



NOTICE OF PREPARATION

TO: Distribution List

Lead Agency:

Agency Name: City of Santa Clarita
Street Address: 23920 Valencia Boulevard, Suite 302
City/State/Zip: Santa Clarita, CA 91355
Contact: Mike Marshall, Associate Planner
Telephone: (661) 286-4045

Consulting Firm:

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

SUBJECT: Notice of Preparation of Draft Environmental Impact Report and Public Scoping Meeting for the Proposed Blackhall Studios Project

The City of Santa Clarita will be the lead agency and will prepare an Environmental Impact Report ("EIR") for the Proposed Blackhall Studios Project.

We need to know the views of your agency as to the scope and content of the environmental information, which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project. The project description, location, and the probable environmental effects are contained in the attached materials.

In addition, the Initial Study prepared for the Proposed Blackhall Studios Project is available for public review on the City of Santa Clarita website at <https://www.santa-clarita.com/city-hall/departments/community-development/planning/environmental-impact-reports-under-review>.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. As such, the comment period for the Notice of Preparation begins on March 29, 2022 and ends on April 28, 2022. Please send your written response to Mike Marshall at the address shown above. We would appreciate the name of a contact person in your agency.

Also, the City of Santa Clarita will conduct a public scoping meeting on Thursday April 21, 2022, beginning at 6:00 p.m. at City of Santa Clarita City Hall, Century Conference Room, located at 23920 Valencia Boulevard, Santa Clarita, CA 91355 to accept comments on the scope of the EIR for the Proposed Blackhall Studios Project. This meeting will serve as a public forum to discuss the environmental issues identified for the EIR, and any other issues identified by the public that should be included for further analysis within the EIR for the Proposed Blackhall Studios Project.

Date: 3/29/2022


Title: Mike Marshall, Associate Planner
Telephone: (661) 286-4045

**CITY OF SANTA CLARITA
NOTICE OF PREPARATION ATTACHMENT**

Lead Agency: City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, California 91355

Contact Person & Phone Number: Mike Marshall, Associate Planner
City of Santa Clarita
Community Development Department
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355
(661) 286-4045

Project Applicant: L.A. Railroad 93, LLC
1415 Constitution Road SE
Atlanta, GA 30316

Master Case: Master Case No. 21-109

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

Assessor's 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; 2834-022-067

General Plan/Zoning Designation: Non-Urban Residential (NU5), and Mixed Use—Neighborhood (MX-N)

Project Description: **Summarized Project Description**

The Project Applicant proposes to develop a full-service film and television studio campus (Blackhall Studios) on the Project Site that would consist of approximately 473,000 square feet of sound stages; approximately 561,500 square feet of workshops, warehouses, and support uses; approximately 221,000 square feet of production and administrative offices; and approximately 37,500 square feet of catering and other specialty services. Upon completion, the campus would have an overall building area of approximately 1,293,000 square feet. As shown on Exhibit 3, Proposed Site Plan, the Project would involve construction of nine buildings, which would contain 19 sound stages and would be constructed in the central portion of the Project Site, south of Placerita Creek. A three-story office building and a five-level, 1,064-space parking structure that includes one subterranean level are proposed in the southwestern corner of the Project Site. In addition, a two-story support building would extend along the remaining portion of the western boundary (i.e., Railroad Avenue) of the Project Site, south of Placerita Creek. Other ancillary and specialty use buildings, including a catering building, gym building, and mechanical building with a substation, are located to the east and southeast of the main entrance at the intersection of Arch Street and 13th Street.

In addition to the parking structure, approximately 480 surface parking spaces would be provided throughout the main campus immediately adjacent to the buildings for vehicle and delivery van parking. Subject to an agreement with MWD, 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 approximately 700 vehicle parking spaces and 90 trailer parking spaces for production personnel and base camp parking. 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. An additional 1,155-space employee parking lot is proposed on the north side of Placerita Creek. This 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. The all-weather bridge could also be utilized as an emergency access connection between Via Princessa and the Placerita Canyon and future Dockweiler Drive areas subject to approvals by MWD, Los Angeles County Fire Department, and the City of Santa Clarita.

In addition to the development of the campus on the Project Site, the Proposed Project includes several off-site improvements, which include the following:

- Pedestrian and bike bridge from the Jan Heidt Newhall Metrolink Station on Railroad Avenue to the future extension of Dockweiler Drive;
- Required railroad crossing improvements at 13th Street.
- Improvements to previously approved roadway alignments on 13th Street, Arch Street, Dockweiler Road, 12th Street and Placerita Canyon Road.
- Class I trail along the east side of Railroad Avenue from the intersection of 13th Street and Railroad Avenue to the intersection of 15th Street and Railroad Avenue.

