



Soil Vapor Extraction System Upgrade Project (State Clearinghouse No. 1995061010)

Draft Supplemental Environmental Impact Report

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Acronyms

Acronym	Description
µg/m ³	Micrograms per cubic meter
AB	Assembly Bill
ACM	Asbestos-containing material
APN	Assessor Parcel Number
Applicant	Lockheed Martin
AQMP	Air Quality Management Plan
ARMR	Archaeological Resource Management Report
Basin	South Coast Air Basin
BAT	Best Available Technology
BCT	Best Conventional Pollutant Control Technology
BFD	Burbank Fire Department
bgs	Below ground surface
BMC	Burbank Municipal Code
BMPs	Best Management Practices
BWP	Burbank Water and Power
BWRP	Burbank Water Reclamation Plant
C3	Cryogenic cooling/condensation
CAAQS	California Ambient Air Quality Standards
CAL FIRE	California Department of Forestry and Fire Protection
CalEPA	California Environmental Protection Agency
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CBDPW	City of Burbank Department of Public Works
CCAA	California Clean Air Act
CCl ₄	Carbon tetrachloride
CDS	Chemical data sheets
CDFW	California Department of Fish and Wildlife
CEM	Continuous Emission Monitor
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulation
CGS	California Geological Survey
CIWMB	California Integrated Waste Management Board
CIWMP	Countywide Integrated Waste Management Plan
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
COA	Conditions of Approval
CRHR	California Register of Historic Resources
CSE	Countywide Siting Element
CUP	Conditional Use Permit
CWA	Clean Water Act
CWC	California Water Code
CY	Cubic Yards
dBA	Decibel Scale
DPM	Diesel Particulate Matter
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
ELAP	Environmental Laboratory Accreditation Program
EPCRA	Emergency Planning and Community Right-to-Know Act
FCAA	Federal Clean Air Act
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zones

Acronym	Description
FTA	Federal Transit Administration
GGRP	Greenhouse Gas Reduction Plan
GHG	Greenhouse Gas
Groundwater Basin	San Fernando Valley Groundwater Basin
GSA	Groundwater Sustainability Agencies
GSGBMI	Gabrielino San Gabriel Band of Mission Indians
GSP	Groundwater Sustainability Plan
HAZWOPER	Hazardous Waste Operations and Emergency Response
HI	Hazard Index
HRA	Health Risk Assessment
HSWA	Hazardous and Solid Waste Act
I-5	Interstate 5
kVa	Kilovolt-amperes
LACDPW	Los Angeles County Department of Public Works
LACFCD	Los Angeles County Flood Control District
LARWCQB	Los Angeles Regional Water Quality Control Board
L_{eq}	Equivalent Continuous Sound Level
LID	Low Impact Development
LM	Lockheed Martin
LRA	Local Responsibility Area
LST	Localized Significance Thresholds
MBTA	Migratory Bird Treaty Act
MEP	Maximum Extent Practicable
Metro	Los Angeles County Metropolitan Transportation Authority
MFHSZ	Moderate Fire Hazard Severity Zone
Mg/m^3	Milligrams per cubic meter
MGD	Million Gallons a Day
MICR	Maximum Individual Cancer Risk
MLD	Most Likely Descendant
MM	Mitigation Measure
MS4	Municipal Separate Storm Sewer System
MSDS	Material Safety Data Sheets
$MTCO_2e$	Metric tons of carbon dioxide equivalent
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NEHRP	National Earthquake Hazards Reduction Program
NO_2	Nitrogen Dioxide
NOC	Notice of Completion
NOP	Notice of Preparation
NPDES	National Pollution Discharge Elimination System
NRHP	National Register of Historic Places
O&M	Operations and Maintenance
O_3	Ozone
OEHHA	Office of Environmental Health Hazard Assessment
Order	Cleanup and Abatement Order
OSHA	Occupational Safety and Health Administration
Pb	Lead
PCB	Polychlorinated biphenyls
PCE	Tetrachloroethylene
PD	Planned Development
PDF	Project Design Features
PLC	Programmable Logic Controller
PM10	Particulate Matter Less Than 10 Micrometers in Diameter
PM2.5	Particulate Matter less than 2.5 Micrometers in diameter
PPM	Parts per Million
PPV	Peak particle velocity
PPZ	Potassium Permanganate Zeolite

