD89. The permittee shall work closely with Special Districts and the City Engineer, and provide all necessary documents needed to calculate the new rates.

*Streetlight Maintenance District (SMD)*

- SD90. These parcels were originally annexed by County of Los Angeles into a Lighting District with a maximum assessment of \$12.38 per EBU (Equivalent Benefit Unit) without a cost of living index/escalator. The permittee will be required to annex the parcel into the Santa Clarita Landscaping and Lighting District (SCLLD), Street-lighting Zone B. The District funds the operation and maintenance of various landscaping and lighting improvements throughout the City that provide special benefits to properties within the District.



The annexation will bring the EBU rate current (FY 22/23, \$93.91), and add the cost of living escalator (CPI). There is a one-time annexation fee of \$500.00 + \$100.00 per Equivalent Benefit Unit (EBU). Benefit Units are based on land use and vacant/unimproved parcels are not assessed. Additional information may be required from the permittee to calculate the fee.

- Following the completed annexation there will be an annual assessment included on the property tax bill. The assessments are based on land use, see attached EBU rate sheet. The proposed assessment to be calculated by assessment engineer.
- A minimum of 120 days is required to process the annexation, which must be completed prior to final map approval, grading or building permit issuance, whichever occurs first.
- Developer will work with Special Districts and obtain approval on the LED light fixtures, if any, to be installed on public streets.
- Ownership of all new streetlights installed on public streets will be transferred to City of Santa Clarita.
- Developer will work with Special Districts to determine if the streetlights will be metered or unmetered.

SD91. Developer must install approved streetlights on 13th Street, Arch Street, and any other street which requires Street Improvements by Traffic and Engineering to the satisfaction of the City Engineer. Streetlights must conform with the design and aesthetics of those streetlights approved for the Dockweiler Extension Project.

SD92. Each streetlight must be properly identified with the approved City of Santa Clarita identification tag and number.

*Special Districts - Urban Forestry:*

SD93. The California pepper (*Schinus molle*) trees located on the east end of the MWD easement which line the alley of the homes located on Alderbrook Drive have been previously maintained by the City of Santa Clarita Urban Forestry Division.

SD94. The permittee must assume all maintenance responsibility for all Pepper trees including the proper trimming, clean-up of any fallen limbs or debris from the trees and removal of any tree which has been declared as dead by a qualified arborist.

SD95. Permittee is advised that the California pepper trees are protected and must be preserved in place during all construction occurring within the trees protected zone. Work within the Tree Protected Zone (TPZ) must be monitored by a professional qualified tree consultant.

SD96. The permittee and its contractors are subject to the same construction and preservation conditions as found under the Oak Tree section of this document.

SD97. For all tree on-site tree preservation, including native oak trees, the permittee must adhere to the ANSI (American National Standards Institute) A300 (Part 5) Tree, Shrub, and Other Woody Plant Management Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction) and the companion

publication Best Management Practices “Managing Trees During Construction 2<sup>nd</sup> Edition” at all times throughout the project.

*Maintenance and Establishment:*

SD98. All trees and shrubs planted within the public right of way that are to be maintained by the City of Santa Clarita are subject to a minimum of two-90-day maintenance and establishment periods. Any tree which declines to an unacceptable condition or dies within the first 90-day period must be replaced by the permittee at no cost to the City of Santa Clarita. Trees which have to be replanted are subject to the second 90-day maintenance and establishment period. The maintenance and establishment period will begin once the final landscape has been inspected and approved by a qualified representative of Special District’s.

SD99. Once planted, all parkway trees located within the public right of way are protected under the City of Santa Clarita Parkway Tree Ordinance 90-15.

CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY (“FIRE DEPARTMENT”)

*Final Map Requirements*

- FD1. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation. The Final Map shall be submitted online to the Land Development Unit for review at [epicla.lacounty.gov](http://epicla.lacounty.gov) Final Map. The permittee will need to apply for the following Plan Type: **Fire–Land Development–Final Map–Tract**.
- FD2. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all- weather access surface to be clear to sky.
- FD3. The driveways required for Fire Apparatus Access Roads shall be indicated on the Final Map as "Private Driveway and Fire Lane" with the widths clearly depicted.
- FD4. A common access agreement is required for the private driveway since multiple units are sharing the same access. Such language shall be included in the Covenant, Conditions and Restrictions (CC&R) document and shall be submitted to the Fire Department for review prior to Final Map clearance.
- FD5. Submit a copy of the Grading Plan to the Fire Department for review and approval. Compliance required prior to Final Map clearance. The grading plan shall be submitted online to the Land Development Unit for review at [epicla.lacounty.gov](http://epicla.lacounty.gov). The permittee will need to apply for the following Plan Type: **Fire Land Development–Grading**.
- FD6. The required public fire hydrants shall be installed prior to construction of the proposed buildings. The water plan for the new fire hydrant locations shall be submitted online to the Land Development Unit for review at [epicla.lacounty.gov](http://epicla.lacounty.gov). The permittee will need to apply for the following Plan Type: **Fire Land Development–Water Plans & Systems Review**.

*Access Requirements*

- FD7. All on-site Fire Apparatus Access Roads shall be labeled as “Private Driveway and Fire Lane” on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
- FD8. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
- FD9. All fire lanes shall be clear of all encroachments and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
- FD10. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
- FD11. For buildings where the vertical distance between the access roadway and the highest roof surface does not exceed 30 feet, provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance “clear to sky” Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. The highest roof surface shall be determined by measurement of the vertical distance between the access roadway and the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Fire Code 503.1., 503.2.1.2 & 503.2.1.2.1
- FD12. For buildings where the vertical distance between the access roadway and the highest roof surface exceeds 30 feet from the lowest level of the Fire Apparatus Access Road, provide a minimum unobstructed width of 28 feet, exclusive of shoulders and an unobstructed vertical clearance “clear to sky” Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. At least one required access route meeting this condition shall be located such that the edge of the Fire Apparatus Access Roadway, not including shoulders, that is closest to the building being served, is between 10 feet and 30 feet from the building, as determined by the fire code official, and shall be positioned parallel to one entire side of the building. The side of the building on which the Fire Apparatus Access Road is positioned shall be approved by the fire code official. Fire Code 503.1.1; 503.2.1.2; 503.2.1.2.2 & 503.2.1.2.2.1
- FD13. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
- FD14. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds and shall be surfaced to provide all-weather driving capabilities. Fire Code 503.2.3
- FD15. Dead-end Fire Apparatus Access Roads more than 150 feet in length shall be provided with an approved Fire Department turnaround. Refer to Figure 503.2.5 (1) and Figure 503.2.5(2) in Chapter 5 of the Fire Code. The turnaround shall be orientated on the access

roadway in the proper direction of travel. Fire Code 503.2.5

- FD16. The Fire Apparatus Access Roads shall be provided with a minimum of a 32-foot centerline turning radius. Fire Code 503.2.4
- FD17. A minimum 5-foot-wide approved firefighter access walkway leading from the Fire Department Apparatus Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
- FD18. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 36 inches from the top of the parapet to the roof surface on more than two sides. These sides should face an access roadway or yard sufficient to accommodate ladder operations. Fire Code 504.5
- FD19. Approved building address numbers, building numbers or approved building identification shall be provided and maintained to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
- FD20. The installation of security gates across a Fire Apparatus Access Road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation, and be in compliance with following criteria:
- a. Gates shall be of the swinging or sliding type.
  - b. Construction of gates shall be of materials that allow manual operation by one person.
  - c. Gate components shall be always maintained in an operative condition and replaced or repaired when defective.
  - d. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
  - e. Methods of locking shall be submitted for approval by the fire code official. All locking devices shall comply with the County of Los Angeles Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices.
  - f. An approved key box, listed in accordance with UL 1037, shall be provided as required by Fire Code 506. The location of each key box shall be determined by the Fire Inspector. Fire Code Sections 503.5; 503.5.1; 503.2; 503.6
  - g. Where a single gate is provided, the gate width shall not be less than 20 feet, clear-to-sky, with all gate hardware is clear of the access way.

### ***WATER SYSTEM REQUIREMENTS***

- FD21. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
- FD22. The required fire flow for the public fire hydrants and public on-site fire hydrants for this

project is 4000 GPM at 20 psi residual pressure for 4 hours. Three (3) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Fire Code 507.3 & Appendix B105.1

- FD23. Install 8 public fire hydrants as noted by the Fire Department. All required public fire hydrants shall be installed, tested, and accepted prior to beginning construction. Fire Code 501.4
- FD24. Install 21 public on-site fire hydrants as noted by the Fire Department due to the size of development and to comply with Fire Protection System requirements. All required public on-site fire hydrants shall be installed, tested, and accepted prior to beginning construction. Fire Code 501.4
- FD25. The required fire flow for the on-site fire hydrant for this project is 2500 GPM at 20 psi residual pressure for 2 hours. Two (2) on-site fire hydrants flowing simultaneously may be used to achieve the required fire flow with one being the furthest of the public fire hydrant. Each individual on-site fire hydrant is required to flow 1250 GPM at 20 psi residual pressure for 2 hours. Fire Code C106.1.
- FD26. Install 15 private on-site fire hydrants as noted by the Fire Department. All required private on-site fire hydrants shall be installed, tested, and approved prior to building occupancy. Fire Code 901.5.1.
- FD27. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7.
- FD28. All on-site fire hydrants shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour rated firewall. Indicate compliance prior to project proceeding to the public hearing process. Fire Code Appendix C106.1.

#### *Fuel Modification*

- FD29. Building 28 is located within an area described by the Fire Department as a Fire Hazard Severity Zone. A “Fuel Modification Plan” shall be submitted to the Fuel Modification for review by the Fuel Modification Unit prior to building plan check approval. Please contact the Department’s Fuel Modification Unit for details. The Fuel Modification Plan Review Unit is located at 605 North Angeleno Avenue in the City of Azusa CA 91702-2904. They may be reached at (626) 969-5205 or visit <https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/>

#### TRANSIT DIVISION

- TD1. Due to the proposed redesign of the Railroad Avenue/13th Street intersection, the existing bus stop located nearside of the intersection must be moved to farside (northside) of the intersection. Permittee must provide a proposed bus stop location and demonstrate the safety of the placement as it pertains to the intersection, merging lane, bike path, the existing bus stop at 15<sup>th</sup> street, and any other obstacles in the area.

- TD2. Permittee must provide a bus stop(s) at the location of: Northbound Railroad Avenue farside 13th Street.
- TD3. Permittee must construct a pedestrian path from the bus stop(s) to the development.
- TD4. The bus stop(s) must consist of a 10' x 25' concrete passenger waiting pad placed behind the sidewalk and bike path and relocate the existing bus stop furniture, including shelter, to the new location.
- TD5. Bus stop/s may require additional right of way (ROW) as approved by the City Engineer.
- TD6. Permittee must provide a site plan, showing amenities within a 100-foot radius of the bus stop(s). This plan shall show the locations of all utility meters, utility structures, landscaping, buildings, pedestrian walkways, and parking spaces. This plan shall also show all other items not listed above located within the 100-foot radius of the bus stop(s).
- TD7. At the location of the bus stop(s), the sidewalk must meet the street for no less than 25'.
- TD8. Permittee must construct an in-street concrete pad pursuant to the current city standard and APWA 131-2.
- TD9. Bus stop(s) must be shown and labeled on the site plan.
- TD10. Before the Building Official issues a Certificate of Occupancy for the first building, the bus stop(s) must be installed to the satisfaction of City staff.



## EXHIBIT B

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Land Use

*North Newhall Area*

The North Newhall Area (NNA) is an approximate 200-acre assemblage of land generally bounded by the Metropolitan Water District (MWD) right-of-way on the east, Newhall Creek on the south and west, and a significant ridgeline south of Via Princesa on the north. Most of the NNA is located within the Placerita Canyon Special Standards District (PCSSD). The northern approximate 100 acres of this NNA is undeveloped with a hillside to the north, oak trees and Placerita Creek. The commercial corridor along the west side of Railroad Avenue consists of mixed retail and commercial uses. The southern approximate 100 acres of this area is primarily developed with existing single-family ranch style homes of varying sizes. A commercial center with a wide mix of industrial and retail uses is located at the entrance to the NNA adjacent to 13th Street. Given the site's characteristics, its proximity to Downtown Newhall and to the Jan Heidt Metrolink Station location, and its surrounding and diverse communities, the NNA should be subject to a broader and more comprehensive planning approach and have an MX-N (Mixed-Use Neighborhood) and Community Commercial (CC) designation which acknowledges and preserves the existing standards in the current PCSSD.

The NNA will be allowed to develop with guidelines, character and policies in place that will be designed to be protective of the existing, developed portions of Placerita Canyon. This development will be required to be done in a way to ensure that it provides buffering, transitional densities and protection to the existing developed areas and not intrude in or change the character of the developed areas of Placerita Canyon. Critical aspects of the PCSSD including the provision of trails and other amenities to support the rural equestrian lifestyle of the existing developed areas of Placerita Canyon shall be provided. Any development that is proposed is intended to enhance the Placerita Canyon gateway with attractive visual amenities.

*Reasonable Development Potential*

Based on the NNA gross acreage of 200 acres, the MX-N and CC designations theoretically could allow for approximately 4.3 million square feet of commercial development and up to 3,600 residential units in the NNA. However, this NNA site has a number of pronounced physical constraints and other limitations that severely limit it from being developed to the maximum allowable standards. Those constraints include oak trees, an active creek which is a blue-line stream, the railroad, the MWD right-of-way, drainage/hydrology issues, and potential circulation/traffic issues. Due to these known property development constraints, and the sensitivity of any land development to adjacent existing rural equestrian residential neighborhoods, any proposed project(s) on this NNA site shall not exceed a total of 775 residential units and an aggregate total of 450,000 1,585,000 square feet of non-residential development, excluding parking facilities.

Proposed projects on the NNA shall incorporate a landscape buffer along the MWD right-of-way and detached single-family residences adjacent to the MWD right-of-way. Density of development should transition downward to the east, toward the MWD right away. Being that the NNA is part of the PCSSD, the area north of Placerita Creek will be zoned NU-5 consistent with all like properties.

### *Mixed-Use Neighborhood and Desired Development Characteristics*

The future uses and development of the NNA site requires careful advance planning and consideration of any potential projects shall be required to address each of the following subject areas:

#### Public Participation/Outreach

- Be the subject of public participation and outreach led by the applicant(s) or the applicant's representative, prior to formal submittal of a proposed project to the City. Such outreach would expressly include the Placerita Canyon Property Owners Association, as well as other stakeholders such as the Circle J Ranch Homeowner's Association, the Old Town Newhall Association, the Hidden Knoll and Vista Valencia residents, The Master's College, and the Newhall School District.

#### Traffic Intrusion/Gateways

- Be internally and externally pedestrian-oriented, and have equestrian and bicycle amenities and accommodations;
- 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;
- 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;
- Include defined entry gateways or monuments into Placerita Canyon, complete with landscaping and architectural elements with signage expressly stating there is no through traffic allowed.

#### Buffering and Transitions

- Preserve the existing rural equestrian community character known generally as Placerita Canyon, and provide adequate buffers and transitions resulting from any proposed development;
- 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;

- Require use of the MWD right-of-way as a landscaped buffer between the NNA within the PCSSD and the rest of Placerita Canyon, which landscaping shall consist of low water, low maintenance, landscape material.

#### Architecture

- Consist of 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;
- Structures shall have varied building heights and designs shall create east/west sight lines;
- 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;
- With the exception of development within the Jobs Creation Overlay Zone (JCOZ), building heights shall be subject to the same Unified Development Code requirements that apply to all of Placerita Canyon.

#### Flood Control

- Waterway bottoms and sides shall not be improved with concrete or hard impervious surfaces and shall be maintained in a natural appearance;
- Fencing shall not be permitted to cross riverbeds or waterways in a manner which denies or interferes with easy trail access;
- 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.

#### Housing Types

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

#### Economic Development

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

#### Recreation

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

## RESOLUTION NO. 23-\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2022030762) FOR MASTER CASE 21-109 (ARCHITECTURAL DESIGN REVIEW 21-016, CONDITIONAL USE PERMIT 21-010, DEVELOPMENT REVIEW 21-012, GENERAL PLAN AMENDMENT 21-002, HILLSIDE DEVELOPMENT REVIEW 21-001, MINOR USE PERMIT 21-016, OAK TREE PERMIT (CLASS 4) 421-001, RIDGELINE ALTERATION PERMIT 21-001, ZONE CHANGE 21-001, AND TENTATIVE MAP 83513), INCLUDING REQUIRED FINDINGS OF FACT, AND ADOPTION OF THE MITIGATION MONITORING AND REPORTING PROGRAM

THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The City Council makes the following findings of fact:

- A. An application for Master Case 21-109, the Shadowbox Studios Project (Project), was filed by the project applicant, LA Railroad 93, LLC (the “applicant”), with the City of Santa Clarita (City) on May 28, 2021. The entitlement requests (collectively “Entitlements”) include:
1. Architectural Design Review 21-016 for the review of the project architecture to ensure it follows the applicable provisions of the Unified Development Code (UDC), the General Plan, and other applicable requirements.
  2. Conditional Use Permit 21-010 to allow for construction of a film and television studio campus in the Mixed-Use Neighborhood (MXN) zone, and for new development within the Planned Development Overlay zone.
  3. Development Review 21-012 to allow for the construction of a film and television studio campus development in compliance with the applicable provisions of the UDC, the General Plan, and other applicable requirements.
  4. General Plan Amendment 21-002 to amend the General Plan Land Use Map in order to designate the entirety of the Shadowbox Studios Project site as MXN and a text amendment to the Land Use Element for the North Newhall Area (NNA).
  5. Hillside Development Review 21-001 to allow for development on property with an average cross slope in excess of 10 percent.
  6. Minor Use Permit 21-016 to allow for the reduction in residential density below the minimum required density for the MXN zone.
  7. Oak Tree Permit (Class 4) 421-001 to allow for the removal of more than 12 oak trees, including 6 heritage trees.
  8. Ridgeline Alteration Permit 21-001 to allow for the development within the Ridgeline Preservation zone.

