

**DEPARTMENT OF TRANSPORTATION**

District 7 – Office of Regional Planning  
100 S. MAIN STREET, MS 16  
LOS ANGELES, CA 90012  
PHONE (213) 266-3562  
FAX (213) 897-1337  
TTY 711  
www.dot.ca.gov



*Making Conservation  
a California Way of Life.*

April 27, 2022

**Governor's Office of Planning & Research**

**Apr 27 2022**

**STATE CLEARINGHOUSE**

Mike Marshall  
City of Santa Clarita  
Community Development Department  
23920 Valencia Boulevard, Suite 302  
Santa Clarita, CA 91355

RE: Blackhall Studios Project – Notice of  
Preparation of an Environmental Impact  
Report (NOP)  
SCH # 2022030762  
GTS # 07-LA-2022-03901

Dear Mike Marshall:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced NOP. The Project 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 (sf) of sound stages; approximately 561,500 sf of workshops, warehouses, and support uses; approximately 221,000 sf of production and administrative offices; and approximately 37,500 sf of catering and other specialty services. Upon completion, the campus would have an overall building area of approximately 1,293,000 sf. 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 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 Metropolitan Water District (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. 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 City of Santa Clarita is the Lead Agency under the California Environmental Quality Act (CEQA).

The Project Site lies in the southwestern portion of the city of Santa Clarita, in the Newhall community, and is located near State facilities. It is approximately 2 miles east of Interstate 5 (I-5) and 2 miles west of the Antelope Valley Freeway (State Route 14). The NOP finds that Transportation impacts may be potentially significant. These impacts will be further evaluated in the Environmental Impact Report (EIR) and mitigation measure identified as necessary. Caltrans would request the study to provide trip generation, trip distribution and trip assignment estimates to the State facilities on and off-ramps and any arising inadequate weaving or queue spillback on to State facilities. We look forward to reviewing the Project's Traffic Impact Analysis.

As a reminder, Senate Bill 743 (2013) mandates that Vehicle Miles Traveled (VMT) be used as the primary metric in identifying transportation impacts of all future projects under CEQA, starting July 1, 2020. For information on determining transportation impacts in terms of VMT on the State Highway System, see the Technical Advisory on Evaluating Transportation Impacts in CEQA by the California Governor's Office of Planning and Research (OPR), dated December 2018. Caltrans has published the VMT-focused Transportation Impact Study Guide (TISG), dated May 20, 2020, and the Caltrans Interim Local Development and Intergovernmental Review (LD-IGR) Safety Review Practitioners Guidance, prepared on December 18, 2020. Caltrans' new TISG is largely based on the OPR 2018 Technical Advisory. You can review these resources online at:

- [http://opr.ca.gov/docs/20190122-743\\_Technical\\_Advisory.pdf](http://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf)
- <https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb743/2020-05-20-approved-vmt-focused-tisg-a11y.pdf>
- <https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb743/2020-12-22-updated-interim-ldigr-safety-review-guidance-a11y.pdf>

We encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements. For TDM strategies, please refer to the Federal Highway Administration's Integrating Demand Management into the Transportation Planning Process: A Desk Reference (Chapter 8). This reference is available online at: <http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>

Caltrans also encourages lead agencies to promote alternative transportation. This will increase accessibility and decrease Greenhouse Gas Emissions, which supports Caltrans' mission to provide a safe and reliable transportation network that serves all people and respects the environment. For additional strategies that will promote equity and environmental

preservation, please refer to the 2010 Quantifying Greenhouse Gas Mitigation Measures report by the California Air Pollution Control Officers Association (CAPCOA), which is available online at: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

Finally, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State Highways will need a Caltrans transportation permit. Caltrans recommends that the Project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, including I-5 and SR-14, please submit a construction traffic control plan detailing these issues for Caltrans' review.

If you have any questions regarding these comments, please contact Ronnie Escobar, the project coordinator, at [Ronnie.Escobar@dot.ca.gov](mailto:Ronnie.Escobar@dot.ca.gov), and refer to GTS # 07-LA-2022-03901.

Sincerely,



MIYA EDMONSON  
LDR/CEQA Branch Chief

cc: State Clearinghouse