Acronym	Description
PRC	Public Resources Code
PSI	Pounds per square inch
PTC	Permit to Construct
PTO	Permits to Operate
RCNM	Roadway Construction Noise Model
RCRA	Resource Conservation and Recovery Act
RL	Risk level
ROW	Right of Way
RPS	Renewable Portfolio Standard
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SARP	Source Area Removal Plan
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCFM	Standard cubic feet of air per minute
SEIR	Supplemental Environmental Impact Report
SF	Square foot
SGMA	Sustainable Groundwater Management Act
SIP	State Implementation Plan
SLF	Sacred Lands File
SO ₂	Sulfur Dioxide
SRA	Source Receptor Area
SUSMP	Standard Urban Stormwater Mitigation Plan
SWRCB	State Water Resources Control Board
SVE	Soil Vapor Extraction
SWP	State Water Project
SWPPP	Stormwater Pollution Prevention Plans
TAC	Toxic Air Contaminants
TCE	Trichloroethylene
TCR	Tribal Cultural Resource
TMDL	Total Maximum Daily Load
TSCA	Toxic Substances Control Act
TSD	Treatment, Storage, and Disposal
ULARA	Upper Los Angeles River Area
USC	United States Code
U.S. EPA	United States Environmental Protection Agency
USTs	Underground Storage Tanks
VC	Vinyl Chloride
V-GAC	Vapor-Phase granular activated carbon
VHFHSZ	Very High Fire Hazard Severity Zone
VMP	Vapor Monitoring Points
VOCs	Volatile Organic Compounds
Watershed	Los Angeles River Watershed
WDR	Water Discharge Requirements
WM	Waste Management
WMP	Waste Management Plan

Executive Summary

This Supplemental Environmental Impact Report (SEIR) was prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental effects of the Soil Vapor Extraction System Upgrade Project (Proposed Project) (State Clearinghouse No. 1995061010), in the City of Burbank (City). This section provides an overview of the location, description of the soil vapor extraction (SVE) treatment system, objectives and required approvals of the Proposed Project and summarizes the environmental impacts and mitigation measures associated with the Project. This document is prepared in conformance with CEQA (Public Resources Code [PRC] Section 21000, *et seq.*) and the CEQA Guidelines (California Code of Regulations, Title 13, Section 15000, *et seq.*).

The purpose of this SEIR is to inform decision-makers, representatives of affected and responsible agencies, the public, and other interested parties of the potential environmental effects that may result from implementation of the Proposed Project. As discussed in the CEQA Guidelines Section 15183, the purpose of a supplemental EIR is to analyze minor changes and new information that has come to light since a previous EIR was certified to make that previous EIR adequate. Therefore, as an SEIR, the scope of this document is limited to the additional analysis required to make the adopted 1995 Focused Environmental Impact Report (Adopted EIR) for the Soil Vapor Extraction Project (Approved Project) adequate under CEQA.

Project Synopsis

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Project Location

The Proposed Project is located at 1234 North Victory Place, 1501 North Victory Place, 1800 West Empire Avenue, and 1301 North Victory Place (Project Site) in the central part of the City. The Project Site consists of two main areas: 1) the property at 1234 North Victory Place, which is northwest of the intersection at North Victory Place and railroad tracks owned by the Los Angeles County Metropolitan Transportation Authority (Metro) and Amtrak (Assessor Parcel Number [APN] 2462-017-020); and 2) the portion of the Project Site generally located at 1501 North Victory Place, 1800 West Empire Avenue, and 1301 North Victory Place within the parking lots of the northeastern portion of the Burbank Empire Center (APNs 2462-017-18, -29, and -032). Within this document these main areas are referred to as the SVE Treatment

Plant Property and SVE Well Field, respectively. Regional access to the Project Site is provided via Interstate 5 (I-5), which travels in a northwest-southeast orientation across North Victory Place from the Project Site, approximately 250 feet northeast of the Project Site. Local vehicular access to the Project Site is provided via North Victory Place and Empire Avenue to the north. Pedestrian access is provided via an existing sidewalk along North Victory Place abutting the northern boundary of the Project Site.