9. Zone Change 21-001 to amend the zoning map in order to designate the entirety of the Shadowbox Studios Project site as MXN and to apply the Jobs Creation Overlay Zone (JCOZ) over a portion of the Shadowbox Studios Project site.
  10. Tentative Map 83513 to subdivide the 93-acre Shadowbox Studios Project site into five lots.
- B. The approximately 93-acre Shadowbox Studios Project (Project) site is located at the northeast corner of Railroad Avenue and 13th Street, and is located within the MXN and Non-Urban 5 (NU5) zones and General Plan land use designations. The Project site is also located within the area designated by the General Plan as the NNA, and located within the Placerita Canyon Special Standards District (PCSSD).
  - C. On June 14, 2011, the City Council adopted Resolution No. 11-61, adopting the City's General Plan, and Resolution No. 11-62 certifying the Final Environmental Impact Report analyzing the General Plan. The City's General Plan presently designates the Project site MXN and NU5.
  - D. The current NU5 land use and zoning designation on the northern portion of the Project site does not permit the development of the proposed studio use; therefore, the applicant is seeking a General Plan Amendment and Zone Change for the northerly portion of the Project site to MXN.
  - E. The General Plan established a development limitation for non-residential floor area in the NNA. The Project proposal exceeds the non-residential floor area for the NNA; therefore, the applicant is seeking a General Plan Amendment to increase the allowable non-residential floor area in the NNA.
  - F. The General Plan text for the NNA specifies that building heights in the NNA are subject to the UDC requirements that apply to all of Placerita Canyon. The applicant is seeking a General Plan Amendment to the General Plan text to clarify the allowable height to be consistent with the applicant's associated Zone Change request.
  - G. The current MXN zoning designation has a maximum building height of 50 feet. The applicant is seeking a Zone Change for a portion of the Project site, south of Placerita Creek, to overlay the JCOZ, which permits a 55-foot building height as well as a change to the General Plan text regarding building height in the NNA.
  - H. Surrounding land uses include a mix of residential, commercial, and public utility/transportation uses. The Metro Rail Line is immediately adjacent to the west of the Project site, with Railroad Avenue and commercial uses beyond. A hillside maintained by a homeowner's association is immediately adjacent to the north of the Project site with single-family residential uses beyond. The Metropolitan Water District (MWD) owns property immediately adjacent to the east of the Project site with single-family residential uses beyond. Commercial uses are located immediately to the south of Project site, with single-family residential uses located beyond to the southeast.



- I. The Project site is an approximately 93-acre site located at the northeast corner of the intersection of Railroad Avenue and 13th Street. The Project includes the development of a 1.3 million square-foot film and television studio campus consisting of 19 sound stages, a 565,000 square-foot warehouse support building, a 200,000 square-foot office building, 30,000 square-foot catering facility, a four-story (five parking level) parking structure, a 5,600 square-foot maintenance building, and associated surface parking.
- J. The Project includes use of 11.4 acres of the MWD property immediately east, for surplus parking. Use of the MWD property is subject to approval by MWD and is not required for operation of the Project. Any parking provided on MWD property would be in excess of the required parking for the Project.
- K. The environmental impacts of the proposed Project were reviewed under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “CEQA Guidelines”). In accordance with CEQA, the City is the lead agency and the City Council is the decision-making body for the Shadowbox Studios Project. The City’s Planning Commission is a recommending body for the Project.
- L. The City determined that an Environmental Impact Report (EIR) must be prepared for the Project. The City determined that the following areas must be addressed in the EIR for the Project: aesthetics, air quality, biological resources, cultural resources, energy consumption, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use planning, noise, population and housing, public services, transportation/traffic, tribal cultural resources, utilities and service systems, and wildfire.
- M. A Notice of Preparation (NOP) for the Project EIR was circulated to affected agencies, pursuant to CEQA and the CEQA Guidelines, for 30 days, beginning on March 29, 2022, and ending on April 28, 2022. Agencies that received the NOP include, but are not limited to, the County of Los Angeles, Los Angeles Regional Water Quality Control Board, California Department of Fish and Wildlife, South Coast Air Quality Management District, law enforcement agencies, school districts, water agencies, and utility companies serving the Santa Clarita Valley in accordance with CEQA’s consultation requirements. Comments from public agencies, organizations, and members of the public were received in response to the NOP for the Project.
- N. A scoping meeting was held at City of Santa Clarita City Hall on April 21, 2022, to obtain information from the public as to issues that should be addressed in the EIR. Notice of the scoping meeting was published in The Signal newspaper on March 29, 2022. Approximately 30 people attended the scoping meeting. The topics of concern, that were raised at the meeting, included traffic, flood and drainage, preservation of Placerita Creek, and preservation of the PCSSD.
- O. The City prepared a Draft EIR for the Shadowbox Studios Project that addressed all issues raised in comments received on the NOP. The Draft EIR was circulated for review and comment by affected governmental agencies and the public, in compliance with CEQA.

Specifically, the Notice of Availability/Notice of Completion for the Draft EIR was advertised on April 6, 2023, for a 45-day public review period that ended on May 22, 2023, at 5:00 p.m. in accordance with CEQA. Staff received written comments throughout the comment period as well as oral testimony at the April 18, 2023, May 16, 2023, and June 20, 2023, Planning Commission meetings for the Project.

- P. The Planning Commission held a duly-noticed public meeting on the Project on April 18, 2023. The Planning Commission opened the public hearing for the Project and received a presentation from staff on the Project setting, requested Entitlements, and Project description. Staff also made a detailed presentation on the Draft EIR Sections (Biological Resources, Cultural Resources, Geology and Soils, Transportation/Traffic, and Tribal Cultural Resources). In addition, the Planning Commission received a presentation from the applicant and public testimony regarding the Project. The Planning Commission provided staff direction to bring the Shadowbox Studio Project back to the Planning Commission at the May 16, 2023, meeting with additional information regarding traffic and proposed roadway improvements, PCSSD, emergency evacuation, oak trees, Placerita Creek, and Project aesthetics. The Planning Commission continued the item to the May 16, 2023, Planning Commission meeting.
- Q. On May 16, 2023, the Planning Commission received a presentation from staff on the follow-up items from the April 18, 2023, meeting, along with a presentation from the applicant, and public testimony. The Planning Commission provided staff direction to bring the Shadowbox Studio Project back to the Planning Commission at the June 20, 2023, meeting with a draft Resolution and Conditions of Approval for the Planning Commission to consider. The Planning Commission continued the item to the June 20, 2023, Planning Commission meeting.
- R. On June 20, 2023, the Planning Commission received a presentation from staff on the follow-up items from the April 18, 2023, and May 16, 2023, meetings, along with the applicant's presentation, and public testimony. Additional time was needed to respond to all comments received on the Draft EIR. The Planning Commission directed staff to bring the Shadowbox Studio Project back to the Planning Commission at the July 18, 2023, meeting with a draft resolution and Conditions of Approval for the Planning Commission to consider. The Planning Commission continued the item to the July 18, 2023, Planning Commission meeting.
- S. On July 18, 2023, the Planning Commission considered the staff report, Draft Final EIR, Resolutions, and Conditions of Approval prepared for the Project. At the close of the public hearing, the Planning Commission in a 5-0 vote, recommended the City Council certify the Final EIR prepared for the Project and approve Master Case 21-109 and its associated entitlements.
- T. The City Council held a duly noticed hearing on Master Case 21-109 on August 22, 2023. At the close of the public hearing, the City Council certified the Final EIR prepared for the Project and approved Master Case 21-109 with associated entitlements for the Project.

- U. The location of the documents and other materials that constitute the record of proceedings upon which the decision of the Planning Commission is based, for the Master Case 21-109 project file, is with the Community Development Department; the record specifically is in the custody of the Director of Community Development.

SECTION 2. CEQA REQUIREMENTS. The City Council of the City makes the following findings of fact:

- A. CEQA provides that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]” (Pub. Resources Code, §21002). The procedures required by CEQA “are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects” (Id.);
- B. CEQA’s mandates and principles are implemented, in part, through the requirement that agencies adopt findings before approving projects for which EIRs are required. For each significant environmental effect identified in an EIR for a proposed project, the approving agency must issue a written finding reaching one or more of three permissible conclusions:
- (1) “[c]hanges or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR,”
  - (2) “[s]uch changes or alterations are within the responsibility and jurisdiction of another public agency or can and should be adopted by such other agency,” or
  - (3) “[s]pecific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.”

(CEQA Guidelines §15091.) CEQA defines “feasible” to mean capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal and technological factors. (CEQA §21061.1; CEQA Guidelines §15364.);

- C. The concept of “feasibility” also encompasses the question of whether a particular alternative promotes the underlying goals and objectives of a project. “Feasibility” under CEQA, then, encompasses “desirability” to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors;
- D. CEQA requires that the lead agency exercise its independent judgment in reviewing the adequacy of an EIR and that the decision of a lead agency in certifying a Final EIR and

approving a project not be predetermined. The City Council has conducted its own review and analysis and is exercising its independent judgment when acting as herein provided;

- E. CEQA requires decision-makers to adopt a Mitigation Monitoring and Reporting Program (MMRP) for those mitigation measures identified in the Final EIR that would mitigate or avoid each significant impact identified in the EIR and to incorporate the mitigation monitoring and reporting program, including all mitigation measures, as a condition of Project approval;
- F. CEQA requires that the responses to comments in the Final EIR demonstrate good faith and a well-reasoned analysis, and not be overly conclusory. In response to several of the comments received, portions of the Draft EIR have been revised. Although new material has been added to the Draft EIR through preparation of the Final EIR, this new material provides clarification to points and information already included in the Draft EIR and is not considered to be significant new information or a substantial change to the Draft EIR or to the Project that would necessitate recirculation; and
- G. CEQA Guidelines § 15003 notes that state courts have held that the purpose of an EIR is to inform other governmental agencies and the public generally of the environmental impacts of a proposed project. CEQA does not require technical perfection or exhaustive treatment of issues in an EIR, but rather adequacy, completeness, and a good-faith effort at full disclosure.

SECTION 3. CEQA FINDINGS. The City Council finds that the Draft Final EIR for Master Case 21-109 (Architectural Design Review 21-016; Conditional Use Permit 21-010; Development Review 21-012; General Plan Amendment 21-002; Hillside Development Review 21-001; Minor Use Permit 21-016; Oak Tree Permit (Class 4) 421-001; Ridgeline Alteration Permit 21-001; Zone Change 21-001; and Tentative Map 83513) identifies and discloses Project-specific impacts and cumulative Project impacts. Environmental impacts identified in the Draft Final EIR, findings, and facts in support of findings are herein incorporated as CEQA Facts and Findings referred to as Exhibit A, and identified as follows:

- A. The Draft Final EIR identifies significant but mitigated impacts, as set forth in Section 5.3 of Exhibit A. Changes or alterations have been required in, or incorporated into, the Project that will avoid or reduce these potential impacts to a less-than-significant level.
- B. The Draft Final EIR also identifies less-than-significant impacts, as set forth in Section 5.2 of Exhibit A.
- C. The less-than-significant impacts set forth in Section 5.2 of Exhibit A will not contribute to cumulative impacts.
- D. The MMRP, attached as Exhibit B, which is incorporated by reference, is required to mitigate Project impacts.

**SECTION 4. CONSIDERATION OF A REASONABLE RANGE OF ALTERNATIVES.**

Based upon the above recitals and the entire record, including the Shadowbox Studios Project Draft Final EIR, oral and written testimony and other evidence received at the public hearings held on the Project and the Draft Final EIR and otherwise, upon studies and investigation made by the Planning Commission and the City Council, and upon reports and other transmittals from City staff to the Planning Commission and to the City Council, the City Council further finds that the Draft Final EIR analyzes a reasonable range of Project alternatives that would feasibly attain most of the basic objectives of the Project, would lessen any of the significant impacts of the Project, and adequately evaluates the comparative merits of each alternative.

- A. The objectives of the Project are specified in the Draft Final EIR and Section 2.3 of Exhibit A. These objectives are used as the basis for comparing the Project alternatives and determining the extent that the objectives would be achieved relative to the proposed Project.
- B. Alternative 1 – No Project/No Development Alternative. This alternative is required by CEQA Guidelines and compares the impacts that might occur if the site is left in its present condition with those that would be generated by the proposed Project. Under this alternative, no development or redevelopment would occur beyond what exists today, and the site remains in its current state.

This alternative would have the least impact compared to the Project; however, it would have potentially greater impacts related to wildfire, hydrology and water quality, land use and planning, and population and housing and would not attain any of the Project Objectives as summarized in Section 2.3 of Exhibit A. Therefore, this alternative is infeasible.

- C. Alternative 2 – Existing Zoning. This Alternative would allow development of uses that are consistent with the Project site's existing zoning designations, which are MXN for 40.6 acres located south of Placerita Creek, and NU5 for the 51.1-acre balance of the Project site that extends north across Placerita Creek. Approximately 1.8 acres would be dedicated for public right-of-way.

The Existing Zoning Alternative would propose mixed use development on the MXN portion of the site in accordance with local and State Density Bonus Law, for a total unit count of 924 units, and 50,000 square feet of commercial floor area. A total of 50 units of detached residential housing would be included in the NU5 area southerly of the creek. This alternative would provide the same Placerita Creek stabilization as the Project but would not construct a bridge across Placerita Creek, would not include any development of the area north of Placerita Creek, nor propose use of the MWD right-of-way. The roadway circulation for this Alternative anticipates a three-legged intersection at 13th and Arch Streets. Alternative 2 would not meet the Project Objectives, as summarized in Section 2.3 of Exhibit A, and would have greater impacts on air quality, energy consumption, Greenhouse Gas emissions, public services, transportation, utilities and service systems, and wildfire. Therefore, Alternative 2 is infeasible.

- D. Alternative 3 – Reduced Studio Project. The Reduced Studio Alternative, would include the same type of uses (i.e., sound stages, workshops and warehouses, production offices, and other support facilities), design, architecture, and layout as proposed by the Project while reducing the square footage by approximately 24 percent. Accordingly, development of the 93.5-acre Project site under Alternative 3 would total approximately 980,000 square feet. This alternative would have the same overall development footprint and similar building massing and require the same amount of grading. This alternative would require construction of the bridge over Placerita Creek and would include the same roadway improvements as the Project.

This alternative would reduce impacts associated with the Project: air quality, energy consumption, GHG emissions, public services, transportation, and utilities and service systems and is generally considered environmentally superior to the Project. However, it would require the same mitigation measures as the Project to ensure impacts in these areas remain less than significant.

SECTION 5. FINDINGS FOR CERTIFICATION OF THE FINAL EIR. Based upon the above recitals and the entire record, including, without limitation, the Shadowbox Studios Project Draft Final EIR, oral and written testimony and other evidence received at the public hearings held on the Project and the Draft Final EIR, upon studies and investigation made by the Planning Commission and the City Council, and upon reports and other transmittals from City staff to the Planning Commission and to the City Council, the City Council finds:

- A. That the Draft Final EIR for the Project is adequate, complete, has been prepared in accordance with CEQA, and should be certified on that basis.
- B. That the Planning Commission and City Council have independently reviewed and considered the Draft Final EIR in reaching its conclusions.
- C. That the Draft Final EIR was presented and reviewed prior to taking final action to certify the Final EIR and approval of the Shadowbox Studios Project.
- D. That, in accordance with CEQA Guidelines Section 15091, the Draft Final EIR includes a description of each potentially significant impact and rationale for finding that changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect, as detailed in Exhibit A attached hereto. The analyses included in the Draft Final EIR to support each conclusion and recommendation therein is hereby incorporated into these findings.
- E. That, in accordance with Public Resources Code Section 21081, modifications have occurred to the Project to reduce significant effects.
- F. That, in accordance with Public Resources Code Section 21081 and CEQA Guidelines Section 15091, changes and alterations have been required and incorporated into the Project that avoid or substantially lessen its significant environmental effects because feasible mitigation measures, including those in the MMRP, are made Conditions of Approval for the Project.



- G. That the Draft Final EIR reflects the decision-maker's independent judgment and analysis.
- H. That an MMRP has been prepared and is recommended for adoption to enforce the mitigation measures required by the Draft Final EIR and Project approvals.

The documents and other materials which constitute the record of proceedings on which this decision is based are under the custody of the Director of Community Development and are located at the City of Santa Clarita, Community Development Department, 23920 Valencia Boulevard, Suite 302, Santa Clarita, California 91355.

SECTION 6. The City Council has reviewed and considered the Draft Final EIR (SCH No. 2022030762), and hereby determines that it is adequate and in compliance with CEQA. Accordingly, the City Council certifies the Final EIR and associated documents, and adopts the MMRP.

SECTION 8. Reliance on Record. Each and every one of the findings and determinations in this resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 9. Limitations. The City Council's analysis and evaluation of the Project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the Project will not exist. One of the major limitations on analysis of the Project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 10. Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 11. A copy of this resolution will be mailed to the applicant and to any other person requesting a copy.

SECTION 12. The City Clerk shall certify to the adoption of this resolution and certify this record to be a full, complete, and correct copy of the action taken.

PASSED, APPROVED, AND ADOPTED this 22<sup>nd</sup> day of August, 2023.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

DATE: \_\_\_\_\_

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES       ) ss.  
CITY OF SANTA CLARITA         )

I, Mary Cusick, City Clerk, of the City of Santa Clarita, do hereby certify that the foregoing Resolution No. 23- was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 22<sup>nd</sup> day of August, 2023, by the following vote:

AYES:            COUNCILMEMBERS:

NOES:            COUNCILMEMBERS:

ABSENT:         COUNCILMEMBERS:

\_\_\_\_\_  
CITY CLERK

Attachment: Resolution - CEQA (Shadowbox Studios MC21-109)

**EXHIBIT "A"**

**STATEMENT OF FACTS AND FINDINGS  
REGARDING THE ENVIRONMENTAL EFFECTS  
FOR THE  
SHADOWBOX STUDIOS PROJECT**

**SCH NO. 2022030762**

Lead Agency:

**CITY OF SANTA CLARITA**  
23920 Valencia Boulevard, Suite 302  
Santa Clarita, CA 91355

July 18, 2023

Attachment: Resolution - CEQA (Shadowbox Studios MC21-109)

**Planning Commission Recommended Statement of Facts and Findings  
for the Shadowbox Studios Project Final Environmental Impact Report**

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**Planning Commission Recommended Statement of Facts and Findings  
for the Shadowbox Studios Project Final Environmental Impact Report**

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## 1.0 STATEMENT OF FACTS AND FINDINGS

The California Environmental Quality Act (CEQA) requires that a Lead Agency make specific findings prior to approving a project that would generate a significant impact on the environment. In this Statement of Facts and Findings, the Lead Agency identifies the significant impacts of the Project, presents facts supporting the conclusions reached in the analysis, makes one or more of three potential findings for each impact, and explains the reasoning behind the agency's findings.

This Statement of Facts and Findings has been prepared in accordance with CEQA, specifically Public Resources Code (PRC) Section 21081 and CEQA Guidelines Section 15091. CEQA Guidelines Section 15091(a) provides that:

*No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding.*

The three findings available for the Statement of Facts and Findings pursuant to CEQA Guidelines Section 15091 are as follows:

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

The City of Santa Clarita (City), the CEQA Lead Agency, finds and declares that the Shadowbox Studios Project Final Environmental Impact Report (EIR) has been completed in compliance with CEQA and the CEQA Guidelines. The City's Planning Commission recommends that the City Council find and certify that the EIR was reviewed, and information contained in the EIR was considered prior to approving the Shadowbox Studios Project, herein referred to as the "Project."

Based upon its review of the EIR, the Planning Commission recommends that the City Council find that the EIR is an adequate assessment of the potentially significant environmental impacts of the Project, represents the independent judgment and analysis of the City, and sets forth an adequate range of alternatives to this Project.

