

NOTICE OF DETERMINATION

[X] County Clerk
County of Los Angeles
12400 E. Imperial Hwy., Rm. 2002
Norwalk, CA 90650

[X] State Clearinghouse
1400 Tenth Street
Sacramento, CA 95815



STATE CLEARINGHOUSE NUMBER: 2022030762

PROJECT NAME: Shadowbox Studios 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 Tract Map 83513, subject to the conditions of approval.

PROJECT LOCATION: Northeast Corner of Railroad Avenue and 13th Street, Santa Clarita, Los Angeles County (APN: 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)

PROJECT DESCRIPTION: The Project Applicant 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. Nineteen 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 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 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.

PROJECT APPLICANT: L.A. Railroad 93, LLC
1415 Constitution Road SE
Atlanta, GA 30316

This is to advise that the City of Santa Clarita has made the following determinations regarding the project described above:

- 1) The project was approved by the [] Director of Community Development [] Planning Commission [X] Mayor and City Council on the following date: August 22, 2023.
2) [] A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA (Section 15070 {a}).
3) [] A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA (Section 15070 {b}).
4) [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
5) The project [] WILL [X] WILL NOT have a significant impact on the environment.
6) Mitigation measures [X] WERE [] WERE NOT made a condition of project approval.
7) A Statement of Overriding Considerations [] WAS [X] WAS NOT adopted for this project.
8) Findings [X] WERE [] WERE NOT made pursuant to the provisions of CEQA.

This is to certify that the ENVIRONMENTAL IMPACT REPORT with comments and a record of project approval is available for public review at:

THE DEPARTMENT OF COMMUNITY DEVELOPMENT
23920 Valencia Boulevard, Suite 140
Santa Clarita, CA 91355
(661) 255-4330

Contact Person/Title: Erika Iverson, Senior Planner

Signature: [Handwritten Signature]

Date: August 23, 2023