Project Description

The following is a summary of the full Project description, which can be found in Chapter 2, *Project Description*. The full Project Description provides: (1) a project background describing former activities within the Project Site; (2) a summary of existing on-site and off-site land uses; (3) a comparison of the Proposed Project and the Adopted Project; (4) a detailed description of the Proposed Project; (5) Proposed Project objectives; and (6) a list of discretionary approvals required to implement the Proposed Project, if approved by the City.

The Proposed Project constitutes a source area removal action that is a continuation of past remediation efforts (including the operation of a SVE treatment system), referred to in this document as the Approved Project, at a portion of the former Lockheed Martin (Applicant) Plant B-1 Site, focusing on reducing concentrations of volatile organic compounds (VOCs) within two source areas, per Cleanup and Abatement Order (Order) No. 87-161 by the Los Angeles Regional Water Quality Control Board (LARWCQB). Proposed remediation efforts would be contained within the Project Site. Although the legacy SVE treatment system installed for the Approved Project removed a substantial amount of VOCs from impacted areas within the former Plant B-1 Site, elevated concentrations of VOCs remain in the subsurface soils at and around two smaller, more localized source areas, Vapor Monitoring Points (VMP) VMP-3 and VMP-5, within the Project Site. Therefore, the legacy SVE treatment system is no longer capable of meeting the Order requirements and must be upgraded. The Proposed Project would replace the legacy SVE treatment system with a smaller, more efficient system capable of handling the lower flowrates and higher VOC concentrations anticipated during source area removal. Although the entire former Plant B-1 Site is over 100 acres, the Project Site for the Proposed Project comprises a smaller portion of the former Plant B-1 Site associated with the proposed remediation of source areas VMP-3 and VMP-5.

Project Objectives

The underlying purpose and primary objective of the Proposed Project is to continue previous remediation efforts implemented by the Adopted Project. Given that a majority of the originally impacted area of affected soil has been remediated by the Adopted Project and that the Proposed Project would operate with technology with a smaller footprint on the remaining contaminated source areas, minor changes to the objectives of the Adopted EIR are proposed below:

- Restore the affected soil within the VMP-3 and VMP-5 source areas such that further remedial action and monitoring would no longer be necessary.
- Eliminate migration of soil contaminants to the groundwater aquifer.
- Use the best available treatment technology that has an established record of successful performance (i.e., not experimental technology).

- Meet the needs of the South Coast Air Quality Management District (SCAQMD) for its permitting action on the SVE treatment system.

Required Project Approvals

In compliance with CEQA Guidelines Sections 15050 and 15367, the City has been designated as the Lead Agency for the Proposed Project, which is defined as “the public agency which has the principal responsibility for carrying out or approving a project.” Several other agencies, identified as responsible and trustee agencies, will also use the SEIR for their consideration of approvals or permits under their respective authorities. Implementation of the Proposed Project would likely include, but not all, the same permits and approvals of the Approved Project identified in the Adopted EIR. Notably, the Proposed Project would emit treated vapors into the atmosphere, and therefore, requires a conditional use permit (CUP) from the City. Because the proposed SVE treatment system of the Proposed Project is a smaller, optimized version of the existing legacy SVE treatment system that was already permitted by the City through CUP 94-13 for the Approved Project (Approved Project CUP), the Proposed Project is seeking the approval of a new CUP that would amend the Approved Project CUP to revise pertinent treatment equipment information and several operating parameters and conditions included in the Approved Project CUP to reflect the optimized system’s design and operation.

A list of all discretionary permits that could be permitted from the Lead Agency, trustee agencies, and responsible agencies for the Proposed Project are identified in **Table ES-1: Matrix of Potential Approvals Required**.