The EIR for the Project is composed of the following elements:

- Shadowbox (formerly Blackhall) Studios Project Initial Study (March 2022)
- Shadowbox Studios Project Draft EIR and Technical Appendices (April 2023)
- Shadowbox Studios Project Final EIR and Mitigation Monitoring and Reporting Program (July 2023)

**Planning Commission Recommended Statement of Facts and Findings  
for the Shadowbox Studios Project Final Environmental Impact Report**

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Attachment: Resolution - CEQA (Shadowbox Studios MC21-109)



**Planning Commission Recommended Statement of Facts and Findings  
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## **2.0 PROJECT SUMMARY**

### **2.1 DESCRIPTION OF PROJECT PROPOSED FOR APPROVAL**

#### **DESCRIPTION OF THE PROJECT**

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

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

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

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

Approximately 13 percent or 528,156 square feet of the Project Site would be landscaped. Thirteen of the 16 oak trees on the Project Site, including seven heritage trees, would be removed to accommodate Project development; three coast live oak trees on the ridge at the north end of the Project Site would be preserved with no anticipated encroachment. However, the Project would replace the removed trees with 211 oak trees, as well as 450 trees of different non-oak varieties.

A plant nursery is also proposed along the entire length of the parking area proposed in the adjacent MWD ROW along the eastern boundary of the Project Site to the south of Placerita Creek and adjacent to the alley behind the residences along Alderbrook Drive (subject to agreement with MWD). The plant nursery, which would be composed of plants in containers,

**Planning Commission Recommended Statement of Facts and Findings  
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would provide not only plants for use on the Project sound stages, when needed, thus reducing the need for importing materials from off-site, but also additional visual screening from the Placerita Canyon neighborhood. In addition, the Project would include a small private park (i.e., Shadow Oak Park) in the center of a courtyard formed by the three catering buildings. Patios are provided in front of each of the catering buildings. Furthermore, several outdoor seating and picnic areas are proposed for the Project Site – two along the western façade of the proposed support building and outdoor break areas between the stage buildings, as well as a basketball half court along the western façade of the proposed support building (between the two picnic areas) and a small dog park at the northern end of the proposed support building.

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

The main entrance to the proposed campus would be provided north of the intersection of Arch Street and 13th Street and would be set back from the intersection to accommodate the queueing of vehicles entering the campus in the Project's entrance driveway rather than on 13th Street or Arch Street. The main entrance would have three lanes of ingress (all through lanes) and three lanes of egress (two through lanes and one exclusive right-turn lane) at the intersection of Arch Street and 13th Street. In addition to the main entrance, two other gates would be provided to access the Project Site. The entrance to Gate 2 would be located immediately east of the main entrance at the eastern leg of the intersection of Arch Street and 13th Street. This gate would be access-controlled (unmanned) and would have two lanes of ingress and two lanes of egress. Gate 2 would also be set back to accommodate the queueing of vehicles entering the campus. The entrance to Gate 3 would be located along 12th Street immediately east of the proposed catering buildings. This gate would also be access-controlled (unmanned) and would provide Project-related egress-only and be restricted to a right-turn movement onto 12th Street. Gate 3 would provide for emergency ingress and egress. A metal sliding gate would also be provided within the MWD ROW, east of Gate 3 at the southeasternmost corner of the Project Site along 12th Street adjacent to the alley behind Alderbrook Drive, to provide emergency access.

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

A 12-foot tall security fence primarily made of woodcrete would be installed along the majority of the perimeter of the Project Site. Open rail wrought iron fencing would be installed along the

**Planning Commission Recommended Statement of Facts and Findings  
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southwestern corner of the Project Site, adjacent to the proposed office building. In addition, closed-circuit television (CCTV) security cameras would be installed throughout the Project Site. These surveillance cameras would be monitored full-time at a manned security station on-site. Furthermore, licensed security personnel would be provided to patrol the Project Site at all times (i.e., 24 hours per day, seven days per week). Additional stage security would also be provided at key entry points to and within individual building areas.

The Project would be required to comply with the California Building Standards Code, as well as the California Green Building Standards (CALGreen) Code, which requires implementation of energy-efficient light fixtures and building materials into the design of new construction projects, as well as high-efficiency plumbing fixtures. Other sustainability features that would be incorporated into the Project include the implementation of an energy management system specific to lighting, provision of EV charging stations and conduit for future EV parking spaces, and rooftop photovoltaic systems and solar panels.

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

- Proposed improvements at the frontage of the Project on 13th Street, Arch Street, and 12th Street, including a Class I multi-purpose path to afford walking and biking opportunities within the community and to the nearby Metrolink Station and Old Town Newhall dining and entertainment district;
- Widening of 13th Street, Arch Street, and 12th Street and installation of traffic signals at the intersections of 13th Street and Arch Street and 12th Street and Arch Street;
- Installation of public hydrants along the frontage of the Project on 13th, Arch, and 12th Streets and at the intersection of 13th Street and Railroad Avenue;
- Required railroad crossing improvements at 13th Street that consist of the following:
  - Widening of the rail crossing at 13th Street and Railroad Avenue;
  - Install a bike path/trail on the north side of the crossing;
  - Accommodate a wider turning radius for larger vehicle at the crossing;
  - Increase efficiency on the 13th Street westbound dedicated right-turn lane at Railroad Avenue, including a pork chop island;
  - Install new railroad exit gates;
  - Implement vertical grading to install drainage on Railroad Avenue and 13th Street;
  - Modify the Railroad Avenue storage lengths for left turns to accommodate the revised geometry;
  - Implement Americans with Disabilities Act (ADA) requirements for pedestrians;
  - Modify/widen the railroad track (vertical changes only) to accommodate the revised geometry; and
  - Implement line-of-sight requirements at the grade crossing.

**Planning Commission Recommended Statement of Facts and Findings  
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If the Dockweiler Drive Extension Project is not completed prior to the completion of Project construction, the Project would be conditioned to extend Arch Street to Placerita Canyon Road and complete the two-legged intersection of Placerita Canyon Road and Arch Street, as indicated in the Tentative Tract Map included in Appendix B of the Draft EIR.

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

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

### **AGREEMENTS, PERMITS, AND APPROVALS**

This EIR is intended to inform and provide clearance under CEQA for all governmental approval actions necessary to authorize the project to proceed. These approvals include those listed below.

#### **City of Santa Clarita**

- Recommendation by the Planning Commission for approval by the City Council that the EIR was prepared in accordance with CEQA and other applicable codes and guidelines.
- Recommendation by the Planning Commission for approval by the City Council the Project or an alternative to the Project.
- Certification of the EIR prepared for the Project.
- Architectural Design Review for all new development projects.
- Conditional Use Permit for all new development within the Planned Development Overlay and for studio use within the MXN zone.
- Development Review for all new development projects.
- Minor Use Permit for the provision of less than the minimum residential density required in the MXN zone.
- Landscape Plan Review to make a determination that all proposed landscaping is consistent with the standards established within the Unified Development Code.
- Hillside Review for the development on natural slopes in excess of 10 percent average slope.
- Tentative Map to subdivide the Project Site into five lots.

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- Oak Tree Permit for the encroachment into the protected zone and removal of oak trees.
- Zone Change to modify the boundaries of the Jobs Creation Overlay Zone to incorporate the portion of the Project Site zoned MXN, south of Placerita Creek, and to change the zoning of the northern portion of the site from NU5 to MXN.
- General Plan Amendment to modify the General Plan Land Use Designation from NU5 to MXN to remain consistent with the proposed Zone Change and to make text changes to the discussion regarding the North Newhall Area as discussed in the Land Use Element of the General Plan to address allowable development potential and building height in the area.
- Ridgeline Alteration Permit for proposed development activity within 100 feet vertically and/or horizontally from a designated significant ridgeline as identified in the Land Use Element of the General Plan.
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, grading permits and building permits.

**Other Agencies**

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

- Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers
- Clean Water Act Section 401 Permit from the Los Angeles Regional Water Quality Control Board
- California Fish and Game Code Section 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife
- California Public Utilities Commission authorization letter for the modifications to the railroad crossing
- South Coast Air Quality Management District (South Coast AQMD) air permits for operation of equipment emitting air pollutants, including, but not limited to, emergency generators and fire water pumps.

In addition to the specific discretionary actions listed above, other discretionary and ministerial permits and approvals may be or will be required, including, but not limited to, grading permits, excavation permits, foundation permits, and building permits.

**2.2 STATEMENT OF OBJECTIVES**

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

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

**Planning Commission Recommended Statement of Facts and Findings  
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facilities designed to meet the specifications and demands of the movie, television, and entertainment industry and to allow flexibility to incorporate future technology advances.

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



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### **3.0 ENVIRONMENTAL REVIEW/PUBLIC PARTICIPATION**

The City of Santa Clarita conducted an extensive review of this Project, which included a Draft EIR and a Final EIR, including technical reports, along with a public review and comment period. The following is a summary of the City's environmental review of this Project:

- Pursuant to the provision of CEQA Guidelines Section 15082, as amended, the City of Santa Clarita circulated a Notice of Preparation (NOP) to public agencies, organizations, and members of the public who had requested such notice for a 30-day period. The NOP was submitted to the State Clearinghouse and filed with the Los Angeles County Clerk on March 29, 2022, with the 30-day review period ending on April 28, 2022.
- The NOP public review period ran for 30 days. The City received comment letters from State, regional, and local public agencies, as well as comment letters and comment cards from local organizations and individuals; these comment letters were included in Appendix A of the Draft EIR.
- A scoping meeting was held at the City of Santa Clarita City Hall, Century Conference Room on April 21, 2022, to obtain information from the public as to issues that should be addressed in the EIR. Notice of the scoping meeting was published in The Signal newspaper on March 29, 2022 and was mailed to all property owners within 1,000 feet of the Project Site, in addition to approximately 50 agencies, interested parties, and individuals who requested to be notified of the Project. Approximately 27 persons from or members of the public attended the scoping meeting.
- The Draft EIR was distributed for public review, and a Notice of Availability (NOA) and Notice of Completion (NOC) were filed with the State Clearinghouse on April 6, 2023, to commence a 45-day review period, beginning on April 6, 2023, and ending on May 22, 2023. The NOA was filed with the Los Angeles County Clerk on April 6, 2023. The NOA was also mailed to all property owners within 1,000 feet of the Project Site, in addition to approximately 92 agencies, interested parties, and individuals who requested to be notified of the Project, and was published in The Signal on April 6, 2023.
- The Project and the Draft EIR were presented at three Planning Commission meetings held on April 18, 2023, May 16, 2023, and June 20, 2023, to solicit comments from the public and the Planning Commission on the Draft EIR. Notice of the Planning Commission meeting in April was published in The Signal newspaper on March 28, 2023.
- The City received a total of 21 comment letters on the Draft EIR from public agencies and the public, as well as numerous letters from organizations and members of the public regarding the merits of the Project or questions regarding the Project. The City prepared responses to all written comments. The comments and responses are contained in Section 2.0, Comments on the Draft EIR and Responses, of the Final EIR.
- In accordance with CEQA, the City provided written responses to the public agencies that commented on the Draft EIR prior to the July 18, 2023, Planning Commission hearing.
- Hearings before the City Council are expected following a recommendation from the Planning Commission.

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Attachment: Resolution - CEQA (Shadowbox Studios MC21-109)

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## **4.0 INDEPENDENT JUDGMENT AND FINDING**

The City solicited proposals from independent consultants to prepare the Shadowbox Studios Project EIR. Subsequently, the City selected and retained Michael Baker International, Inc. (Michael Baker) to prepare the Shadowbox Studios Project EIR. Michael Baker prepared the EIR under the supervision and direction of the City of Santa Clarita staff. All findings set forth herein are based on substantial evidence in the record as indicated with respect to each specific finding.

***FINDING:***

The EIR for the Project reflects the City's independent judgment. The City has exercised independent judgment in accordance with PRC Section 21082.1(c)(3) in retaining its own environmental consultant and directing the consultant in the preparation of the EIR. The City has independently reviewed and analyzed the EIR and accompanying studies and finds that the report reflects the independent judgment of the City.

The Planning Commission has considered all the evidence presented in its consideration of the Project and the EIR, including, but not limited to, the Final EIR and its supporting studies, written and oral evidence presented at hearings on the Project, and written evidence submitted to the City by individuals, organizations, regulatory agencies, and other entities. On the basis of such evidence, the Planning Commission finds that, with respect to each environmental impact identified in the review process, the impact is either less than significant and would not require mitigation or potentially significant but would be avoided or reduced to a less-than-significant level by implementation of identified mitigation measures.

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Attachment: Resolution - CEQA (Shadowbox Studios MC21-109)

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## **5.0 ENVIRONMENTAL IMPACTS AND FINDINGS**

### **5.1 EFFECTS DETERMINED TO HAVE NO IMPACT IN THE EIR**

The Shadowbox Studios Project EIR found that the Project would have no impact on a number of environmental topic areas, as listed below. A detailed analysis of these topic areas is provided in the Initial Study, included as Appendix A of the Draft EIR.

***FINDING:***

***The EIR for the Project reflects the City's independent judgment. The City has exercised independent judgment in accordance with PRC Section 21082.1(c)(3) in retaining its own environmental consultant and directing the consultant in the preparation of the EIR. The City has independently reviewed and analyzed the EIR and accompanying studies and finds that the report reflects the independent judgment of the City.***

#### **Agriculture and Forestry Resources**

- a) Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?
- b) Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?
- d) Would the Project result in the loss of forestland or conversion of forestland to non-forest use?
- e) Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forestland to non-forest use?

#### **Biological Resources**

- f) Would the Project conflict with the provisions of an adopted habitat conservation plans, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?
- g) Would the Project affect a Significant Ecological Area (SEA) or Significant Natural Area (SNA) as identified on the City of Santa Clarita SEA Delineation Map?

#### **Geology and Soils**

- a) Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
- iii) Seismic-related ground failure, including liquefaction?
- e) Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

**Hazards and Hazardous Materials**

- e) Would the Project be located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, and would the Project result in a safety hazard for people residing or working in the project area?
- h) Is the Project within the vicinity of a private airstrip, and would the Project result in a safety hazard for people residing or working in the project area?

**Hydrology and Water Quality**

- g) Would the Project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- i) Would the Project expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?

**Land Use and Planning**

- a) Would the Project disrupt or physically divide an established community (including a low-income or minority community)?
- c) Would the Project conflict with any applicable habitat conservation plan, natural community conservation plan, and/or policies by agencies with jurisdiction over the project?

**Mineral and Energy Resources**

- a) Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Would the Project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

**Noise**

- c) Would the Project expose people residing or working in the Project area to excessive noise levels, for a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport?

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### Population and Housing

- b) Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere (especially affordable housing)?

## 5.2 EFFECTS DETERMINED TO BE LESS THAN SIGNIFICANT WITHOUT MITIGATION IN THE EIR

The Shadowbox Studios Project EIR found that the Project would have a less-than-significant impact on a number of environmental topic areas, as listed below. A detailed analysis of these topic areas is provided in the Initial Study prepared for the Project, included as Appendix A of the Draft EIR, and in Sections 4.1 through 4.17 of the Draft EIR.

### **FINDING:**

***The City of Santa Clarita Planning Commission, having reviewed and considered the information contained in the Initial Study, Draft EIR and Technical Appendices, Final EIR, and administrative record, finds that based on substantial evidence in the record, impacts related to the following topics, to the extent they result from the Project, would be less than significant.***

### **Aesthetics**

- a) Would the Project have a substantial adverse effect on a scenic vista?
- b) Would the Project substantially damage scenic resources, including, but not limited to, primary/secondary ridgelines, trees, rock outcroppings, and historic buildings within a state scenic highway?
- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- d) Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

### Cumulative Aesthetics Impacts

### **Air Quality**

- a) Would the Project conflict with or obstruct implementation of the applicable air quality plan?
- b) Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard?
- c) Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or



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state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?

- d) Would the Project expose sensitive receptors to substantial pollutant concentrations?
- e) Would the Project create objectionable odors affecting a substantial number of people?

#### Cumulative Air Quality Impacts

#### Biological Resources

- d) Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance ?

#### Cumulative Biological Resources Impacts

#### Cultural Resources

- a) Would the Project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?
- c) Would the Project disturb any human remains, including those interred outside of dedicated cemeteries?

#### Energy

- a) Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- b) Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

#### Cumulative Energy Impacts

#### Geology and Soils

- a) Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - ii) Strong seismic ground shaking?
  - iv) Landslides?
- b) Would the Project result in substantial soil erosion or the loss of topsoil?
- c) Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

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- d) Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- g) Would the Project result in a change in topography or ground surface relief features?
- h) Would the Project result in earth movement (cut and/or fill) of 10,000 cubic yards or more?
- i) Would the Project involve development and/or grading on a slope greater than 10% natural grade?
- i) Would the Project result in the destruction, covering, or modification of any unique geologic or physical feature?

Cumulative Geology and Soils Impacts

**Greenhouse Gas Emissions**

- a) Would the Project generate greenhouse gas emission, either directly or indirectly, that may have a significant impact on the environment?
- b) Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Cumulative Greenhouse Gas Emissions Impacts

**Hazards and Hazardous Materials**

- a) Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b) Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving explosion or the release of hazardous materials into the environment (including, but not limited to oil, pesticides, chemicals, fuels, or radiation)?
- c) Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d) Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- f) Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- g) Would the Project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
- i) Would the Project expose people to existing sources of potential health hazards (e.g., electrical transmission lines, gas lines, oil pipelines)?

Cumulative Hazards and Hazardous Materials Impacts

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### Hydrology and Water Quality

- a) Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?
- b) Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management in the basin?
- c) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would :
  - i. Result in substantial erosion or siltation on- or off-site;
  - ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
  - iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
  - iv. Impede or redirect flood flows
- d) In flood hazard, tsunami, or seiche zones, would the Project risk release of pollutants due to project inundation?
- e) Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?
- f) Would the Project otherwise substantially degrade water quality?
- h) Would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- j) Would the Project result in changes in the rate of flow, currents, or the course and direction of surface water and/or groundwater?
- k) Would the Project result in other modification of a wash, channel creek, or river?
- l) Would the Project impact stormwater management in any of the following ways:
  - i) Potential impact of project construction and project post-construction activity on stormwater runoff?
  - ii) Potential discharges from areas for materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?
  - iii) Significant environmentally harmful increase in the flow velocity or volume of stormwater runoff?

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- iv) Significant and environmentally harmful increases in erosion of the Project Site or surrounding areas?
- v) Stormwater discharges that would significantly impair or contribute to the impairment of the beneficial uses of receiving waters or areas that provide water quality benefits (e.g., riparian corridors, wetlands, etc.)?
- vi) Cause harm to the biological integrity of drainage systems, watersheds, and/or water bodies?
- vii) Include provisions for the separation, recycling, and reuse of materials both during construction and after project occupancy?

Cumulative Hydrology and Water Quality Impacts

**Land Use and Planning**

- b) Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Cumulative Land Use and Planning Impacts

**Noise**

- a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b) Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?
- d) Would the Project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- e) Would the Project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Cumulative Noise Impacts

**Population and Housing**

- a) Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Cumulative Population and Housing Impacts

**Public Services**

- a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause

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significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

- i) Fire protection?
- ii) Police protection?
- iii) Schools?
- iv) Parks?
- v) Other public facilities?