Grading for the Proposed Project aims to achieve a balanced site in terms of its cut and fill quantities, currently based on approximately 400,000 cubic yards of cut. This would involve grading a portion of the hillside north of Placerita Creek to improve the parking layout north of the creek.

In conjunction with the Proposed Project, modifications to the Dockweiler Drive Extension Project are proposed and include modifying the turning radius at the intersection of 13th Street and Railroad Avenue to accommodate WB-67 semi-truck dimensions and implementing temporary storm drain improvements to accommodate surface water runoff from Dockweiler Drive.

The proposal includes various land use entitlements including a General Plan Amendment and Zone change to amend land use designation for a portion of the site and amendment to the Land Use Element related to allowable development potential for the area.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED BY THE PROPOSED BLACKHALL STUDIOS PROJECT

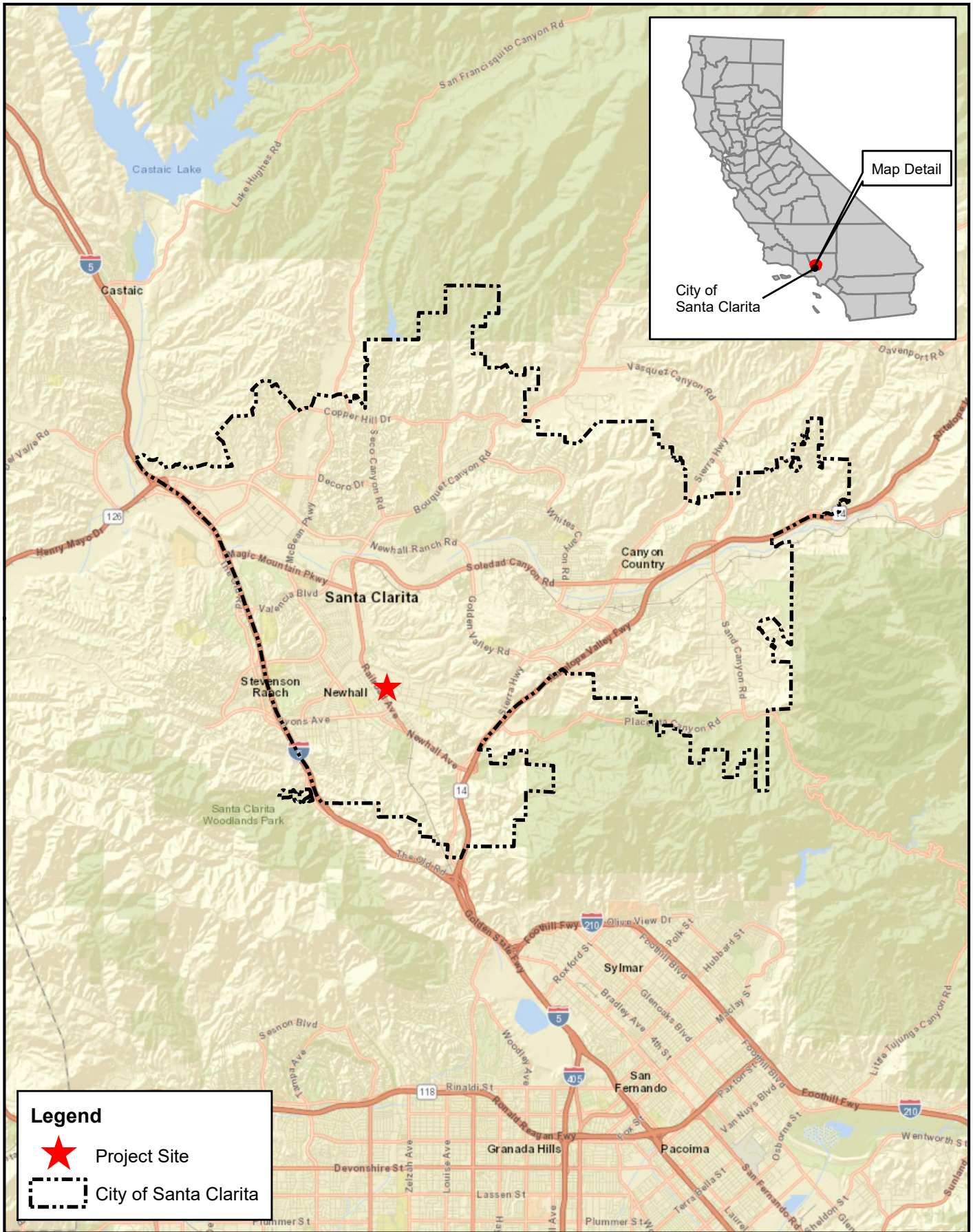
An EIR will be prepared to evaluate the Project’s potential impacts on the environment and will provide mitigation measures to prevent or mitigate potentially significant environmental impacts to less-than-significant levels, if necessary. The topics anticipated to be discussed in the EIR include the following:

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

Other Required EIR Topics

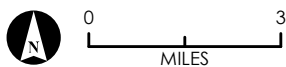
In addition to the specific environmental issues noted above, the EIR will include sections to address the following topics, as required by the State CEQA Guidelines:

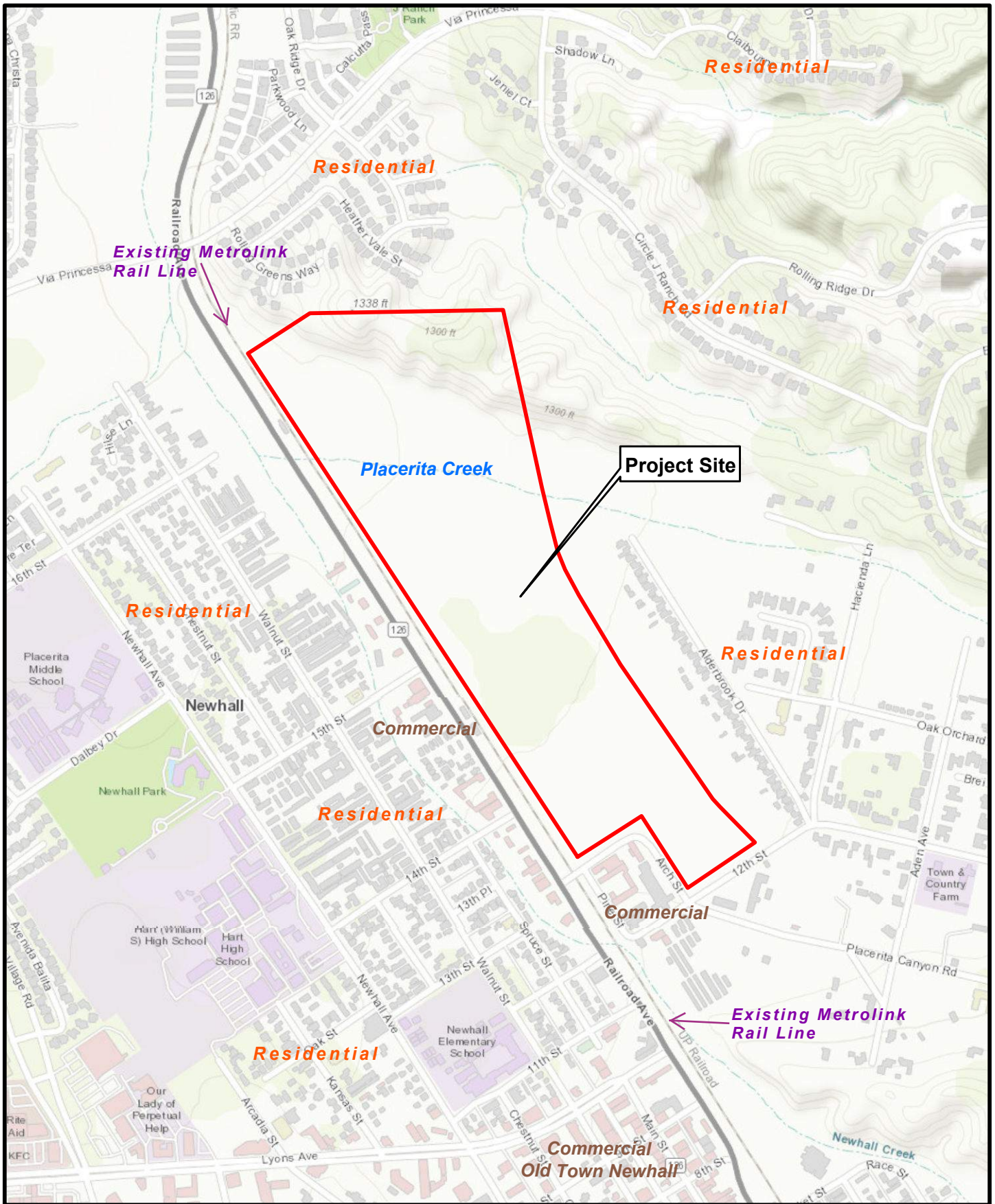
- Cumulative Effects
- Growth Inducing Effects
- Significant Irreversible Environmental Changes
- Alternatives