Table ES-1: Matrix of Potential Approvals Required

Permit/Action Required	Approving Agency	Lead/Trustee/Responsible Agency Designation
Supplemental Environmental Impact Report Certification	City of Burbank	Lead Agency
Conditional Use Permit	City of Burbank	Lead Agency
SVE treatment system design approval	Los Angeles Regional Water Quality Control Board	Responsible Agency
Installation of SVE wells greater than 10 feet in depth, and if drilling activities encounter the saturated zone	Los Angeles County Public Health Department, Environmental Health Division	Responsible Agency
Grading, Building, and Encroachment Permit(s)	City of Burbank	Lead Agency
Permit to Construct/Permit to Operate (PTC/PTO)	SCAQMD	Responsible Agency
Construction and operation of product liquid storage tank	City of Burbank (Fire Department)	Lead Agency

Summary of Impacts and Mitigation Measures

Table ES-2: Summary of Environmental Impacts and Mitigation Measures, below, summarizes the environmental impacts of the Proposed Project and the required mitigation measures. Impacts are categorized as follows:

- **Significant and Unavoidable.** An impact of the Proposed Project that cannot be reduced to below the threshold of significance given reasonably available and feasible mitigation measures. Such an impact requires issuance of a Statement of Overriding Considerations if the Proposed Project is approved per CEQA Guidelines Section 15093.
- **Less than Significant with Mitigation Incorporated.** An impact of the Proposed Project that can be reduced to below the significance threshold given reasonably available and feasible mitigation measures. Such an impact requires findings under CEQA Guidelines Section 15091.
- **Less than Significant.** An impact of the Proposed Project that may be adverse but does not exceed the threshold of significance and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.
- **No Impact.** The Proposed Project would have no effect on environmental conditions or would reduce existing environmental problems or hazards.

Table ES-2: Summary of Environmental Impacts and Mitigation Measures

Impacts	Adopted EIR Mitigation Measures Applicable to the Proposed Project	Proposed Project-Specific Mitigation Measures	Residual Impacts
Land Use and Planning			
Impact LUP-1: Conflict with general plan designation and zoning?	None Applicable	None Required	Less than Significant Impact
Impact LUP-2: Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	None Applicable	None Required	No impact
Impact LUP-3: Be incompatible with existing land use in the vicinity?	None Applicable	None Required	Less than Significant Impact
Impact LUP-4: Affect agricultural resources or operations (e.g. impacts to soil or farmlands, or impacts from incompatible land uses)?	None Applicable	None Required	No Impact
Impact LUP-5: Disturb or divide the physical arrangement of an established community (including a low-income or minority community)?	None Applicable	None Required	No Impact
Population and Housing			
Impact POP-1: Cumulatively exceed official, regional, or local population projections?	None Applicable	None Required	Less than Significant Impact
Impact POP-2: Induce substantial growth in an area, either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?	None Applicable	None Required	Less than Significant Impact
Impact POP-3: Displace existing housing, especially affordable housing?	None Applicable	None Required	Less than Significant Impact
Geologic Problems			
Impact GEO-1: Would the proposal result in or expose people to potential impacts involving: Fault Rapture?	None Applicable	None Required	No Impact
Impact GEO-2: Would the proposal result in or expose people to potential impacts involving: Seismic Ground Shaking?	None Applicable	None Required	No Impact
Impact GEO-3: Would the proposal result in or expose people to potential impacts involving: Seismic ground failure, including liquefaction?	None Applicable	None Required	Less than Significant Impact
Impact GEO-4: Would the proposal result in or expose people to potential impacts involving: Seiche, tsunami, or volcanic hazard?	None Applicable	None Required	No Impact