#### Cumulative Public Services Impacts

##### Recreation

- a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

##### Transportation

- a) Would the Project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- b) Would the Project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?
- c) Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- d) Would the Project result in inadequate emergency access?
- e) Would the Project conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

#### Cumulative Transportation Impacts

##### Utilities and Service Systems

- a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

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- b) Would the Project have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?
- c) Would the Project result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?
- d) Would the Project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction?
- e) Would the Project comply with federal, state, and local statutes and regulations related to solid waste?
- f) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- g) Would the Project be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?

Cumulative Utilities and Service Systems Impacts

**Wildfire**

- a) Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?
- b) Would the Project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- c) Would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- d) Would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Cumulative Wildfire Impacts

**5.3 EFFECTS DETERMINED TO BE MITIGATED TO LESS-THAN-SIGNIFICANT LEVELS IN THE EIR**

The Shadowbox Studios Project EIR found that the Project would have a less-than-significant impact with mitigation incorporated on a number of environmental topic areas, as listed below. A detailed analysis of these topic areas is provided in Sections 4.3, 4.4, 4.6, and 4.15 of the Draft EIR.

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**FINDING:**

*The City of Santa Clarita Planning Commission having reviewed and considered the information contained in the Draft EIR and Technical Appendices, Final EIR, and administrative record, finds, pursuant to PRC Section 21081 (a)(1) and CEQA Guidelines Section 15091(a)(1), that changes or alterations have been required in, or incorporated into, the Project, which would avoid or substantially lessen to below a level of significance potentially significant environmental effects identified in the Draft EIR. The potentially significant adverse environmental impacts that can be mitigated are listed below. The City of Santa Clarita Planning Commission finds that based on substantial evidence in the record, the impacts discussed below, to the extent they result from the Project, would be less than significant after implementation of mitigation measures identified in the Final EIR.*

**BIOLOGICAL RESOURCES**

The Project's impacts related to biological resources that can be mitigated or are otherwise less than significant are discussed in Section 4.3, Biological Resources, of the Draft EIR. Identified impacts include potential substantial adverse effects related to candidate, sensitive, or special-status species; riparian habitat or other sensitive natural communities; and State- or federally-protected wetlands.

**Findings**

Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects as identified in the final EIR.

**Facts in Support of Findings**

As potentially suitable habitat for special-status wildlife species exists on the Project Site, implementation of the Project would potentially impact existing habitat. **Mitigation Measures MM-BIO-1** through **MM-BIO-3** and **MM-BIO-6** through **MM-BIO-9**, which involve implementation of best management practices (BMPs) and monitoring during construction, preconstruction surveys, avoidance measures, and floral resource replacement on- or off-site, would reduce the potential to impact candidate, sensitive, or special-status species, including the southern California rufous-crowned sparrow, Cooper's hawk, and yellow warbler, as well as other native birds protected under the MBTA and CFGC, and Crotch's bumble bee to a less-than-significant level.

Two sensitive plant communities, big sagebrush scrub and scale broom scrub, were identified on the northern half of the Project Site. To reduce potential significant impacts to these sensitive natural communities, implementation of **Mitigation Measure MM-BIO-4** involves compensatory mitigation, including, but not limited to, on-site restoration, off-site restoration, or purchase of credits through an approved Mitigation Bank. With implementation of **Mitigation Measure MM-BIO-4**, impacts to riparian habitat or other sensitive natural communities would be reduced to a less-than-significant level.

The Project would result in a total of 3.89 acres of temporary impacts and 2.77 acres of permanent impacts to existing jurisdictional areas on the Project Site. **Mitigation Measure MM-BIO-1** requires heavy equipment to be operated in accordance with standard BMPs to prevent leaks of oil, fuel, or residues into wetlands. Permanent impacts to Placerita Creek and the two unnamed ephemeral drainages on-site would be reduced to less-than-significant levels through



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compensatory mitigation as required in **Mitigation Measure MM-BIO-5**. Therefore, implementation of **Mitigation Measures MM-BIO-1** and **MM-BIO-5** would reduce potential impacts to State- or federally-protected wetlands to less-than-significant levels.

Mitigation Measures

**MM-BIO-1:** The Project shall implement the following best management practices (BMPs) during construction:

- The contractor shall clearly delineate the construction limits and prohibit any construction-related traffic outside those boundaries;
- Project-related vehicles shall observe a 10-mile-per-hour speed limit within the unpaved limits of construction;
- All open trenches or excavations shall be fenced and/or sloped to prevent entrapment of wildlife species;
- All food-related trash items such as wrappers, cans, bottles, and food scraps generated during Project construction shall be disposed of in closed containers only and removed daily from the Project Site;
- No deliberate feeding of wildlife shall be allowed;
- No pets shall be allowed on the Project Site;
- No firearms shall be allowed on the Project Site;
- If vehicle or equipment maintenance is necessary, it shall be performed in the designated staging areas;
- If construction must occur at night (between dusk and dawn), all lighting shall be shielded and directed downward to minimize the potential for glare or spillover onto adjacent properties and to reduce impacts on local wildlife; and
- During construction, heavy equipment shall be operated in accordance with standard BMPs. All equipment used on-site shall be properly maintained to avoid leaks of oil, fuel, or residues. Provisions shall be in place to remediate any accidental spills.
- Access routes, staging, and construction areas shall be limited to the minimum area necessary to achieve the Project goal and minimize impacts to jurisdictional resources and sensitive natural communities, including locating access routes and ancillary construction areas outside of these areas;
- To the satisfaction of the City, the Applicant shall retain a qualified biologist to prepare a Wildlife Relocation and Avoidance Plan. The Wildlife Relocation and Avoidance Plan shall describe all species of special concern (SSC) that could occur within the Project Site and proper avoidance, handling, and relocation protocols. The Wildlife Relocation Plan should include species-specific avoidance buffers and suitable relocation areas at least 200 feet outside of the Project Site. The qualified biologist should submit a copy of a Wildlife

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Relocation and Avoidance Plan to CDFW for approval prior to any clearing, grading, or excavation work on the Project Site;

- To the satisfaction of the City, the Applicant shall retain a qualified biologist to conduct worker environmental awareness training. The qualified biologist shall communicate to workers that upon encounter with an SSC (e.g., during construction or equipment inspections), work must stop, a qualified biologist must be notified, and work may only resume once a qualified biologist has determined that it is safe to do so; and
- To avoid direct injury and mortality of SSC, the Applicant shall have a qualified biologist on-site to relocate wildlife of low mobility that may be injured or killed because of development. Wildlife should be protected, allowed to move away on its own (non-invasive, passive relocation), or relocated to suitable habitat adjacent to the Project Site. In areas where a SSC is found, work may only occur in these areas after a qualified biologist has determined it is safe to do so. Even so, the qualified biologist shall advise workers to proceed with caution. A qualified biologist shall be on site daily during initial ground and habitat disturbing activities as well as vegetation removal. Then, the qualified biologist shall be on site weekly or bi-weekly (once every two weeks) for the remainder of the Project phase until the cessation of all ground and habitat disturbing activities, as well as vegetation removal, to ensure that no wildlife is harmed.

The biological monitor(s) shall have appropriate handling permits or shall obtain appropriate handling permits to capture, temporarily possess, and relocate wildlife to avoid harm or mortality in connection with Project construction and activities.

A Scientific Collecting Permit is required to monitor Project impacts on wildlife resources, as required by environmental documents, permits, or other legal authorizations; and, to capture, temporarily possess, and relocate wildlife to avoid harm or mortality in connection with otherwise lawful activities (14 Cal. Code of Regs. Section 650). The CDFW's Scientific Collection Permits webpage (<https://wildlife.ca.gov/Licensing/Scientific-Collecting#53949678>) provides additional information.

If any SSC are harmed during relocation or a dead or injured animal is found, work in the immediate area shall stop immediately, the qualified biologist should be notified, and dead or injured wildlife be documented immediately. A formal report shall be sent to CDFW within three calendar days of the incident or finding. The report shall include the date, time of the finding or incident (if known), and location of the carcass or injured animal and circumstances of its death or injury (if known). Work in the immediate area may only resume once the proper notifications have been made and additional mitigation techniques have been identified to prevent additional injury or death.

**MM-BIO-2:** A qualified biological monitor familiar with special-status species with potential to occur on the Project Site shall be present during initial ground disturbance or vegetation removal activities. The biological monitor shall have the authority to

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temporarily stop work if one or more individuals of these special-status species are observed; the monitor shall then relocate these individuals to suitable undisturbed habitat, outside the areas directly and indirectly affected by ground disturbance activities.

**MM-BIO-3:** Construction activities should occur outside of the bird breeding season (generally February 1 to August 31) to the extent practicable. If construction must occur within the bird breeding season, then no more than three days prior to initiation of ground disturbance and/or vegetation removal, a nesting bird preconstruction survey shall be conducted by a qualified biologist within the disturbance footprint plus a 100-foot buffer (500 feet for raptors), where feasible. If the Proposed Project is phased or construction activities stop for more than one week, a subsequent preconstruction nesting bird survey shall be required prior to each phase of construction.

Preconstruction nesting bird surveys shall be conducted during the time of day when birds are active (typically early morning or late afternoon) and shall factor in sufficient time to perform this survey adequately and completely. A report of the nesting bird survey results, if applicable, shall be submitted to the property owner/developer for review and approval prior to ground and/or vegetation disturbance activities.

If nests are found, their locations shall be flagged. An appropriate avoidance buffer for passerines is generally 100 feet and up to 500 feet for raptors; however, the buffer distance may be modified by a qualified biologist depending upon the species and the proposed work activity. The avoidance buffer shall be determined and demarcated by a qualified biologist with bright orange construction fencing or other suitable material that is clearly visible to construction personnel and heavy equipment operators. Active nests shall be monitored periodically by a qualified biologist until it has been determined that the nest is no longer being used by either the young or adults. No ground disturbance shall occur within this buffer until the qualified biologist confirms that the breeding/nesting is completed, and all the young have fledged. If no nesting birds are observed during preconstruction surveys, no further actions would be necessary.

**MM-BIO-4:** Impacts to sensitive vegetation communities shall be avoided to the greatest extent feasible. Compensatory mitigation for impacts to big sagebrush scrub and scale broom scrub communities, such as on-site restoration, off-site restoration, or purchase of credits through an approved Mitigation Bank or through applicant sponsored mitigation (e.g., on-site restoration), to reduce impacts to sensitive vegetation communities shall be accomplished at a minimum ratio of 1:1; however, the final ratio shall be determined and approved by the California Department of Fish and Wildlife (CDFW) prior to issuance of a grading permit. If on-site or off-site restoration is feasible, a Restoration Plan shall be prepared and submitted for approval by the CDFW prior to initiating construction or any site disturbance. At a minimum, the Restoration Plan shall include the following:

- A description of the purpose and goals of the restoration
- Identification of success criteria and performance standards
- Methods of site preparation
- Irrigation plan and schedule

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- Best management practices
- Maintenance and monitoring program
- Adaptive management strategies
- Key stakeholders and responsible parties
- Funding
- Contingencies

**MM-BIO-5:** Compensatory mitigation for temporary and permanent impacts to land subject to the jurisdiction of U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and/or CDFW, such as purchase of credits through an approved Mitigation Bank or through applicant sponsored mitigation (e.g., on-site restoration), shall be accomplished at a minimum ratio of 1:1; however, the final ratio shall be determined and approved by the USACE, RWQCB, and/or CDFW prior to impacting state- or federally regulated waters. If on-site restoration would occur, a Restoration Plan, as identified in **Mitigation Measure MM-BIO-4**, shall be prepared and submitted for approval by CDFW, USACE, and RWQCB prior to initiating construction or any site disturbance.

**MM-BIO-6:** The Permittee must retain a qualified biologist with the appropriate take authorization (if such authorizations are available to biologists at the time of survey) to conduct surveys to determine presence/absence. A survey must be conducted at least one year before the City issues a grading permit. The survey must review the entire Project Site by a qualified biologist familiar with the species' behavior and life history. A minimum of three surveys must also be conducted during peak flying season when the species is most likely to be detected above ground, between March 1 to September 1. The qualified biologist must utilize a non-lethal survey methodology and obtain appropriate photo vouchers for species confirmation. During the surveys, the biologist must identify inactive small mammal burrows and other potential nest sites with visible flags to reduce the risk of take. Survey results, including negative findings, must be submitted to CDFW applying for appropriate permits. At a minimum, a survey report provide the following:

- a) A description and map of the survey area, focusing on areas that could provide suitable habitat for Crotch's bumble bee. The map must show surveyor(s) track lines to document that the entire site was covered during field surveys.
- b) Field survey conditions that include name(s) of qualified biologist(s) and brief qualifications, date and time of survey, survey duration, general weather conditions, survey goals, and species searched.
- c) Map(s) showing the location of nests/colonies.
- d) A description of physical (e.g., soil, moisture, slope) and biological (e.g., plant composition) conditions where each nest/colony, if any, is found. A sufficient description of biological conditions, primarily impacted habitat, must include native plant composition (e.g., density, cover, and abundance) within impacted habitat (e.g., species list separated by vegetation class, density, cover, and abundance of each species).

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- MM-BIO-7:** If Crotch's bumble bees are detected, the qualified biologist must identify the location of any nests within and adjacent to the Project Site. A 15-meter no disturbance buffer zone must be established around any identified active nest(s) to reduce the risk of disturbance or accidental take. A qualified biologist may expand the buffer zone as necessary to prevent disturbance or take.
- MM-BIO-8:** If Crotch's bumble bee is detected and impacts to Crotch's bumble bee cannot be feasibly avoided, the Permittee must consult with CDFW and obtain appropriate take authorization from CDFW (pursuant to California Fish and Game Code Section 2080, *et seq.*). Appropriate authorization from CDFW under the California Endangered Species Act (CESA) may include an Incidental Take Permit (ITP) or a Consistency Determination in certain circumstances, among other options (California Fish and Game Code Sections 2080.1, 2081). Early consultation is encouraged, as significant modification to the Project and mitigation techniques may be required to obtain an ITP. The California Fish and Game Code may require that CDFW issue a separate CEQA document before issuing an ITP for the Project unless the Project's CEQA document addresses all Project impacts on CESA endangered, threatened, and/or candidate species.
- MM-BIO-9:** Any floral resource associated with Crotch's bumble bee that will be removed or damaged by the Project must be replaced at not less than 1:1. Floral resources must be replaced as close to their original location as feasible. If active Crotch's bumble bee nests are identified and floral resources cannot be replaced within 200 meters of their original location, floral resources must be planted in the most centrally available location relative to identified nests. This location should be not more than 1.5 kilometers from any identified nest. Replaced floral resources may be split into multiple patches to meet distance requirements for multiple nests. These floral resources must be maintained in perpetuity and be replanted and managed as needed to ensure the habitat is preserved.

## CULTURAL RESOURCES

The Project's impacts related to cultural resources that can be mitigated or are otherwise less than significant are discussed in Section 4.4, Cultural Resources, of the Draft EIR. Identified impacts include potential substantial adverse effects related to archaeological resources.

### Findings

Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects as identified in the final EIR.

### Facts in Support of Findings

Due to initial discoveries of artifacts during the field reconnaissance, the Project Site was determined to be highly sensitive for archaeological resources. Consequently, there is a potential for additional cultural resources to be uncovered from ground-disturbing activities during Project construction and implementation of off-site improvements. **Mitigation Measures MM-CR-1 through MM-CR-5**, which involve implementation of a worker's environmental awareness program (WEAP), monitoring, preparation and execution of an archaeological testing plan in the event that unidentified cultural resources are discovered, avoidance or preservation-in-place, as well as



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collection, treatment, and curation of discovered sensitive archaeological resources, would reduce potential impacts to such resources during construction and cumulative cultural resources impacts to a less-than-significant level.

**Mitigation Measures**

- MM-CR-1:** Prior to the start of construction, the Project applicant shall retain a cultural resources principal investigator, who meets the Secretary of the Interior's Professional Qualification Standards for Archaeology. This principal investigator shall create a Worker's Environmental Awareness Program (WEAP) pamphlet that shall be provided as training to construction personnel to understand the requirements for the protection of cultural resources. This training shall include examples of archaeological cultural resources to look for and protocols to follow if discoveries are made. The principal investigator shall develop the training and supply any Project-specific supplemental materials necessary to execute the training.
- MM-CR-2:** Archaeological resources monitoring shall be conducted by a cultural resources principal investigator, who meets the Secretary of the Interior's Professional Qualification Standards for Archaeology, during Project-related earth-disturbing activities pursuant to the California Office of Historic Preservation standards. Monitoring shall entail visual inspection of Project-related earth-disturbing activities (i.e., grubbing and grading, trenching, shoring, mass excavation, footings, utility installation, etc.) on a full-time basis unless the cultural resources principal investigator deems that construction monitoring can be conducted on a part-time basis or is no longer required.
- MM-CR-3:** If previously unidentified cultural resources are discovered, the cultural resources principal investigator, who meets the Secretary of the Interior's Professional Qualification Standards for Archaeology, shall have the authority to divert or temporarily halt ground-disturbing activities in the area of discovery to allow for evaluation. The principal investigator shall evaluate the find and contact the City of Santa Clarita as soon as possible with recommendations as to the significance and proper treatment of the find. Depending on the nature of the find, the determination of significance may require additional excavation, potentially including the preparation and execution of a Phase II Archaeological Testing Plan. The City of Santa Clarita, acting with the advice of the consulting principal investigator, shall determine the significance and treatment of the discovered resources. If the resources are Native American in origin, then the City of Santa Clarita shall notify consulting tribes and seek their input as to the significance and treatment of the find.
- MM-CR-4:** Avoidance and preservation-in-place are the preferred treatment for both archaeological sites and tribal cultural resources, but avoidance is not always feasible. For significant cultural resources meeting the definition of a historical resource per CEQA Guidelines Section 15064.5(a) or a unique archaeological resource per PRC Section 21083.2(g) as determined by the City of Santa Clarita, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the City of Santa Clarita before being carried out using professional archaeological methods. Before construction activities are allowed to resume in the affected area, the Data Recovery Program

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shall be completed to the satisfaction of the City of Santa Clarita. Work may continue on other parts of the Project while consultation and treatment are concluded.

If human remains are encountered, work within 50 feet of the discovery shall be suspended, and the City of Santa Clarita shall be contacted immediately. The City of Santa Clarita shall, in turn, contact the Los Angeles County coroner. If the remains are deemed Native American in origin, the coroner shall contact the Native American Heritage Commission, which shall identify a most likely descendant in compliance with PRC Section 5097.98 and CEQA Guidelines Section 15064.5. The most likely descendant shall have up to 48 hours to visit the site and make recommendations as to the treatment and final deposition of the remains. Work may be resumed at the landowner's discretion but shall only commence after consultation and treatment have been concluded to the satisfaction of the City of Santa Clarita. Work may continue on other parts of the Project Site while consultation and treatment are conducted.

