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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022090166

Project Title: San Fernando Soundstage Campus Project EIR

Lead Agency: City

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Project Location: Glendale, Los Angeles
City *County*

Project Description (Proposed actions, location, and/or consequences).

The 9.74 acre project site is currently developed with 10 existing warehouse structures, surface parking, and loading areas. The Project proposes demolition of all existing structures and site improvements and construction of a new entertainment production studio facility consisting of three (3) new buildings and a parking garage containing ten production sound stage studios, three flex spaces, production offices and commissaries, various support spaces (both Flex Space support and Stage support), and the parking garage will contain 419 parking spaces. The project site would contain an additional 114 surface parking spaces with 12 loading spaces, for a total of 533 parking spaces. The proposed buildings will contain approximately 406,318 square feet of gross floor area. The Applicant requests the approval of discretionary actions to develop the Project as proposed including variances for the heights of Building 1 and the Parking Garage to exceed the 50 foot height limit in the IMU zone, the location of the required landscaping on the site, and a deviation from the requirement for a building entrance to be located on a corner.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

A Draft Environmental Impact Report (EIR) has been prepared to addess the potential environmental impacts of the Project. The Draft EIR has considered all possible impacts and incorporated Mitigation Measures for the impact areas of Hazards and Hazardous Materials and Noise.

Past uses of the Project site resulted in chemical releases affecting subsurface soil, soil vapor, and groundwater. The Project site is mapped within the boundaries of the San Fernando Valley Superfund (Areas 1 and 2). Remediation of this contamination was completed to reduce hexavalent chromium (CrVI) concentrations levels suitable for regulatory case closure under a continued commercial/industrial land use scenario, as well as continued maintenance of the geosynthetic clay liner (GCL) cap on-site and groundwater restrictions. MM HAZ-1 would require a Vapor Intrusion Mitigation System (VIMS) will be designed and installed under all Project structures that meets Los Angeles Regional Water Quality Control Board (LARWQCB) design criteria;

Construction noise levels would range from a low of 49.0 dBA during the final phases of construction east of the Project site along Concord Street between Milford Street and California Avenue to a high of 84.7 dBA during demolition activities on the northeast corner of the Project site along Milford Street between State Street and Concord Street. MM NOI-1 would require that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels below the established thresholds.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Comments received in response to the Notice of Preparation (NOP) identified the following potential impacts that are evaluated in the Draft EIR: the potential for the obstruction of existing views of surrounding mountains due to the height of the proposed buildings, the potential for contamination of the site with hazardous materials from past uses to affect the proposed Project and surrounding properties, potential noise impacts from construction and operation of the proposed Project, and the potential for impacts during construction and operation of the proposed Project on pedestrian and vehicular movement and transit service on streets near the Project site.

Provide a list of the responsible or trustee agencies for the project.

California Public Utilities Commission
Los Angeles Regional Water Quality Control Board
South Coast Air Quality Management District