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

Figure 1
Regional Location Map

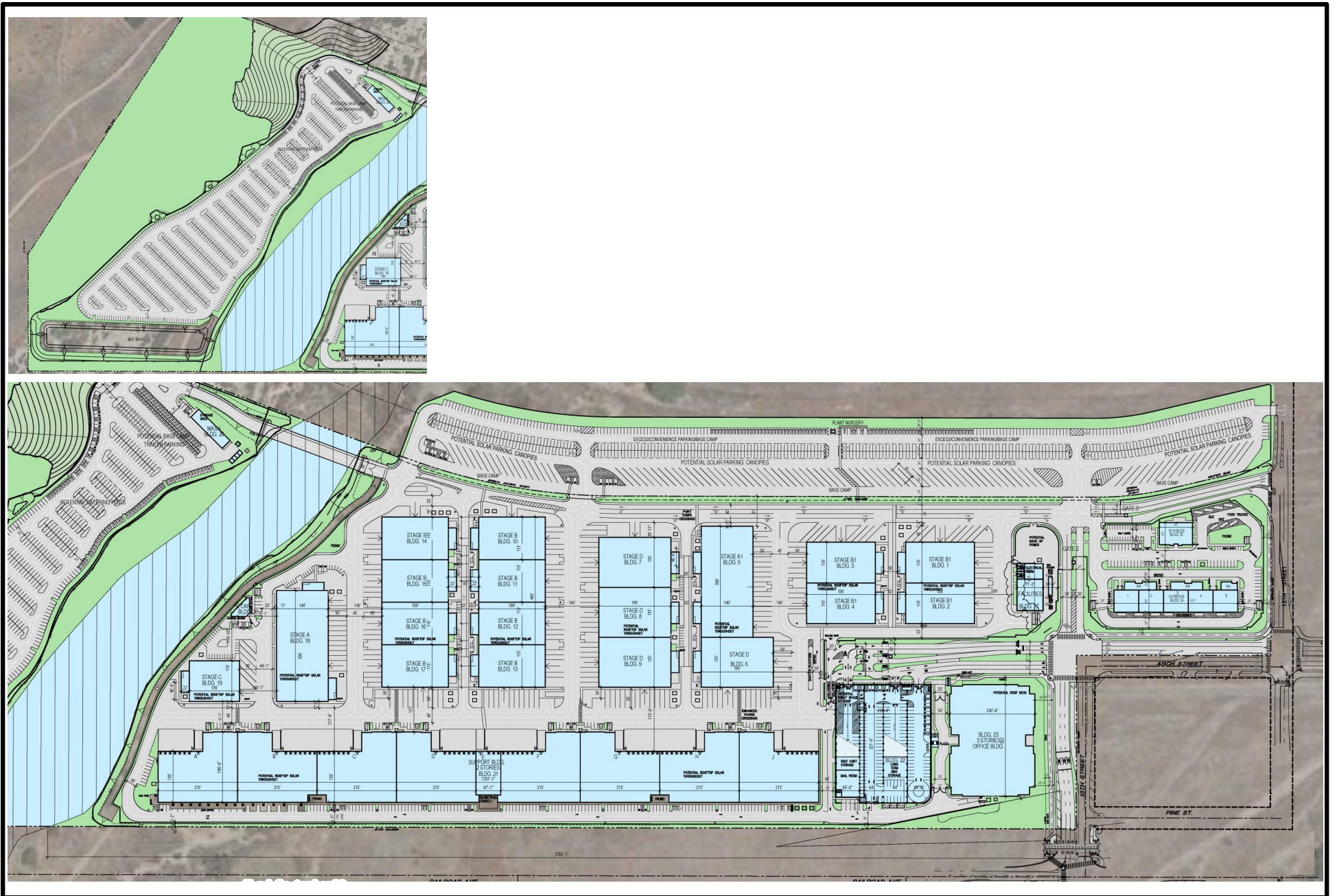




Source: ESRI streetmap, 2018; Los Angeles County, 2018.



Figure 2
Project Vicinity Map



Source: GAA Architects, Inc. 2021



Exhibit 3
Proposed Site Plan

Michael Baker
INTERNATIONAL