- MM-CR-5:** All archaeological resources collected during the course of Project construction (including those collected during the Phase I Investigation and other pre-Project identification efforts) shall be taken to a properly-equipped archaeological laboratory, where they shall be cleaned, analyzed, and prepared for curation. At a minimum, and unless otherwise specified in any treatment plans prepared for the Project, all resources shall be identified, analyzed, catalogued, photographed, and labeled. At the close of the Project, the collection shall be donated to a public institution with a research interest in the materials and the capacity to care for the materials in perpetuity. Accompanying notes, maps, and photographs shall also be filed at the repository, as appropriate. The cost of curation is assessed by the repository and is the responsibility of the Project applicant.

At the conclusion of monitoring and laboratory work, a final report shall be prepared describing the results of the cultural mitigation monitoring efforts. The report shall include a summary of the field and laboratory methods, an overview of the cultural background of the Project vicinity, a catalog of cultural resources recovered, an analysis of cultural resources recovered and their scientific significance, and recommendations. A copy of the report shall also be submitted to the designated museum repository (if applicable).

## **GEOLOGY AND SOILS**

The Project's impacts related to geology and soils that can be mitigated or are otherwise less than significant are discussed in Section 4.6, Geology and Soils, of the Draft EIR. Identified impacts include potential impacts to paleontological resources.

### **Findings**

Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects as identified in the final EIR.

### **Facts in Support of Findings**

The Project area is sensitive for paleontological resources. Grading or shallow excavations within the Saugus Formation have the potential to uncover significant vertebrate fossils, resulting in a potential to significantly impact previously undiscovered fossils during ground-disturbing activities.



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**Mitigation Measures MM-GEO-1 through MM-GEO-5**, which involve implementation of a WEAP, monitoring, preparation and execution of a paleontological treatment plan in the event inadvertent discovery of fossils, as well as collection, treatment, and curation of discovered sensitive paleontological resources, would reduce the potential to damage such resources to a less-than-significant level.

Mitigation Measures

**MM-GEO-1:** Prior to the start of construction, the Project applicant shall retain a qualified professional paleontologist as defined by Society for Vertebrate Paleontology (SVP) (2010) standards. The paleontologist shall create a Worker's Environmental Awareness Program pamphlet that shall be provided as training to construction personnel to understand regulatory requirements for the protection of paleontological resources. The training class(es) shall include examples of paleontological resources to look for and protocols to follow if discoveries are made. The paleontologist shall develop Project-specific training and supply any supplemental materials necessary to execute the training.

**MM-GEO-2:** Paleontological resources monitoring shall be conducted under the guidance of the qualified professional paleontologist and by a qualified paleontological resource monitor(s) as defined by SVP (2010) standards. Monitoring shall entail the visual inspection of excavated or graded area and trench sidewalls. The monitor shall have the authority to temporarily halt or divert construction equipment in order to investigate and salvage finds. The paleontological monitor shall have the authority to take sediment samples and test for microfossils at the discretion of the qualified professional paleontologist. If no significant fossils have been exposed or the qualified professional paleontologist has otherwise found that the scientific value of the resource has been exhausted, the qualified professional paleontologist may determine that full-time monitoring is no longer necessary or, with the approval of the City, may reduce or eliminate monitoring.

**MM-GEO-3:** In the event that a paleontological resource is encountered when a monitor is not on-site or a potentially significant resource is encountered that requires additional investigation or cannot be quickly salvaged by the paleontological monitor, all construction shall cease within 50 feet of the discovery and the qualified professional paleontologist shall be notified immediately. If the monitor is present at the time of discovery, then the monitor shall have the authority to temporarily divert the construction equipment around the find and notify the qualified professional paleontologist. The qualified professional paleontologist shall then visit the site and assess the resource for its scientific significance. Project excavations shall continue elsewhere, monitored by a paleontological resource monitor. The qualified professional paleontologist shall evaluate the find and contact the City as soon as possible with recommendations as to the significance and potential treatment of the find. Depending on the nature of the find, the determination of significance may require additional excavation, potentially including the preparation and execution of a Paleontological Testing Plan. If significant, depending on the nature of the resource, treatment shall require the preparation and execution of a Paleontological Treatment

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Plan. The City, acting with the advice of the qualified professional paleontologist, shall determine the significance and treatment of the discovered resources.

**MM-GEO-4:** All significant fossils collected shall be prepared in a properly-equipped paleontology laboratory to a point ready for permanent curation. Preparation shall include the careful removal of excess matrix from fossil materials and stabilizing and repairing specimens, as necessary. Any fossils encountered and recovered shall be prepared to the point of identification. Following the initial laboratory work, all fossil specimens shall be identified to the lowest taxonomic level, analyzed, photographed, and catalogued, before being delivered to an accredited local museum repository for permanent curation and storage.

**MM-GEO-5:** At the conclusion of laboratory work and preparation for museum curation, a final report shall be prepared describing the results of the paleontological mitigation monitoring efforts associated with the Project. The report shall be prepared for the lead agency and the Project applicant. The report shall include a summary of the field and laboratory methods, an overview of the geology and paleontology in the Project vicinity, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository. Accompanying notes, maps, and photographs shall also be filed at the repository. The cost of curation is assessed by the repository and is the responsibility of the Project applicant.

## **TRIBAL CULTURAL RESOURCES**

The Project's impacts related to tribal cultural resources that can be mitigated or are otherwise less than significant are discussed in Section 4.15, Tribal Cultural Resources, of the Draft EIR. Identified potential impacts include those related to a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or local register, and significant to a California Native American Tribe.

### **Findings**

Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects as identified in the final EIR.

### **Facts in Support of Findings**

The Project area is sensitive for tribal cultural resources based on the presence of California scrub oak, resources found during field reconnaissance surveys, and tribal consultation regarding the Project's location. **Mitigation Measures MM-TCR-1** through **MM-TCR-7**, which involve implementation of a WEAP; monitoring; preparation and execution of an archaeological testing plan and consultation with the Fernandeano Tataviam Band of Mission Indians, as well as coordination with the County Coroner, in the event that unidentified tribal cultural resources are discovered; and collection, treatment, and disposition of discovered sensitive tribal archaeological resources, would reduce potential impacts to tribal cultural resources during construction to a less-than-significant level.

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Mitigation Measures

- MM-TCR-1:** In conjunction with **Mitigation Measure MM-CR-1**, prior to the start of construction, a qualified representative of the Fernandefio Tataviam Band of Mission Indians shall be retained to conduct a Tribal Cultural Resources Worker Environmental Awareness Program (WEAP) training for construction personnel regarding the aspects of Tribal Cultural Resources and the procedures for notifying the Fernandefio Tataviam Band of Mission Indians should Tribal Cultural Resources be discovered.
- MM-TCR-2:** The Project applicant shall retain a professional Native American monitor procured by the Fernandefio Tataviam Band of Mission Indians to observe all soil disturbing activities, such as site clearance and grubbing, grading, and excavation. The Fernandefio Tataviam Band of Mission Indians shall assign a Native American monitor to each grading or other earthwork machine engaged in ground disturbing activity that is active more than 100 feet from any other grading or other earthwork machine. If tribal cultural resources are encountered, the Native American monitor shall have the authority to request that ground-disturbing activities cease within 60 feet of discovery to assess and document potential finds in real time.
- MM-TCR-3:** In the event that tribal cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease, and a cultural resources principal investigator, who meets the Secretary of the Interior's Professional Qualification Standards for Archaeology, shall assess the find. The principal investigator and tribal monitor shall have the authority to request ground-disturbing activities cease within the area of a discovery. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Consultation between the Fernandefio Tataviam Band of Mission Indians tribal monitor and lead agency shall occur to determine further action required for any inadvertent discoveries of tribal cultural resources. Depending on the nature of the find, the determination of significance may require additional excavation, potentially including the preparation and execution of a Phase II Archaeological Testing Plan. The City of Santa Clarita, acting with the advice of the consulting principal investigator and the Fernandefio Tataviam Band of Mission Indians, shall determine the significance and treatment of the discovered resources.
- MM-TCR-4:** Prior to the disposition of any inadvertent discovery of tribal cultural resources, the Fernandefio Tataviam Band of Mission Indians shall be consulted on the treatment and reburial location of the tribal cultural resources. The Fernandefio Tataviam Band of Mission Indians shall be given first right of refusal for the treatment, disposition, and possible collection/caretaking of tribal cultural resources. The Fernandefio Tataviam Band of Mission Indians consider collection as a last resort and prefer tribal cultural resources either remain in-situ, or if required, be reburied.
- MM-TCR-5:** Prior to the disposition of any materials suspected to be indicative of a midden, a cultural resources principal investigator, who meets the Secretary of the Interior's Professional Qualification Standards for Archaeology, and the Fernandefio Tataviam Band of Mission Indians archaeologist shall assess the find and confirm whether it is funerary in nature. Once confirmed it is not suspected to be funerary-

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associated, the midden shall be left in-situ whenever possible. If it is not possible to leave the midden in-situ, the Fernandeano Tataviam Band of Mission Indians shall be consulted for a treatment plan.

- MM-TCR-6:** If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5, which shall be enforced for the duration of the Project. Should the find be determined as Native American in origin, the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), shall be notified and consulted to provide recommendations to the landowner for the treatment of the human remains. However, pursuant to PRC Section 5097, the ultimate decision regarding the subsequent disposition of those discoveries shall be made by the landowner and the City of Santa Clarita.
- MM-TCR-7:** A copy of any and all archaeological documents created as a part of the Project (isolate records, site records, survey reports, testing reports, and monitoring reports) shall be provided to the Fernandeano Tataviam Band of Mission Indians.

## **5.4 ALTERNATIVES TO THE PROPOSED PROJECT**

As set forth in these findings, the implementation of the Project would not result in significant impacts that are considered unavoidable. CEQA requires that an EIR include an analysis of a reasonable range of feasible alternatives to a proposed project capable of avoiding or substantially lessening any significant adverse environmental impact associated with the project. The Draft EIR addressed the environmental effects of alternatives to the Project. A description of these alternatives, a comparison of their environmental impacts to the Project, and the City's findings are listed below. These alternatives are compared against the Project relative to the identified Project impacts, summarized in the sections above, and to the Project objectives, as stated in Section 2.2, Statement of Objectives, above.

In making the alternatives findings below, the City of Santa Clarita certifies that it has independently reviewed and considered the information on alternatives provided in the EIR, including the information provided in the comments on the Draft EIR and the responses thereto.

### **DISCUSSION OF ALTERNATIVES SELECTED FOR ANALYSIS IN THE EIR**

Alternatives that were considered but rejected during the scoping process for detailed evaluation in the EIR are discussed below.

#### **Reduced Grading Alternative**

The Reduced Grading Alternative would reduce the amount of grading north of Placerita Creek on the Metropolitan Water District property and lower the back-cut on the Project Site north of the creek. As with the Project, this alternative would involve the Placerita Creek excavation and planted bank stabilization to mitigate existing peak flow deficiencies. Similarly, the creek would be widened to the same extent as the Project. The bridge across Placerita Creek would also be constructed to connect to the employee parking lot north of the creek. Accordingly, this alternative would not result in any reduction to the permanent jurisdictional impacts identified for the Project.

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Approximately 120,000 cubic yards of dirt would be required as earthen fill to raise the main studio property elevation approximately one to two feet above the 100-year floodplain south of the Placerita Creek. The 100-year flood surface on the Project Site and the surrounding area would be eliminated through the addition of compacted earthen fill and the construction of storm drain systems originating at 12th and 13th Streets and conveying water to Placerita Creek.

However, the Reduced Grading Alternative would no longer use the graded dirt from the north side of Placerita Creek as fill to elevate the Project Site south of the creek. As a result, an off-site replacement source of earthen fill material would be required to raise the Project Site. The impacts of trucking in 120,000 cubic yards of dirt across the City of Santa Clarita and over the 13th Street rail crossing would result in approximately 8,000 truck trips over a 16- to 20-week period. Impacts to local traffic, noise, and air quality caused by the earth import trucking process could result in significant impacts to the Newhall community.

Additionally, the Reduced Grading Alternative would reduce the available parking at the employee surface parking lot north of Placerita Creek by a minimum of 100 spaces. Replacement parking would have to be met through the construction of a two-level parking structure, instead of a surface parking lot, north of the creek. Accordingly, the addition of a second-level parking deck to the employee surface parking lot would extend development north of the creek, which may have a greater visual impact when compared to the Project due to the addition of mass and the reduction in open space. Therefore, in accordance with CEQA Guidelines Section 15126.6(f), this alternative was rejected from further consideration.

### **Alternative Sites**

#### Whittaker Bermite Property

The Whittaker-Bermite property is an undeveloped 996-acre site located in the center of the City of Santa Clarita and roughly bounded by Soledad Canyon Road on the north, Golden Valley Road on the east, Railroad Avenue on the west, and Circle J Ranch on the south. This former munition testing and manufacturing site has contamination issues, which include perchlorate, volatile organic compounds, and both soil and groundwater contamination. The property has undulating terrain, consisting of ridges and canyons. Accordingly, the City has identified many more ridgelines on the property when compared to the Project Site. In addition, the California Geological Survey maps the northern portion of the property within an Alquist-Priolo fault zone (associated with the San Gabriel fault zone). Furthermore, due to the undeveloped nature of the property, public infrastructure, including roads, sewer lines, water lines, and storm drain system, does not exist. As a result, development of the Project on this property would require extensive grading and excavation due to the existing topography and would be subject to more geological issues and hazards. Because public infrastructure is not currently available, major off-site public improvements would be required to serve the Project. Accordingly, this alternative would result in greater impacts related to air quality, energy, GHG emissions, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, public services, and utilities. This alternative would also potentially have greater impacts related to biological resources, cultural resources, and tribal cultural resources due to the undeveloped nature of the property. Therefore, in accordance with CEQA Guidelines Section 15126.6(f), this alternative was rejected from further consideration.



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Saugus Speedway Property

The Saugus Speedway property is a 40-acre site located immediately adjacent to the Santa Clarita Metrolink Station to the east and the Whittaker Bermite property to the southeast. The Saugus Speedway was first used as an auto racetrack and currently hosts the Saugus Swap Meet. The property has a history dating back to the early 1920s when Edmund Richard “Hoot” Gibson, a western film star and rodeo champion, built a ranch and rodeo grounds, where he hosted many shows and which were used as a movie set. In 1937, William and Mary Bonelli purchased the ranch, where they held rodeos and eventually built a quarter-mile dirt track. Bonelli Ranch Stadium was home to numerous car events. Later, the track was expanded to one-third mile, paved, and its name changed to Saugus Speedway. The paved track enabled the transition to stockcars, which was the primary race event through 1995, until the races stopped due to the decaying grandstands.

Similar to the Project Site, the property is relatively flat. However, the majority of the property is within an Alquist-Priolo fault zone (associated with the San Gabriel fault zone). Accordingly, development of the Project on this property would require additional geotechnical investigation. Since the property is already limited in size with less than half the area of the 93.5-acre Project Site, it would not be able to accommodate the Project as proposed by the Applicant or provide as many employment opportunities as the Project to further the City’s goal to provide more jobs in the City. In addition, this property is included on the City’s inventory of sites suitable for housing development; development of the Project on this site would affect the City’s ability to meet the State’s Regional Housing Needs Allocation requirement and may have a potentially significant impact on population and housing. Therefore, in accordance with CEQA Guidelines Section 15126.6(f), this alternative was rejected from further consideration.

Blue Cloud Movie Ranch

The Blue Cloud Movie Ranch property is a 250-acre site located in the northeastern portion of the Saugus community. The property already supports a working movie set and film and entertainment production facility and is located away from sensitive receptors. However, it is not within a transit priority area or high quality transit area designated by the Southern California Association of Governments or in proximity to multiple transit options. Santa Clarita Transit Routes 4 and 14 provide transit service along Bouquet Canyon Road with a one-hour headway. Although development of the Project on this property would generate the same employment opportunities, which would contribute to improving the jobs/housing balance in the City, this alternative may potentially result in greater impacts to air quality, energy, GHG emissions, and transportation due to the lack of transit opportunities that encourage the use of alternative modes of transportation, which are afforded the Project Site. Therefore, in accordance with CEQA Guidelines Section 15126.6(f), this alternative was rejected from further consideration.

The following alternatives were selected for evaluation in the Draft EIR:

- Alternative 1: No Project Alternative
- Alternative 2: Existing Zoning Alternative
- Alternative 3: Reduced Studio Alternative (Environmentally Superior Alternative)

**Table 1** provides a comparison of environmental impacts for each of the alternatives in relation to environmental impacts associated with the Project.

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**Table 1  
Summary Comparison of the Impacts of the Alternatives**

Impact Topic	Project	Alternative 1 No Project	Alternative 2 Existing Zoning	Alternative 3 Reduced Density
Aesthetics	LTS	Less/NI	Similar/LTS	Similar/LTS
Air Quality	LTS	Less/NI	Greater/LTSM	Less/LTS
Biological Resources	LTSM	Less/NI	Less/LTSM	Similar/LTSM
Cultural Resources	LTSM	Less/NI	Less/LTSM	Similar/LTSM
Energy	LTS	Less/NI	Greater/LTS	Less/LTS
Geology and Soils	LTSM	Less/NI	Less/LTSM	Similar/LTSM
GHG Emissions	LTS	Less/NI	Greater/LTSM	Less/LTS
Hazards and Hazardous Materials	LTS	Greater/PSI	Greater/LTS	Similar/LTS
Hydrology and Water Quality	LTS	Greater/LTS	Similar/LTS	Similar/LTS
Land Use and Planning	LTS	Greater/LTS	Similar/LTS	Similar/LTS
Noise	LTS	Less/NI	Greater/LTS	Similar/LTS
Population and Housing	LTS	Greater/LTS	Greater/LTS	Similar/Beneficial
Public Services	LTS	Less/NI	Greater/LTS	Less/LTS
Transportation	LTS	Less/NI	Greater/PSI	Less/LTS
Tribal Cultural Resources	LTSM	Less/NI	Less/LTSM	Similar/LTSM
Utilities and Service Systems	LTS	Less/NI	Greater/PSI	Less/LTS
Wildfire	LTS	Greater/PSI	Greater/LTS	Similar/LTS
<b>Notes:</b> LTS = Less Than Significant LTSM = Less Than Significant with Mitigation NI = No Impact PSI = Potentially Significant Impact Similar = Impact Similar to the Project Greater = Impact Greater than the Project Less = Impact Less than the Project				

### Alternative 1: No Project Alternative

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

### Findings

- As there are no significant and unavoidable impacts identified under the Project, Alternative 1 would have no improvement in this regard.
- Alternative 1 would reduce or eliminate the less-than-significant impacts with mitigation or less-than-significant impacts for aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials (with the exception of wildfire risk), noise, public services, transportation, tribal cultural resources, and utilities and service systems.