Impacts	Adopted EIR Mitigation Measures Applicable to the Proposed Project	Proposed Project-Specific Mitigation Measures	Residual Impacts
Impact GEO-5: Would the proposal result in or expose people to potential impacts involving: Landslides or mudflows?	None Applicable	None Required	No Impact
Impact GEO-6: Would the proposal result in or expose people to potential impacts involving: Erosion, changes in topography or unstable soil conditions from excavations, grading, or fill?	None Applicable	None Required	Less than Significant Impact
Impact GEO-7: Would the proposal result in or expose people to potential impacts involving: Subsidence of land?	None Applicable	None Required	Less than Significant Impact
Impact GEO-8: Would the proposal result in or expose people to potential impacts involving: Expansive Soils?	None Applicable	None Required	Less than Significant Impact
Impact GEO-9: Would the proposal result in or expose people to potential impacts involving: Unique geologic or physical features?	None Applicable	None Required	Less than Significant Impact
Water			
Impact WATER-1: Would the proposal result in: Changes to the absorption rates? Drainage patterns, or the rate and amount of surface runoff?	None Applicable	None Required	Less than Significant
Impact WATER-2: Exposure of people or property to water related hazards such as flooding?	None Applicable	None Required	Less than Significant Impact
Impact WATER-3: Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen, or turbidity)?	None Applicable	None Required	Less than Significant
Impact WATER-4: Changes in the amount of surface water in any water body?	None Applicable	None Required	Less than Significant
Impact Water-5: Changes in currents or the course of direction of water movements?	None Applicable	None Required	Less than Significant
Impact WATER 6: Change in the quantity of ground water, either through direct additions or withdrawals, or through interception of aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	None Applicable	None Required	Less than Significant
Impact WATER-7: Altered direction of flow of groundwater	None Applicable	None Required	Less than Significant
Impact WATER-8 Impacts to groundwater quality?	None Applicable	None Required	Less than Significant
Impact WATER-9: Substantial reduction in the amount of groundwater otherwise available for public supplies?	None Applicable	None Required	Less than Significant

Impacts	Adopted EIR Mitigation Measures Applicable to the Proposed Project	Proposed Project-Specific Mitigation Measures	Residual Impacts
Health Risk Assessment (Air Quality)			
Impact HRA-1: Violate any air quality standard or contribute to an existing or projected air quality violation?	None Applicable	None Required	Less than Significant Impact
Impact HRA-2: Expose sensitive receptors to pollutants?	None Applicable	None Required	Less than Significant Impact
Impact HRA-3: Alter air movement, moisture, or temperature, or cause any change in climate?	None Applicable	None Required	Less than Significant Impact
Impact HRA-4: Create objectionable odors?	None Applicable	None Required	Less than Significant Impact
Transportation			
Impact TRA-1: Increased vehicle trips or traffic congestion	None Applicable	None Required	Less than Significant Impact
Impact TRA-2: Hazards to safety from design features (e.g. sharp curves or dangerous intersections or incompatible uses (e.g. farm equipment)?	None Applicable	None Required	Less than Significant Impact
Impact TRA-3: Inadequate emergency access or access to safety uses?	None Applicable	None Required	Less than Significant Impact
Impact TRA-4: Insufficient parking capacity on-site or bicyclists?	None Applicable	None Required	Less than Significant Impact
Impact TRA-5: Hazards or barriers for pedestrians or bicyclists?	None Applicable	None Required	Less than Significant Impact
Impact TRA-6: Conflicts with adopted policies supporting alternative transportation (e.g. bus turnout, bicycle racks)?	None Applicable	None Required	Less than Significant Impact
Impact TRA-7: Insufficient parking capacity on-site or bicyclists?	None Applicable	None Required	Less than Significant Impact
Impact TRA-8: Rail waterborne or air traffic impacts.	None Applicable	None Required	Less than Significant Impact
Biological Resources			
Impact BIO-1: Endangered, threatened, or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds?	None Applicable	None Required	No Impact
Impact BIO-2: Locally designated species (e.g. heritage trees)	None Applicable	None Required	No Impact
Impact BIO-3: Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)	None Applicable	None Required	No Impact
Impact BIO-4: Wetland habitat (e.g. march, riparian and vernal pool)?	None Applicable	None Required	No Impact

