

Notice of Determination

TO:

Office of Planning and Research
For U.S. Mail: Street Address:
P.O. Box Box 3044 1400 Tenth
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of Los Angeles
12400 E. Imperial Highway room 1201
Norwalk, CA 90650

FROM:

Responsible Agency: Local Agency Formation
Commission for the County of Los Angeles (LAFCO)
Street Address: 80 South Lake Avenue Suite 870
Pasadena, CA 91101

Contact: Paul A. Novak, AICP
Phone: (626) 204-6500

Lead Agency:
City of Santa Clarita
Address: 23920 Valencia Boulevard, Suite 140
Santa Clarita, CA 91355

Contact: Erika Iverson
Phone: (661) 255-4330

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022030762

Project Title: Shadowbox Studios Master Case 21-109:Architectural Design Review 21-016;Conditional Use Permit 21-044

Project Applicant: L.A. Railroad 93, LLC

Project Developer: _____

Project Location (include county): Northeast Corner of Railroad Avenue and 13th Street, Santa Clarita, Los Angeles County

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 southern western 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.

This is to advise that the Local Agency Formation Commission for the County of Los Angeles, as Responsible Agency, has approved the above described project on April 9, 2025 and has considered the Environmental Impact Report (date)

as prepared by the Lead Agency regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final Environmental Impact Report, and record of project approval is available to the General Public at: LAFCO, 80 South Lake Ave. Suite 870, Pasadena, CA 91101

Signature:  Title: Executive Officer Date: 4/9/25

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

ORIGINAL FILED

AUG 23 2023

Contact Person/Title: Erika Iverson, Senior Planner

LOS ANGELES, COUNTY CLERK

Signature: *Erika Iverson*

Date: August 23, 2023

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2023 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 202308231240011
STATE CLEARING HOUSE # (if applicable) 2022030762

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF SANTA CLARITA	DATE 08/23/2023
COUNTY/STATE AGENCY OF FILING LOS ANGELES	DOCUMENT NUMBER 2023184436

PROJECT TITLE
 SHADOWBOX STUDIOS MASTER CASE 2109: 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

PROJECT APPLICANT NAME ERIKA IVERSON	PHONE NUMBER
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PROJECT APPLICANT ADDRESS 23920 VALENCIA BOULEVARD SUITE 140	CITY SANTA CLARITA	STATE CA	ZIP CODE 91355
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PROJECT APPLICANT (Check appropriate box):

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$ <u>3,839.25</u>
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,764.00	\$ <u>0.00</u>
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ <u>0.00</u>
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,305.25	\$ <u>0.00</u>
<input checked="" type="checkbox"/> County Administrative Fee	\$60.00	\$ <u>75.00</u>
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ <u>0.00</u>

PAYMENT METHOD:

Cash
 Credit
 Check
 Other _____

\$ 3,914.25

SIGNATURE X <i>Tami Ibarra</i>	TITLE ITC
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Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION
NORWALK DEPARTMENT HEADQUARTER

Cashier: T. IBARRA-RAMIREZ



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Wednesday, August 23, 2023 11:05 AM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoD - County Posting Fee 2023184436	1	\$75.00
NoD - Environmental Impac 2023184436	1	\$3,839.25
Total		\$3,914.25

Total Documents: 1

Customer payment(s):

Check \$3,914.25

Check List:

#174 \$3,914.25