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3. Alternative 1 would result in potentially greater impacts for wildfire, hydrology and water quality, land use and planning, and population and housing.
4. Alternative 1 would not meet any of the basic Project objectives and is, therefore, rejected as infeasible.
5. The findings of the Project set forth in this document provide support for the Project and the elimination of this alternative from further consideration.

**Facts in Support of Findings:**

Under the Alternative 1, the Shadowbox Studios Project would not be implemented, and no development would occur on the Project Site. The Project Site would continue to be vacant and occasionally used for special events. Because no construction or new operational activities would occur under this alternative, the less-than-significant impacts with mitigation or less-than-significant impacts for aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials (with the exception of wildfire risk), noise, public services, transportation, tribal cultural resources, and utilities and service systems would be eliminated. However, this alternative would result in potentially greater impacts related to hydrology and water quality, land use and planning, population and housing, and wildfire for the following reasons:

- Alternative 1 would not implement stormwater treatment controls that would be included in the Project or stabilize Placerita Creek as proposed under the Project to improve water quality and stormwater flows. Therefore, impacts under this alternative would be less than significant but would be greater when compared to the less-than-significant impacts of the Project.
- Alternative 1 would not contribute to meeting local and regional goals of developing areas within a Transit Priority Area (TPA) and High Quality Transit Area (HQTA) or developing an entertainment use in one of the City's four targeted industry sectors as identified in the City's General Plan Economic Development Element. Therefore, impacts under this alternative would be less than significant but would be greater when compared to the less-than-significant impacts of the Project.
- Alternative 1 would not contribute to meeting local and regional goals of developing areas within a TPA and HQTA, and the City would continue to be housing-rich as the employment opportunities that would be provided by the Project would not occur. Therefore, land use impacts would be less than significant but would be greater when compared to the less-than-significant impacts of the Project.
- Alternative 1 would not implement ignition-resistant landscapes, ignition-resistant structures, specified fire safety measures, or fuel modification zones. Accordingly, Alternative 1 may result in a potentially significant impact related to wildfire if the Project Site is left undeveloped and the shrubs and chaparrals untreated. Therefore, impacts related to wildfire under this alternative would be greater when compared to the less-than-significant impacts of the Project.

In addition, Alternative 1 would not achieve the underlying purpose of the Project to provide a state-of-the-art, full-service film and television campus that would provide independent media

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production facilities in Santa Clarita. Similarly, the No Project Alternative would not meet any of the Project objectives, as identified below in **Table 2**.

**Table 2  
Applicability of Project Objectives for Alternative 1**

Project Objective	Alternative 1: No Project Alternative
Design and construct economically-viable and technologically-advanced sound stages, creative office, and production support spaces with the infrastructure, parking, and technology to attract high-profile film, television, and streaming projects that require facilities designed to meet the specifications and demands of the movie, television, and entertainment industry and to allow flexibility to incorporate future technology advances.	Does Not Meet
Promote economic growth in Santa Clarita, particularly in the Newhall community, by encouraging the support for the entertainment industry by creating a secure campus environment, where media and entertainment-related uses are consolidated with pre-production, post-production, story development, and administrative offices in order to maximize creativity and productivity.	Does Not Meet
Maximize the use of the entire property to create a studio campus environment that creates a range of new media-related employment opportunities that cater to movie, television, and entertainment industries, as well as construction jobs, providing opportunities for local growth and improving the City's jobs to housing balance.	Does Not Meet
Develop a studio campus along a transit corridor that is easily accessible by public transportation, where media and entertainment-related uses are consolidated with pre-production, production, story development, and administrative offices within a single site to promote sustainability and reduce vehicle miles traveled (VMT), resulting in corresponding reductions in air pollutant and greenhouse gas (GHG) emissions.	Does Not Meet
Enhance the identity of the Newhall community as a movie, television, and entertainment industry area.	Does Not Meet
Enhance the visual appearance of the Project Site by providing architecturally distinct development, while maintaining consistency with the design standards of the immediately adjacent Old Town Newhall Specific Plan area.	Does Not Meet
Design a campus that would commemorate the filmmaking heritage of Santa Clarita.	Does Not Meet
Provide off-site improvements to enhance and/or provide pedestrian and bike connections to adjacent communities and the Jan Heidt Newhall Metrolink Station for the benefit of the existing residents of the adjacent communities and future employees of the Project.	Does Not Meet

Attachment: Resolution - CEQA (Shadowbox Studios MC21-109)

### **Alternative 2: Existing Zoning Alternative**

Alternative 2, the Existing Zoning Alternative, would allow the development of uses that are consistent with the Project Site's existing zoning designations, which are MXN (Mixed Use Neighborhood) for the 40.6-acre portion of the Project Site south of Placerita Creek and NU5 (Non-Urban 5, one dwelling unit per acre) for the 51.1-acre portion of the Project Site north and a small area south of Placerita Creek. Approximately 1.8 acres would be dedicated for public ROW improvements on 12th, 13th, and Arch Streets.

The MXN designation provides for a base density of up to 18 dwelling units per acre plus inclusion of commercial uses. The Existing Zoning Alternative proposes to develop the Project Site at the 18-

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unit-per-acre level, for a total of 725 units. An additional 27.5 percent density bonus (199 units) is proposed on the MXN portion of the Project Site in accordance with State and Local Density Bonus Law based on the provision of 15 percent of the units as low-income apartments within the MXN area. The NU5 allowed density would be requested as a Clustered Density planning area in order to develop the area south of the creek as an NU5 overall density cluster site. Accordingly, this alternative would include 924 multi-family dwelling units, comprising a mix of rental apartments and for-sale attached dwelling units, and 50 single-family detached units. Alternative 2 proposes to provide the same Placerita Creek stabilization as the Project. This alternative would also include a 2.4-acre park and incorporate trails along the creek and throughout the development area. The area north of Placerita Creek would remain as natural open space and could be dedicated to the City of Santa Clarita for open space use.

### Findings

1. As there are no significant and unavoidable impacts identified under the Project, Alternative 2 would have no improvement in this regard.
2. Alternative 2 would reduce, but not eliminate, the less-than-significant impacts with mitigation or less-than-significant impacts for biological resources, cultural resources, geology and soils, and tribal cultural resources.
3. Alternative 2 would result in similar impacts for aesthetics, hydrology and water quality, and land use and planning.
4. Alternative 2 would result in greater impacts for air quality, energy, greenhouse gas emissions, hazards and hazardous materials, noise, population and housing, public services, transportation, utilities and service systems, and wildfire.
5. The findings of the Project set forth in this document provide support for the Project and the elimination of this alternative from further consideration.

### Facts in Support of Findings:

In comparison to the Project, Alternative 2 would result in similar impacts relative to aesthetics, hydrology and water quality, and land use and planning. Alternative 2 would have slightly less impacts relative to biological resources, cultural resources, geology and soils, and tribal cultural resources due to reduced development/disturbance and preservation of the northern portion of the Project Site. However, this alternative would result in potentially greater impacts related to air quality, energy, greenhouse gas emissions, hazards and hazardous materials, noise, population and housing, public services, transportation, utilities and service systems, and wildfire for the following reasons:

- Alternative 2 would result in the exceedance of the regional thresholds of significance established by the South Coast AQMD for VOC, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. These exceedances are attributed predominantly to natural gas combustion from natural gas fireplaces in the proposed residences under this alternative. Because the operational emissions would exceed the regional thresholds for all of the analyzed criteria pollutants, Alternative 2 would result in a cumulatively considerable net increase in criteria pollutants for which the South Coast Air Basin is non-attainment under the National Ambient Air Quality Standards (O<sub>3</sub> and PM<sub>2.5</sub>) or the California Ambient Air Quality Standards (O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>), and, as such, on-site operational impacts would be significant without

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mitigation. However, installation of electric fireplaces only would reduce all criteria pollutant emissions below the South Coast AQMD regional thresholds.

- The residential and commercial development under Alternative 2 would result in a higher demand for natural gas and transportation fuel than the Project. Although Alternative 2 would not result in the inefficient, wasteful, and unnecessary use of energy and would result in a less-than-significant impact related to energy, impacts would be greater when compared to the less-than-significant impacts of the Project.
- The residential development under Alternative 2 would generate a greater quantity of GHG emissions than the Project. Elimination of natural gas fireplaces, as discussed above, could reduce emissions, which would still be greater than the Project. Therefore, Alternative 2 would result in a greater impact when compared to the less-than-significant impacts of the Project.
- The northern portion of the Project Site north of Placerita Creek would remain vacant and undeveloped under Alternative 2. The existing conditions of the Project Site could have the potential to facilitate fire spread, particularly since the northeastern portion of the Project Site is adjacent to the areas with untreated, surface shrub and chaparral fuels. Accordingly, Alternative 2 may result in a significant impact related to wildfire if the northern portion of the Project Site is left undeveloped and the shrubs and chaparrals untreated. Therefore, impacts related to hazards related to wildland fires and wildfire under this alternative would be greater when compared to the less-than-significant impacts of the Project.
- The multi-story multi-family residential buildings under Alternative 2 would be located across from the Alderbrook Drive residences and separated only by the MWD property. This alternative would not have the buffer that would be provided by the plant nursery and surface parking proposed by the Project and may result in slightly higher permanent noise impacts from the proposed residences, particularly those on the upper floors, when compared to the Project. These noise levels would not be different from the noise generated in the Project area. Accordingly, noise impacts under this alternative would be less than significant but would be greater than those of the Project.
- Alternative 2 would introduce a population of approximately 2,786 persons to the Project Site. Although this alternative would be developed consistent with the zoning designations of the Project Site, this increase in population would account for 49.8 percent and 30 percent of the City's population and housing growth projections, respectively, between 2022 and 2026, and 1.3 percent and 1 percent of the County's population and housing growth projection, respectively, for the same period. The increase in housing would reduce the City's jobs/housing balance from 1.20 to 1 to 1.19 to 1. Although Alternative 2 would not contribute to meeting the City's aggressive goal of a 2 to 1 jobs/housing balance, this alternative would be consistent with the County's forecasted population and housing growth between 2022 and 2026. As such, this alternative would not induce unplanned growth in the Project area, and related impacts would be less than significant but would be greater when compared to the less-than-significant impacts of the Project.
- Alternative 2 would introduce a permanent population of approximately 2,786 persons to the Project Site, which would, in turn, increase demand for fire and police protection services, as well as libraries. However, as with the Project, development under Alternative 2 would be designed in accordance with the California Fire Code, the County's Fire Code,

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and LACoFD's requirements. Similarly, development under Alternative 2 would include several design features and security measures that would reduce the opportunity for criminal activity to occur on-site. Furthermore, the City undergoes an annual review of budget and need for capital improvement projects. The Capital Improvement Program ensures that the City has adequate funding for public facility improvements, such as the public library. Therefore, as with the Project, impacts to fire and police protection and libraries under Alternative 2 would be less than significant but would be greater than the less-than-significant impacts of the Project due to the additional increase in population, including residents, on the Project Site.

- Alternative 2 would generate 8,551 daily trips as compared to the 6,993 daily trips generated by the Project. Because Alternative 2 would primarily consist of residential uses, it is anticipated to generate a higher vehicle miles traveled (VMT) per capita than the Project's 14.0 VMT per employee. However, this alternative would provide housing less than 0.5 mile from the Jan Heidt Newhall Metrolink Station, which would encourage residents of the development to utilize transit as an alternative to driving to their places of employment. Nonetheless, due to the greater number of daily trips generated under this alternative, impacts related to transportation would be greater when compared to the less-than-significant impacts of the Project.
- The residential and commercial development under Alternative 2 would result in water demand and solid waste and wastewater generation that are greater than those identified for the Project. Accordingly, impacts to utilities and service systems under this alternative may be potentially significant and greater when compared to the less-than-significant impacts of the Project.

In addition, Alternative 2 would not achieve the underlying purpose of the Project to provide a state-of-the-art, full-service film and television campus that would provide independent media production facilities in Santa Clarita. Similarly, Alternative 2 would not meet most of the Project objectives, as identified below in **Table 3**.

**Table 3  
Applicability of Project Objectives for Alternative 2**

Project Objective	Alternative 2: Existing Zoning Alternative
Design and construct economically-viable and technologically-advanced sound stages, creative office, and production support spaces with the infrastructure, parking, and technology to attract high-profile film, television, and streaming projects that require facilities designed to meet the specifications and demands of the movie, television, and entertainment industry and to allow flexibility to incorporate future technology advances.	Does Not Meet
Promote economic growth in Santa Clarita, particularly in the Newhall community, by encouraging the support for the entertainment industry by creating a secure campus environment, where media and entertainment-related uses are consolidated with pre-production, post-production, story development, and administrative offices in order to maximize creativity and productivity.	Does Not Meet
Maximize the use of the entire property to create a studio campus environment that creates a range of new media-related employment opportunities that cater to movie, television, and	Does Not Meet



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entertainment industries, as well as construction jobs, providing opportunities for local growth and improving the City's jobs to housing balance.	
Develop a studio campus along a transit corridor that is easily accessible by public transportation, where media and entertainment-related uses are consolidated with pre-production, production, story development, and administrative offices within a single site to promote sustainability and reduce vehicle miles traveled (VMT), resulting in corresponding reductions in air pollutant and greenhouse gas (GHG) emissions.	Does Not Meet
Enhance the identity of the Newhall community as a movie, television, and entertainment industry area.	Does Not Meet
Enhance the visual appearance of the Project Site by providing architecturally distinct development, while maintaining consistency with the design standards of the immediately adjacent Old Town Newhall Specific Plan area.	Meets
Design a campus that would commemorate the filmmaking heritage of Santa Clarita.	Does Not Meet
Provide off-site improvements to enhance and/or provide pedestrian and bike connections to adjacent communities and the Jan Heidt Newhall Metrolink Station for the benefit of the existing residents of the adjacent communities and future employees of the Project.	Does Not Meet

### Alternative 3: Reduced Studio Alternative

Alternative 3, the Reduced Studio Alternative, would include the same type of uses (i.e., sound stages, workshops and warehouses, production offices and other support facilities), design, architecture, and layout as proposed by the Project while reducing the square footage by approximately 24 percent. Accordingly, development of the 93.5-acre Project Site under Alternative 3 would total approximately 980,000 square feet, comprising 400,000 square feet of sound stages; 396,000 square feet of workshops, warehouses, and support uses; 140,000 square feet of production and administrative offices; and 44,000 square feet of flex/catering and other specialty services.

Overall building massing for Alternative 3 would remain similar to, or only slightly reduced from, the Project. Although this alternative would reduce the development's square footage, Alternative 3 would require the same amount of grading as the Project, including the portion of the Project Site within MWD property for use as an excess parking field. As with the Project, Alternative 3 would construct a bridge over Placerita Creek and develop the north parking lot. Because this alternative would disturb the same footprint as the Project, 13 oak trees would be removed with the same number of replacement trees as the Project. Perimeter walls, fencing, and perimeter landscaping, as well as all off-site improvements, would remain the same as the Project. The duration of construction of this alternative is anticipated to be the same as the Project.

### Findings

1. As there are no significant and unavoidable impacts identified under the Proposed Project, Alternative 3 would have no improvement in this regard.
2. Alternative 3 would reduce, but not eliminate, the less-than-significant impacts with mitigation or less-than-significant impacts for air quality, energy, greenhouse gas emissions, public services, transportation, and utilities and service systems.



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3. Alternative 3 would result in similar impacts for aesthetics, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, tribal cultural resources, and wildfire.
4. The findings of the Project set forth in this document provide support for the Project and the elimination of this alternative from further consideration.

**Facts in Support of Findings:**

In comparison to the Project, Alternative 3 would result in similar impacts relative to aesthetics, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, tribal cultural resources, and wildfire. Alternative 2 would have slightly reduced impacts relative to air quality, energy, greenhouse gas emissions, public services, transportation, and utilities and service systems due to a slight reduction in building footprints by 24 percent.

However, Alternative 3 would not meet all Project objectives, as shown below in **Table 4**. Although Alternative 3 would result in a slight reduced building footprint, it would require the same amount of grading and disturb the same footprint as the Project. Thus, Alternative 3 would not maximize the use of the entire Project Site, reducing media-related opportunities as compared to the Project.

**Table 4  
Applicability of Project Objectives for Alternative 3**

Project Objective	Alternative 3: Reduced Studio Alternative
Design and construct economically-viable and technologically-advanced sound stages, creative office, and production support spaces with the infrastructure, parking, and technology to attract high-profile film, television, and streaming projects that require facilities designed to meet the specifications and demands of the movie, television, and entertainment industry and to allow flexibility to incorporate future technology advances.	Meets
Promote economic growth in Santa Clarita, particularly in the Newhall community, by encouraging the support for the entertainment industry by creating a secure campus environment, where media and entertainment-related uses are consolidated with pre-production, post-production, story development, and administrative offices in order to maximize creativity and productivity.	Meets
Maximize the use of the entire property to create a studio campus environment that creates a range of new media-related employment opportunities that cater to movie, television, and entertainment industries, as well as construction jobs, providing opportunities for local growth and improving the City's jobs to housing balance.	Does Not Meet
Develop a studio campus along a transit corridor that is easily accessible by public transportation, where media and entertainment-related uses are consolidated with pre-production, production, story development, and administrative offices within a single site to promote sustainability and reduce vehicle miles traveled (VMT), resulting in corresponding reductions in air pollutant and greenhouse gas (GHG) emissions.	Meets
Enhance the identity of the Newhall community as a movie, television, and entertainment industry area.	Meets

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Enhance the visual appearance of the Project Site by providing architecturally distinct development, while maintaining consistency with the design standards of the immediately adjacent Old Town Newhall Specific Plan area.	Meets
Design a campus that would commemorate the filmmaking heritage of Santa Clarita.	Meets
Provide off-site improvements to enhance and/or provide pedestrian and bike connections to adjacent communities and the Jan Heidt Newhall Metrolink Station for the benefit of the existing residents of the adjacent communities and future employees of the Project.	Meets

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## **6.0 CERTIFICATION OF THE FINAL EIR**

The Planning Commission hereby recommends that the City Council declare that no new significant information as defined by the CEQA Guidelines Section 15088.5 has been received by the Planning Commission after circulation of the Draft EIR that would require recirculation of the Draft EIR.

The Planning Commission hereby recommends that the City Council certify the Final EIR based on the following findings and conclusions.

### **6.1 FINDINGS**

The Project would have the potential for creating significant adverse impacts. These significant adverse environmental impacts have been identified in the Draft EIR and will require mitigation as set forth in the Findings.

### **6.2 CONCLUSIONS**

1. All significant environmental impacts from the implementation of the Project have been identified in the Draft EIR and, with implementation of the mitigation measures identified, will be mitigated to less-than-significant levels.
2. Alternatives to the Project, which could potentially achieve the basic objectives of the Project, have been considered and rejected in favor of the Project.

