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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 #: 2022030762

Project Title: Shadowbox Studios Project

Lead Agency: City of Santa Clarita

Contact Name: Erika Iverson, Senior Planner

Email: eiverson@santa-clarita.com Phone Number: (661) 255-4962

Project Location: NE Corner of Railroad Avenue and 13th Street, Santa Clarita Los Angeles
*City* *County*

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

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.

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

The analyses presented in the Draft EIR determined that the Project would have adverse or significant impacts on biological resources, cultural resources, paleontological resources, and tribal cultural resources. Mitigation Measures related to biological resources would involve on-site restoration, off-site restoration, and/or compensatory mitigation, which would restore and expand riparian habitat or sensitive natural communities. Mitigation measures related to cultural resources, paleontological resources, and tribal cultural resources involve procedural actions and monitoring requirements to protect these sensitive resources during Project construction. The Draft EIR also determined that, upon implementation of these mitigation measures, impacts to the resources identified above would be reduced to less-than-significant levels.

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

The areas of controvery are generally associated with issues raised by public agencies and the general public regarding impacts to aesthetics, air quality, biological resources, hydrology and water quality, land use, noise, public services, and transportation/traffic. The following agencies responded to the NOP: the California Department of Transportation, Los Angeles County Sanitation Districts, Los Angeles County Fire Department, the Los Angeles County Sheriff's Department, Metropolitan Water District of Southern California, the Native American Heritage Commission, San Fernando Band of Mission Indians, Southern California Association of Governments, South Coast Air Quality Management District, and the Sierra Club. In general, these agencies' comments focused on the need to undergo required consultations and to comply with codes and ordinances. These issues have been incorporated into the environmental analysis of the Project, contained in the Draft EIR.

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

A trustee agency for the project is the California Department of Fish and Wildlife for the approval of a CFGC Section 1602 Streambed Alteration Agreement. No other trustee agencies have been identified, but the Project requests permits from the following agencies: U.S. Army Corps of Engineers for the approval of a CWA Section 404 Permit; Los Angeles Regional Water Quality Control Board for the approval of a CWA Section 401 Permit; and California Public Utilities Commission for issuance of an authorization letter to make modifications to the railroad crossing.