

Notice of Preparation

To: Interested Parties (see attached Distribution List)

From: City of Burbank
Community Development Department
Planning Division
150 North Third Street
Burbank, California 91502

Subject: Notice of Preparation of a Draft Environmental Impact Report

Project Title: Avion Burbank

The City of Burbank will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed project. The City requests input from your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description and location is described in the attached materials. The City expects that the environmental analysis in the EIR will include analyses for: aesthetics, air quality, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation and traffic, tribal cultural resources, and utilities/service systems.

Due to the time limits mandated by State law, your response must be sent at the earliest possible time but not later than 30 days after receipt of this notice. The public review period is from **June 9, 2017 to July 8, 2017**. Please send your response to the City of Burbank, Planning Division, Attn: Scott Plambaeck, 150 North Third Street, Burbank, California 91502. You may also email your response to splambaeck@burbankca.gov. Please provide the name of a contact person at your agency.

A scoping meeting will be held on June 29, 2017 at 6:00 P.M. in the Community Room (Room 104) of the first floor of the Community Services Building at 150 North Third Street in Burbank.

Date: 6-8-17 Signature: 
Scott Plambaeck, AICP
Title: Deputy City Planner
Telephone: 818-238-5250

Avion Burbank Project Description

The project applicant has filed an application to permit the development of a mixed-use project in the northern portion of the City of Burbank (**Figure 1**). The project will include multiple components including transit connectivity, parking and street improvements, industrial, offices, retail buildings, and a hotel to be located immediately west of the Burbank Bob Hope Airport, west of North Hollywood Way and south of San Fernando Road (**Figure 2**). The project site includes approximately 60 acres and is currently graded and partially developed with surface parking lots.

The creative office component would consist of nine two-story buildings, representing approximately 142,250 square feet. These offices would accommodate various types of professional businesses. The two retail buildings would be approximately 6,300 square feet and 9,175 square feet respectively, totaling 15,475 square feet, the buildings would be divisible down to 1,500 square foot spaces and would accommodate retail, food and business service tenants. The site would be entitled to accommodate up to 166-room select service hotel, totaling approximately 101,230 gross square feet. The hotel building would be six stories (maximum of 69 feet high) with amenities including a fitness center, outdoor swimming pool, and meeting facilities. The proposed project would include a creative industrial component comprised of six industrial buildings totaling 1,014,887 square feet. The individual building sizes would range from 93,582 to 282,466 square feet and would be divisible down to 27,220 square feet. The proposed project would include transit connectivity to the new Antelope Valley Metro station adjacent to the site at San Fernando Road and the future proposed replacement terminal at the Bob Hope Burbank Airport via automobile, bike and walking paths. The proposed project would also include bike and walking paths that connect the creative industrial, hotel, and creative office to the onsite retail amenities and transit stops. Parking would be provided between the creative office, retail, and hotel uses. Forty spaces would be designated to the future metro station. The proposed project would also include the construction and extension of Kenwood Avenue and Tulare Avenue as public streets. Kenwood Avenue would extend to Cohasset Street and Tulare Avenue would extend to Hollywood Way. The project site plan is shown in **Figure 3**.

The proposed project would include a General Plan Amendment to change the General Plan land use designation from Airport to Golden State Commercial/Industrial for the 18-acre portion of the total 60-acre project site. Additionally, the project would also include a Zoning Code Amendment to amend the existing zoning from General Industrial (M-2) and Airport to Planned Development; a Development Agreement; Development Review for the warehouse, office, and retail/restaurant buildings; and a Tentative Parcel Map to subdivide the project site into separate legal lots for future sale, lease, or financing. At this time, a Development Review request for the Hotel Building has not been submitted.

The proposed project would be constructed within one phase beginning early 2018 and is anticipated to be completed by the end of 2018.

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Avion Burbank

Lead Agency: The City of Burbank Contact Person: Scott Plambaeck
Mailing Address: 275 East Olive Avenue Phone: 818-238-5250
City: Burbank Zip: 91502 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Burbank
Cross Streets: 3001 North Hollywood Way Zip Code: 91502
Longitude/Latitude (degrees, minutes and seconds): 34 ° 12 ' 12.9 " N / 118 ° 20 ' 58.8 " W Total Acres: 60
Assessor's Parcel No.: 2466-011-908 Section: 4 South Twp.: 10N Range: 14 West Base: Burbank
Within 2 Miles: State Hwy #: I-5 Waterways: none
Airports: Bob Hope Airport Railways: none Schools: multiple schools

Document Type:

CEQA: [X] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:

[] General Plan Update [] Specific Plan [X] Rezone [] Annexation
[X] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [X] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

[] Residential: Units Acres
[X] Office: Sq.ft. 142,256 Acres Employees
[X] Commercial: Sq.ft. 15,154 Acres Employees
[X] Industrial: Sq.ft. 1,014,8 Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[X] Other: Hotel (101,230 SF)

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[X] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [X] Other: GHG Emissions

Present Land Use/Zoning/General Plan Designation:

Golden State Commercial/Industrial (42 acres) Airport (18 acres) / General Industrial (M-2) Airport (AP)

Project Description: (please use a separate page if necessary)

The project applicant has filed an application to permit the development of a mixed-use project in the northern City of Burbank with multiple components including transit connectivity, parking and street improvements, industrial, offices, retail buildings, and a hotel to be located immediately west of the Burbank Bob Hope Airport, west of North Hollywood Way and south of San Fernando Road. The project site includes approximately 60 acres and is currently graded and partially developed with surface parking lots. The proposed project would include a General Plan Amendment to change the General Plan land use designation from Airport to Golden State Commercial/Industrial for the 18-acre portion of the total 60-acre project site as well as other planning entitlements and review.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #7 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #4 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date June 9, 2017 Ending Date July 8, 2017

Lead Agency (Complete if applicable):

Consulting Firm: <u>Environmental Science Associates</u>	Applicant: <u>City of Burbank</u>
Address: <u>626 Wilshire Boulevard, Suite 1100</u>	Address: <u>275 East Olive Avenue</u>
City/State/Zip: <u>Los Angeles, CA 90017</u>	City/State/Zip: <u>Burbank, CA 91502</u>
Contact: <u>Danielle Griffith</u>	Phone: <u>(818) 238-5250</u>
Phone: <u>(213) 599-4300</u>	

Signature of Lead Agency Representative:  Date: 6-8-17

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.