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**Attachment: Resolution - CEQA (Shadowbox Studios MC21-109)**

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## **7.0 STATEMENT OF LOCATION AND CUSTODIAN OF DOCUMENTS**

Pursuant to Public Resources Code Section 21081.6(a)(2) and CEQA Guidelines Section 15091(e), the City of Santa Clarita, as the Lead Agency, shall specify the location and custodian of the documents of other materials that constitute the record of proceedings upon which its decision has been based. A copy of the EIR and all supporting documents are available at the City Clerk's Office, located in the City Hall Building at 23920 Valencia Boulevard, Suite 120, Santa Clarita, California, 91355.

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Attachment: Resolution - CEQA (Shadowbox Studios MC21-109)



## EXHIBIT B

Draft EIR; Final EIR; and  
Mitigation Monitoring Reporting Program for the Shadowbox Studios Project  
SCH No. 2022030762

Incorporated by Reference

Document can be found at

<https://www.santa-clarita.com/city-hall/departments/community-development/planning-division/environmental-impact-reports-under-review/shadowbox-studios-project>

## ORDINANCE NO. 23-\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, APPROVING ZONE CHANGE 21-001 (MASTER CASE 21-109) TO AMEND THE CITY OF SANTA CLARITA'S ZONING MAP AND CHANGE THE ZONING DESIGNATION OF ASSESSOR'S PARCEL NUMBERS 2834-002-046, 2834-003-044, 2834-016-041, 2834-017-021, 2834-001-014, 2834-005-041, 2834-004-045, 2834-014-043, AND 2834-015-021 FROM NON-URBAN 5 TO MIXED-USE NEIGHBORHOOD, AND ESTABLISH THE JOBS CREATION OVERLAY ZONE ACROSS ASSESSOR'S PARCEL NUMBERS 2834-021-034, 2834-001-034, 2834-011-021, 2834-010-043, 2834-008-039, 2834-001-015, 2834-006-041, 2834-007-045, 2834-013-041, 2834-021-023, 2834-005-041, 2834-004-045, 2834-014-043, AND 2834-015-021

THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The City Council does hereby make the following findings of fact:

- A. An application for Master Case 21-109, the Shadowbox Studios Project (Project), was filed by the Project applicant, LA Railroad 93, LLC (the "applicant"), with the City of Santa Clarita (City) on May 28, 2021. The entitlement requests (collectively "Entitlements") include:
1. Architectural Design Review 21-016 for the review of the Project architecture to ensure consistency with the applicable provisions of the Unified Development Code (UDC), the General Plan, and other applicable requirements.
  2. Conditional Use Permit 21-010 to allow for construction of a film and television studio campus in the Mixed-Use Neighborhood (MXN) zone, and for new development within the Planned Development Overlay zone.
  3. Development Review 21-012 to allow for the construction of a film and television studio campus development in compliance with the applicable provisions of the UDC, the General Plan, and other applicable requirements.
  4. General Plan Amendment 21-002 to amend the General Plan Land Use Map in order to designate the entirety of the Shadowbox Studios Project site as MXN, and a text amendment to the Land Use Element for the North Newhall Area (NNA) allowing for a total of up to 1,585,000 square feet of non-residential development.
  5. Hillside Development Review 21-001 to allow for development on property with an average cross slope in excess of 10 percent.
  6. Minor Use Permit 21-016 to allow for the reduction in residential density below the minimum required density for the MXN zone.
  7. Oak Tree Permit (Class 4) 421-001 to allow for the removal of 12 oak trees, including 6 heritage trees.

8. Ridgeline Alteration Permit 21-001 to allow for the development within the Ridgeline Preservation zone.
  9. Zone Change 21-001 to amend the zoning map in order to designate the entirety of the Shadowbox Studios Project site as MXN and to apply the Jobs Creation Overlay Zone (JCOZ) over a portion of the Shadowbox Studios Project site.
  10. Tentative Map 83513 to subdivide the 93-acre Shadowbox Studios Project site into five lots.
- B. The approximately 93-acre Shadowbox Studios Project (Project) site is located at the northeast corner of Railroad Avenue and 13th Street, and is located within the Non-Urban 5 (NU5) and MXN zones and General Plan land use designations.
  - C. The NU5 land use and zoning designation on the northerly section, approximately 51.1 acres of the Project site, does not permit the development of the film and television studio use. Therefore, the applicant is seeking a General Plan Amendment and Zone Change of the NU5 portion of the Project site to MXN.
  - D. Zone Change 21-001 will change the zoning designation of APNs 2834-002-046, 2834-003-044, 2834-016-041, 2834-017-021, 2834-001-014, 2834-005-041, 2834-004-045, 2834-014-043, 2834-015-021 from NU5 to MXN.
  - E. The City Council adopted Ordinance 19-04 on August 27, 2019, to establish the JCOZ for purposes of promoting the General Plan objective to create strong regional and local economies by attracting high quality jobs within targeted industries of aerospace, biomedical, entertainment, and technology. The JCOZ provides specific design standards for development within the defined overlay zone, including height allowance of 55 feet. The applicant is seeking the establishment of the JCOZ over the southerly portion of the Project site for the development of the studio facility and sound stage buildings to a height of 55 feet.
  - F. Zone Change 21-001 will establish the JCOZ over approximately 53.4 acres of the Project site, that portion located south of Placerita Creek, APNs 2834-021-034, 2834-001-034, 2834-011-021, 2834-010-043, 2834-008-039, 2834-001-015, 2834-006-041, 2834-007-045, 2834-013-041, 2834-021-023, 2834-005-041, 2834-004-045, 2834-014-043, 2834-015-021.
  - G. In accordance with the California Environmental Quality Act (“CEQA;” Public Resources Code, §21000 et seq.), the City is the lead agency and the City Council is the decision-making body for the Project.
  - H. The City determined that an Environmental Impact Report (EIR) must be prepared for the Project. The City determined that the following areas must be addressed in the EIR for the Project: aesthetics, air quality, biological resources, cultural resources, energy consumption, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use planning, noise, population and housing, public services, transportation/traffic, tribal cultural resources, utilities and service systems, and wildfire.

- I. A Notice of Preparation (NOP) for the Project EIR was circulated to affected agencies, pursuant to CEQA and the CEQA Guidelines, for 30 days, beginning on March 29, 2022, and ending on April 28, 2022. Agencies that received the NOP include, but are not limited to, the County of Los Angeles, Los Angeles Regional Water Quality Control Board, California Department of Fish and Wildlife, South Coast Air Quality Management District, law enforcement agencies, school districts, water agencies, and utility companies serving the Santa Clarita Valley in accordance with CEQA's consultation requirements. Comments from public agencies, organizations, and members of the public were received in response to the NOP for the Project.
- J. A scoping meeting was held at City of Santa Clarita City Hall on April 21, 2022, to obtain information from the public as to issues that should be addressed in the EIR. Notice of the scoping meeting was published in The Signal newspaper on March 29, 2022. Approximately 30 people attended the scoping meeting. The topics of concern, that were raised at the meeting, included traffic, flood and drainage, preservation of Placerita Creek, and preservation of the Placerita Canyon Special Standards District (PCSSD).
- K. The City prepared a Draft EIR for the Shadowbox Studios Project that addressed all issues raised in comments received on the NOP. The Draft EIR was circulated for review and comment by affected governmental agencies and the public, in compliance with CEQA. Specifically, the Notice of Availability/Notice of Completion for the Draft EIR was advertised on April 6, 2023, for a 45-day public review period that ended on May 22, 2023, at 5:00 p.m. in accordance with CEQA. Staff received written comments throughout the comment period as well as oral testimony at the April 18, 2023, May 16, 2023, and June 20, 2023, Planning Commission meetings for the Project.
- L. The Planning Commission held a duly-noticed public meeting on the Project on April 18, 2023. The Planning Commission opened the public hearing for the Project and received a presentation from staff on the Project setting, requested Entitlements, and Project description. Staff also made a detailed presentation on the Draft EIR Sections (Biological Resources, Cultural Resources, Geology and Soils, Transportation/Traffic, and Tribal Cultural Resources). In addition, the Planning Commission received a presentation from the applicant and public testimony regarding the Project. The Planning Commission provided staff direction to bring the Shadowbox Studio Project back to the Planning Commission at the May 16, 2023, meeting with additional information regarding traffic and proposed roadway improvements, PCSSD, emergency evacuation, oak trees, Placerita Creek, and Project aesthetics. The Planning Commission continued the item to the May 16, 2023, Planning Commission meeting.
- M. On May 16, 2023, the Planning Commission received a presentation from staff on the follow-up items from the April 18, 2023, meeting, along with a presentation from the applicant, and public testimony. The Planning Commission provided staff direction to bring the Shadowbox Studio Project back to the Planning Commission at the June 20, 2023, meeting with a draft resolution and conditions of approval for the Planning Commission to consider. The Planning Commission continued the item to the June 20, 2023, Planning Commission meeting.

- N. On June 20, 2023, the Planning Commission received a presentation from staff on the follow-up items from the April 18, 2023, and May 16, 2023, meetings, along with the applicant's presentation, and public testimony. Additional time was needed to respond to all comments received on the Draft EIR. The Planning Commission directed staff to bring the Shadowbox Studio Project back to the Planning Commission at the July 18, 2023, meeting with a draft resolution and conditions of approval for the Planning Commission to consider. The Planning Commission continued the item to the July 18, 2023, Planning Commission meeting.
- O. On July 18, 2023, the Planning Commission considered the staff report, Draft Final EIR, resolutions, and conditions of approval prepared for the Project. At the close of the public hearing, the Planning Commission in a 5-0 vote, recommended the City Council certify the Final EIR prepared for the Project and approve Master Case 21-109 and its associated entitlements in accordance with the conditions of approval, as amended.
- P. The City Council held a duly noticed hearing on Master Case 21-109 on August 22, 2023. At the close of the public hearing, the City Council certified the Final EIR prepared for the Project and approved Master Case 21-109 with associated entitlements for the Project. In addition, the City Council introduced, and passed the ordinance to a second reading on September 12, 2023.
- Q. The location of the documents and other materials that constitute the record of proceedings upon which the decision of the Planning Commission is based, for the Master Case 21-109 Project file, is with the Community Development Department; the record specifically is in the custody of the Director of Community Development.

SECTION 2. GENERAL FINDINGS FOR MASTER CASE 21-109. Based on the above findings of fact and recitals and the entire record, including, without limitation, the entire Project EIR, oral and written testimony and other evidence received at the public hearings, reports, and other transmittals from City staff to the Planning Commission and the City Council, and upon studies and investigations made by the Planning Commission and the City Council, the City Council finds as follows:

- A. *The proposal is consistent with the General Plan;*

The Shadowbox Studios Project is consistent with the Goals, Objectives, and Policies of the General Plan of the City. More specifically, the Project is consistent with the following portions of the Land Use Element of the General Plan:

Economic Vitality

Goal LU4: A diverse and healthy economy.

- Objective LU4.2: Promote job creation, focusing on employment generators in the technical and professional sectors.
  - Policy LU4.2.1: Pursue business attraction and expansion programs for clean industries that provide job opportunities for local residents, particularly in the areas of film/entertainment, biotechnology, aerospace, and technology.

- Policy LU4.2.2: Achieve a balanced ratio of jobs to housing through business expansion and economic development programs, with a goal of at least 1.5 jobs per household.

In addition, the Shadowbox Studios Project is consistent with the economic development strategies, practices, and policies of the Economic Development Element of the General Plan as follows:

Jobs/Housing Balance: The City has an aggressive goal to achieve a 2:1 jobs/housing balance. One of the biggest goals in pursuing the jobs/housing balance is to attract high-paying, high-quality jobs. To accomplish this goal, the City will focus on the targeted industry clusters, which include aerospace, technology, biomedical, and film/entertainment.

Development Objectives: The City will continue to evaluate each development proposal on its individual merits, thereby allowing flexibility for economic generating and jobs-producing uses:

- Encouraging business opportunities throughout all facets of the community, supporting burgeoning villages of industry throughout the Santa Clarita Valley;
- Applying non-traditional height, design, and planning standards for appropriate projects and uses that generate significant impact to the economy; and
- Encouraging increased density in non-residential projects in appropriate locations to increase quality jobs and achieve the desired jobs/housing balance.

The Project proposes to develop a full-service film and television studio campus, a targeted industry under the City's General Plan to bring employment opportunities to the City. The Project is expected to generate over 2,000 direct employment opportunities in the City.

- B. *The proposal is allowed within the applicable underlying zone and complies with all other applicable provisions of this code;*

The Shadowbox Studios Project requires the approval of entitlements consisting of a General Plan Amendment, Zone Change, Tentative Map, Conditional Use Permit, Minor Use Permit, Oak Tree Permit, Hillside Development Review, Ridgeline Alteration Permit, Development Review, and Architectural Design Review in accordance with the City's UDC. With approval of the General Plan Amendment, Zone Change, and the approval of the associated entitlements, the proposed Project would comply with the underlying zone and all other applicable provisions of the UDC.

- C. *The proposal will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare, or be materially detrimental or injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located; and*

The Project was evaluated in accordance with the UDC, as well as the City's General Plan. The Project was designed to be in keeping with the provisions of the UDC as well as the goals and policies of the City's General Plan. The Project is located within the NNA of the PCSSD and has been designed to meet the development standards identified in the PCSSD

for the NNA as outlined below:

#### Public Participation/Outreach

- *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.*
  - The applicant has conducted ongoing outreach in the community, dating back to October of 2020. The applicant has hosted multiple meetings with homeowner groups, including the Placerita Canyon Property Owners' Association, Placerita Canyon Corporation, Circle J Ranch Homeowner's Association, as well as with individual residents in the Placerita Canyon. In addition, the applicant has met with The Master's University, the Newhall School District, the property owner of the adjacent Arch Street commercial center, and a number of other organizations.

#### Traffic Intrusion/Gateways

- *Be internally and externally pedestrian-oriented, and have equestrian and bicycle amenities and accommodations;*
  - The proposed Project is a closed studio campus so the internal pedestrian orientation is designed to support studio operations. Externally to the site, and at the direction of staff, the applicant has incorporated a Class I trail, which consists of a separated right-of-way including a two-way path for bicycles, and a pedestrian path, along the Project frontage of 13th, Arch, and 12th Streets. The Class I trail would not preclude equestrian use.
- *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;*
  - The Project has been designed to concentrate Project related traffic at the proposed intersection of 13th Street and Arch Street. In response to community outreach, the applicant committed to eliminating Project related ingress at Gate 3 (12th Street). Gate 3 would serve as emergency ingress only. Project related traffic would be permitted to exit Gate 3 by way of a right-turn only out onto 12th Street, away from Placeritos Boulevard and away from the residential uses in Placerita Canyon. The Project would include multi-use Class I trails along the frontage at 13th, Arch, and 12th Streets to provide for pedestrian, equestrian, and bicycle connections from Placerita Canyon to Railroad Avenue.
- *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;*



- The Project has been designed to concentrate Project related traffic at the intersection of 13th and Arch Streets by locating the main Project entrance (Gate 1) and secondary entrance (Gate 2) at the proposed signalized intersection of 13th and Arch Streets. No Project related trips would be permitted to enter the Project site from the 12th Street driveway (Gate 3). Gate 3 would allow Project related egress, by way of a right-turn only out of Gate 3, westbound toward Arch Street. Gate 3 would provide emergency ingress only. As designed, vehicle traffic related to the Project, would be directed away from Placerita Canyon Road and Placeritos Boulevard. Gates 1 and 2 are setback from the intersection of 13th and Arch Streets, designed with multiple vehicle lanes in order to provide ample on-site queuing of Project related traffic.
- *Include defined entry gateways or monuments into the PCSSD, at Railroad Avenue, complete with landscaping and architectural elements with signage expressly stating there is no through traffic allowed;*
  - The City's planned Dockweiler Drive Extension project, if approved, would change the circulation pattern from Railroad Avenue at 13th Street. As such, there would be through access from the intersection at 13th Street and Railroad Avenue. The applicant has offered to provide entry signage into Placerita Canyon with "No through traffic" signs at Placeritos Boulevard and/or Placerita Canyon Road. The Conditions of Approval (Exhibit A) require the applicant to design and install gateway signage.
- *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.*
  - A Transportation Analysis, in compliance with the City's Transportation Analysis Update, was prepared for the Project and has been included as Technical Appendix L to the Draft EIR, whose findings have been incorporated into the proposed Project design.

#### Buffering and Transitions

- *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;*
  - The Project proposes building heights ranging from 18 to 55 feet. Taller buildings have been situated on the central (studio buildings) and western portions (office, parking structure, and warehouse) of the Project site, further from residential uses to the east and south. Single-story buildings (catering facilities) would be situated at the southeast portion of the Project site, along 12th Street, where the Project site is closer to residential uses. The Metropolitan Water District (MWD)

right-of-way is approximately 200-feet wide and separates the Project site from the nearest residential uses to the east. The applicant is proposing use of the MWD right-of-way to provide excess parking and a plant nursery in support of studio operations. There is an existing row of mature pepper trees located within the MWD right-of-way, along the unpaved alley behind the existing homes on Alderbrook Drive that would remain in place.

- *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*
  - The SCVTAC is no longer an active committee. However, multi-use trails have been incorporated into the Project design to provide connectivity from the adjacent neighborhoods. At staff's direction, the applicant has incorporated a multi-use, Class I trail along the Project frontage of 13th, Arch, and 12th Streets. In addition, the applicant would be conditioned to contribute to a future multi-use Class I trail connecting Dockweiler Drive to the Jan Heidt Metrolink Station.
- *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.*
  - Any use of the MWD right-of-way is subject to approval of MWD. The MWD right-of-way is improved with a water transmission pipeline and the right-of-way is needed for operation and maintenance of the MWD facilities therein. The adjacent residential properties to the east of the Project site are separated from the MWD right-of-way by an unpaved alleyway. A row of mature pepper trees line the length of the unpaved alleyway. The alleyway and the existing trees are proposed to remain in their existing condition with the Project. The applicant proposal includes installation of a 12-foot wall, just east of the alleyway and pepper trees. The applicant proposes to use the MWD right-of-way for additional parking and to store plant materials that would support the studio production. The plant nursery allows the applicant to store plant materials that are used in the soundstage sets while providing greenery and buffering from adjacent uses, but is portable in the event of MWD maintenance activities.

#### Architecture

- *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;*
  - Each building has been designed with 360-degree architecture, using an architectural theme that is consistent with the Community Character and Design Guidelines for the Newhall community.
- *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;*

- Structures are varied in height, from 18 feet to 55 feet. The single-story catering buildings are approximately 18 feet in height at the southeast corner of the Project site, where buildings are nearest residential uses, to maintain lower profile, and allow east/west sight line. Development has been set back from Placerita Creek, maintaining an east/west sightline along the creek and base of the northerly hillside. The studio buildings are located centrally on the Project site and are 55 feet at the peak of the pitched roofline. Buildings along the western portion of the site include a three-story, 48-foot office building, 45-foot parking structure, and a two-story, 50-foot warehouse building. The Project request includes a Zone Change in order to implement the JCOZ over the southerly portion of the Project site, which, if approved, would permit the 55-foot building height as proposed.
- *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*
  - The Project has been designed to locate taller buildings on the central and western portions of the Project site, further from residential uses to the east and south. The single-story catering facilities are situated at the southeast portion of the Project site, along 12th Street, where the Project site is closer to residential uses. The MWD right-of-way separates the Project site from the nearest residential uses to the east. The applicant is proposing use of the MWD right-of-way to provide excess parking and a plant nursery in support of studio operations. There is an existing row of mature pepper trees located within the MWD right-of-way, along the unpaved alley behind the existing homes on Alderbrook Drive, that will remain in place.
- *Building heights shall be subject to the same Unified Development Code requirements that apply to all of Placerita Canyon.*
  - There are multiple zoning designations on properties within the PCSSD including residential, mixed-use, and commercial zoning designations. Each zoning designation dictates the allowable height. The Project request includes a Zone Change in order to implement the JCOZ over the southerly portion of the Project site, which would permit the 55-foot building heights as proposed with this Project.

#### Flood Control

- *Waterway bottoms and sides shall not be improved with concrete or hard impervious surfaces and shall be maintained in a natural appearance;*
  - The existing alignment and natural soft bottom of Placerita Creek would remain intact with the Project. The banks of the creek would be stabilized with buried rock bank protection that would have soil fill on

- top and be re-vegetated to preserve the natural appearance of the creek.
- *Fencing shall not be permitted to cross riverbeds or waterways in a manner which denies or interferes with easy trail access; and*
    - The fencing plan for the Project does not interfere with any existing trail access, nor does it impact existing waterways.
  - *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.*
    - The Project proposes bank stabilization in order to limit erosion of Placerita Creek. A Hydrology Study and Low Impact Development Report were prepared to assess the existing and post-construction stormwater runoff. Hydromodifications, including an infiltration/detention basin and underground infiltration chambers, have been incorporated into the Project design to ensure that the volume and rate of flow from stormwater runoff into the creek would not exceed the existing conditions.

#### Housing Types

- *It is not the City's intent to see affordable housing located on this site; and*
- *The desired housing type in the NNA will attract residents who will assist in the economic revitalization of Downtown Newhall (Old Town Newhall).*
  - This is not applicable as the Project proposal does not include residential uses.

#### Economic Development

- *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.*
  - The Project proposes a full-service film and television studio campus near Metrolink and bus line services, anticipated to employ over 2,000 people and would have positive impact on indirect employment in the NNA and Old Town Newhall Specific Plan areas.

#### Recreation

- *Include a site-specific and a community-based recreational component.*
  - Private on-site amenities are proposed offering passive and active recreation opportunities including the Shadow Oak Park situated in the center of the catering buildings, a half basketball court, outdoor seating areas between studio buildings, and a dog park. The Project proposal includes a public amenity in the form of a multi-use Class I trail along the Project frontage of 13th, Arch, and 12th Streets.

In addition to the NNA development standards, the PCSSD has general criteria for all new development in the PCSSD. Many of these criteria are duplicative with NNA development standards. A discussion on the Project's conformance with the applicable general development standards of the PCSSD is outlined here:

- *Trails.*
  - *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;*
  - *Trails shall be fenced to the satisfaction of the Director of Parks, Recreation and Community Services, with fences of a rustic wood appearance;*
  - *Trail access shall be provided at all river crossings;*
  - *There shall be no obstructions including, but not limited to, landscaping, trash receptacles, or other similar structures within a designated trail; and*
  - *Fencing shall not be permitted to cross riverbeds in such a manner as to deny trail access.*
    - The inclusion of multi-use Class I trails described in the NNA discussion above has been incorporated into the Project design at the direction of staff through the Development Review Committee process, in response to the trail requirements identified in the PCSSD. The Project fencing does not conflict or deny access to existing trails.
- *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;*
  - This does not apply to the Project specifically, as all roadways and trails adjacent to the Project are public; however, the Project will be conditioned, as appropriate, to ensure maintenance of applicable amenities and landscaped areas.
- *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;*
  - Any street light improvements associated with the Project's proposed roadway design will be designed in conformance with the City's requirements. As it pertains to the on-site lighting, the applicant has prepared a site-specific lighting plan to ensure that necessary lighting is provided for safety and security while minimizing offsite effects from fixture glare. Specifically, the applicant is utilizing cut-off fixtures and back-light-control options as well as proposing the use of energy management controls in conjunction with occupancy sensors that will reduce the light output when motion is not detected.
- *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;*

- Placerita Creek would not be channelized with concrete side walls or floor. The Project fencing would not deny access to existing trails.
- *Bridges shall be limited to those required for public safety and shall be designed to accommodate equestrian access;*
  - The studio campus is proposed to be a private, closed campus. The proposed bridge within the Project site is not part of, or accessible to, the larger Placerita Canyon area, as it is located within a private development. The bridge is designed to be of the same height as the existing Placerita Creek bridge crossing on Railroad Avenue.
- *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*
  - The applicant has completed a sewer area study as outlined in the Draft EIR for the Project and would be conditioned to connect to the public sewer system as well as underground utility services.
- *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.*
  - The Project has been designed to ensure that the site drainage would not increase the volume or rate of flow from the current condition.

Accordingly, with implementation of the associated conditions of approval including the Mitigation Monitoring and Reporting Plan (MMRP), the Project will not impact the public health, interest, safety, or general welfare, or be materially detrimental or injurious to the improvements, persons, property, or uses in the vicinity of the Project site.

D. *The proposal is physically suitable for the site. The factors related to the proposal's physical suitability for the site shall include, but are not limited to, the following:*

1. *The design, location, shape, size, and operating characteristics are suitable for the proposed use;*

With the conditions of approval, including the MMRP, the Project will be suitable for the site and the uses entitled with the Project.

2. *The highways or streets that provide access to the site are of sufficient width and are improved as necessary to carry the kind and quantity of traffic such proposal would generate;*

The Project completed a detailed traffic analysis to evaluate the impacts of the Project. The traffic analysis has identified roadway improvements to ensure the public roadways are sufficiently improved to support the additional Project traffic. The Project conditions of approval require the applicable improvements to be completed before the Building Official issues the first Certificate of Occupancy.

3. *Public protection services (e.g., Fire protection, Sheriff protection, etc.) are readily*



*available; and*

The Project site is located in an established, urban environment that is serviced by existing law enforcement and fire protection services. The applicant must pay applicable fees to the law enforcement and fire protection agencies to assist in offsetting any impacts to the services necessary to properly service the Project.

4. *The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.) is adequate to serve the site.*

The Project is in a portion of the City that is surrounded by developed communities with access to the necessary utilities to service the Project site. A detailed analysis for the provisions of utilities was completed for the Project in the Draft EIR determining that adequate services are available to meet the needs of the Project site.

SECTION 3. ZONE CHANGE FINDINGS FOR ZONE CHANGE 21-001. Based on the above findings of fact and recitals and the entire record, including, without limitation, the entire Project EIR, oral and written testimony and other evidence received at the public hearings, reports and other transmittals from City staff to the Planning Commission and the City Council, and upon studies and investigations made by the Planning Commission and the City Council, the City Council finds as follows:

- A. *Principles and Standards for Zone Changes. The Council shall approve a Zone Change only after the applicant substantiates all of the following required findings:*
  1. *That modified conditions warrant a revision in the zoning map as it pertains to the area under consideration;*

The Project site is approximately 93 acres, located at the northeast corner of Railroad Avenue and 13th Street and has two different zoning designations. The southerly portion of the Project site is MXN (approximately 42.4 acres), and the northerly portion, including the portion of the Project site within Placerita Creek, is NU5 (approximately 51.1 acres). The dual zoning on the Project site presents challenges for a cohesive development of the site due to the nature of the allowable uses for each of the zoning designations. The MXN zone contemplates a mix of multi-family residential and commercial uses, where the NU5 zone contemplates single-family homes on larger one-acre lots. There are also physical constraints that, in practical application, isolate the northerly NU5 portion of the site from other single-family uses. Specifically, the MWD property immediately east of the Project site, and Placerita Creek and the hillside at the northeast corner of the Project site provide a physical separation between the Project site and other single-family homes to the east and north. Accordingly, the Project site warrants consideration of a revision to the zoning map as shown on the Zone Change Exhibit (Exhibit A) to establish consistent zoning classification across the entire Project site. The requested zone change would change the zoning classification of approximately 51.1 acres, currently zoned NU5, to MXN.

In addition to the Zone Change request that would establish MXN zoning designation



over the entire Project site, the proposed request would add the southerly portion of the Project site (south of Placerita Creek) to the JCOZ. This would add approximately 53.4 acres to the JCOZ.

The JCOZ applies to the construction of office and industrial buildings within the defined overlay zone areas to facilitate development in targeted industries in the City. At the time the JCOZ was established, it was applied to areas with high focus on employment, located adjacent to freeways or major transportation corridors, and areas where existing built environment or where future comparable building height is contemplated. The JCOZ applies additional development standards to office and industrial buildings specifically to “support the General Plan objective of promoting the creation of strong regional and local economies via the implementation of strategic land use planning policies. Specifically, the JCOZ overlay zone will: (1) attract and promote the creation of high-quality jobs within the City’s four targeted industries, which include aerospace, biomedical, entertainment, and technology, and other industries at the discretion of the Director; (2) enhance the City’s overall jobs/housing balance; and (3) provide greater employment opportunities throughout the entire City.”

Under the JCOZ, the office and studio buildings would be permitted to a height of 55 feet without a Conditional Use Permit (CUP). The current MXN zoning designation permits the studio use with approval of a CUP and the MXN zone allows for a 50-foot building height without the need for a CUP. As such, the current zoning designation already contemplates the use and a comparable building height as would be permitted under the JCOZ. Notably, the sound stage buildings reach a height of 55 feet at the ridge of the roof. The office building, warehouse/production support building, and the parking structure, exclusive of elevator shafts, are 50 feet in height or less, consistent with the MXN zone.

The Zone Change to establish the JCOZ over the south portion of the Project site, as well as the MXN zone on the northerly portion of the Project site is warranted for the studio use, which is a targeted industry under the City’s General Plan objectives for economic development, located along a major transit corridor (Railroad Avenue) with access to State Route 14.

2. *That a need for the proposed zone classification exists within such area;*

The proposed change to the zone classification is desirable to allow for the development of a film and television studio campus. The Project site currently has two zoning classifications; the NU5 zoning classification would not permit the studio use. In addition, the NU5 portion of the site is physically isolated from other single-family uses in the immediate vicinity. The proposed change to the zone classification for the northerly portion of the Project site is required to allow for a cohesive development. The incorporation of the Project site into the JCOZ is necessary to meet the objectives of the General Plan, as discussed in Sections 2 and 3 above.

3. *That the particular property under consideration is a proper location for said zone*

*classification within such area:*

- a. *That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice; and*

The proposed Zone Change would permit the studio campus Project that supports the goals and objectives of the General Plan as described above in Sections 2 and 3. The proposed Zone Change is in conformance with good zoning practice.

- b. *That the proposed change is consistent with the adopted General Plan for the area unless a General Plan Amendment is filed concurrently and approve with said zone change.*

A General Plan Amendment was filed concurrently with the Zone Change request. For the reasons provided above, the Planning Commission can recommend the City Council make this finding.

SECTION 4. The City Council hereby approves this ordinance to allow for a Zone Change for the Shadowbox Studios Project as described herein and shown in Exhibit A.

SECTION 6. This ordinance shall be in full force and effect thirty (30) days from its passage and adoption.

SECTION 7. The City Clerk shall certify to the passage of this ordinance and shall cause the same to be published as required by law.

PASSED, APPROVED, AND ADOPTED this 12<sup>th</sup> day of September, 2023.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
DATE

Attachment: Ordinance (Shadowbox Studios MC21-109)

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) ss.  
CITY OF SANTA CLARITA )

I, Mary Cusick, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Ordinance No. 23- was regularly introduced and placed upon its first reading at a regular meeting of the City Council on the 22<sup>nd</sup> day of August 2023. That thereafter, said Ordinance was duly passed and adopted at a regular meeting of the City Council on the 12<sup>th</sup> day of September, 2023, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

AND I FURTHER CERTIFY that the foregoing is the original of Ordinance No. 23- and was published in The Signal newspaper in accordance with State Law (G.C. 40806).

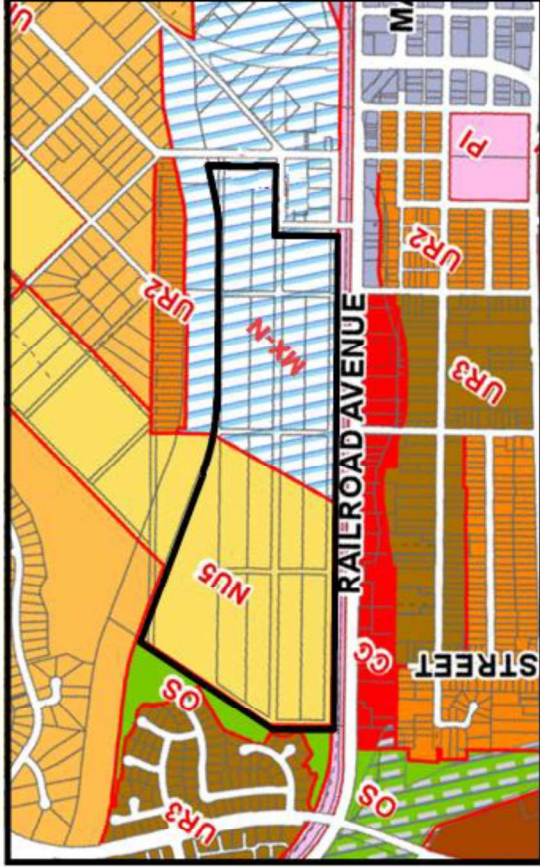
\_\_\_\_\_  
CITY CLERK

Attachment: Ordinance (Shadowbox Studios MC21-109)

EXHIBIT A

City of Santa Clarita Zoning Map  
*Shadowbox Studios*

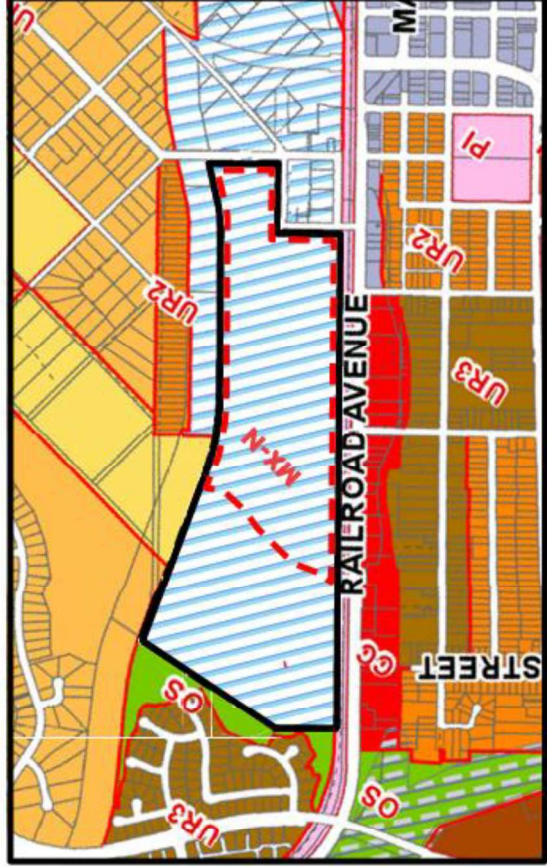
Existing



Job Creation Overlay Zone (JCOZ)



Proposed



12/22

**Organizations and Groups:**

Bridge to Home  
 Boys & Girls Club  
 California Film Commission  
 California Institute of the Arts  
 Child & Family Center of SCV  
 Circle J Ranch HOA  
 College of the Canyons  
 Golden State Gateway Coalition  
 Hart High School  
 Hollywood Chamber of Commerce  
 Homes 4 Families  
 Los Angeles County Fire Dept (Helispot)  
 NAACP of SCV  
 Newhall School District  
 Rotary Club  
 Santa Clarita Film Office  
 SCV Chamber of Commerce  
 SCV Economic Development Corporation  
 SCV Historical Society  
 SCV Senior Center  
 SCV Water Agency  
 Sierra Club  
 The Master's University  
 Valley Industrial and Commerce Association  
 Zonta Club of SCV

**Placerita Canyon Property Owner's Association:**

<i>Board of Directors:</i>	<i>General Membership:</i>
October 1, 2020	December 5, 2020
May 6, 2021	June 26, 2021
February 3, 2022	
August 2, 2022	
March 16, 2023	
June 1, 2023	

**Placerita Canyon Corporation (Gate Managers):**

*Board of Directors:*  
February 26, 2023

**Placerita Residents – Alderbrook Drive:**

2020 to present: Continuing dialogue with various residents of Alderbrook Drive, including an October 27, 2022, Alderbrook-specific outreach meeting with over 20 residents to hear their thoughts on the project, answer questions and consider possible partnership opportunities.

**Newhall/Placerita Business Owners:**

Arch Street Strip Center: Mike Massoodnia, general partner  
 Arch Street Businesses: Four Seasons Landscape; Dyck Veterinary; Round the Clock; Fiesta Taco; Perfect Look Salon; Side Store; Hahn Contractors; Pit-Pro Motorcycles  
 12<sup>th</sup> St. Businesses: Newhall Valencia Mini-Storage; Dave Davis Plastering  
 Pine Street Businesses: Catkart Racing; After Hours Auto Body; M&M Tire Service; Malam's Automotive

13<sup>TH</sup> Street Office building: Jim Tanner, general partner  
 13<sup>th</sup> Street Businesses: Picasso's Playmates  
 AV Equipment Rental  
 Brewery Draconum  
 Clean Energy Systems (Placerita Canyon Road)  
 Egg Plantation  
 KHTS Radio  
 Results Fitness  
 SCVTV  
 The Old Town Junction  
 Village Church  
 Walker & Lopez Barber Shop

**Placerita Residents – Misc.:**

2020 to present: Numerous briefings with Placerita residents in groups of 2-20 at a time.

**Local Film and Television Studios:**

Disney Studio/Golden Oak Ranch  
 Rancho Deluxe Movie Ranch  
 LA North Studios  
 Melody Ranch  
 Sable Movie Ranch  
 Santa Clarita Studios  
 Viacom/CBS

**Local Film and Television Related Businesses:**

Elite Media Technologies  
 Laemmle Theater  
 LA Film Locations  
 SCV Locations, Inc.  
 Triscenic Production Services  
 Universal Locations, Inc.

**Elected Officials:**

Congressman Mike Garcia  
 State Senator Scott Wilk  
 Former Assemblywoman Suzette Martinez Valladares  
 LA County Supervisor Kathryn Barger  
 William S. Hart Union High Governing Board Trustee Bob Jensen  
 William S. Hart Union High Governing Board Trustee, Joe Messina  
 William S. Hart Union High Governing Board Trustee Cherise Moore

**Community Members:**

The Shadowbox Studios team has also met individually with dozens of business owners and community leaders; numerous film-industry residents; and countless other members of the Santa Clarita Valley community.