Impacts	Adopted EIR Mitigation Measures Applicable to the Proposed Project	Proposed Project-Specific Mitigation Measures	Residual Impacts
Impact BIO-5: Wildlife dispersal or migration corridors?	None Applicable	MM BIO-1, Protection of Nesting Birds. To avoid potential impacts to nesting birds, any necessary impacts to vegetation associated with project implementation shall be conducted outside of the typical nesting season for native birds in the region. This period is variable, but generally extends from March 1 to August 31. If vegetation removal must be conducted during the nesting bird season, a qualified biologist shall first conduct a survey to determine whether any native birds are nesting in the area. If any active nests are found (i.e., complete nests with at least one egg), they shall be avoided until after all young have fledged from the nest, or work should be carefully monitored by a biologist to ensure against impacts to nesting birds.	Less than Significant with Mitigation
Energy and Mineral Resources			
Impact ENG-1: Conflict with adopted energy conservation plan?	None Applicable	None Required	Less than Significant Impact
Impact ENG-2: Use non-renewable resources in a wasteful and inefficient manner?	None Applicable	None Required	Less than Significant Impact
Impact ENG-3: Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	None Applicable	None Required	No Impact
Health Risk Hazard (Upset Conditions)			
Impact HRH-1: A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?	None Applicable	None Required	Less than Significant Impact
Impact HRH-2: Possible interference with an emergency response plan or emergency evacuation plan?	None Required	None Required	Less than Significant Impact
Impact HRH-3: The creation of any health hazard or potential health hazard?	None Applicable	None Required	Less than Significant Impact

Impacts	Adopted EIR Mitigation Measures Applicable to the Proposed Project	Proposed Project-Specific Mitigation Measures	Residual Impacts
Impact HRH-4: Exposure of people to existing sources of potential health hazards?	None Applicable	None Required	Less than Significant Impact
Impact HRH-5: increased fire hazards in areas with flammable brush, grass, or trees?	None Applicable	None Required	Less than significant Impact
Noise			
Impact NOI-1: Increases in existing noise levels?	None Applicable	None Required	Less than Significant Impact
Impact NOI-2: Exposure of people to severe noise levels?	None Applicable	None Required	Less than Significant Impact
Impact NOI-3: Generate excessive groundborne vibration or groundborne noise levels (provided for informational purposes by the Lead Agency in Chapter 6 of the SEIR)?	Not Analyzed in the Adopted EIR	None Required	Less than Significant Impact
Impact NOI-4: For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the Project area to excessive noise levels (provided for informational purposes by the Lead Agency in Chapter 6 of the SEIR)?	Not Analyzed in the Adopted EIR	None Required	Less than Significant Impact
Public Services			
Impact PUB-1: Would the proposal have an effect upon, or result in a need for new or altered government services in the following area: Fire Protection?	None Applicable	None Required	Less than Significant Impact
Impact PUB-2: Would the proposal have an effect upon, or result in a need for new or altered government services in the following area: Police Protection?	None Applicable	None Required	Less than Significant Impact
Impact PUB-3: Would the proposal have an effect upon, or result in a need for new or altered government services in the following area: Schools?	None Applicable	None Required	No Impact
Impact PUB-4: Would the proposal have an effect upon, or result in a need for new or altered government services in the following area: Maintenance of public facilities, including roads?	None Applicable	None Required	No Impact
Impact PUB-5: Would the proposal have an effect upon, or result in a need for new or altered government services in the following area: Other governmental Services?	None Applicable	None Required	No Impact

Impacts	Adopted EIR Mitigation Measures Applicable to the Proposed Project	Proposed Project-Specific Mitigation Measures	Residual Impacts
Utilities and Services Systems			
Impact UTI-1: Power or Natural Gas?	None Applicable	None Required	Less than Significant Impact
Impact UTI-2: Communications Systems?	None Applicable	None Required	Less than Significant Impact
Impact UTI-3: Local or regional water treatment or distribution facilities?	None Applicable	None Required	Less than Significant Impact
Impact UTI-4: Sewer or Septic Tanks?	None Applicable	None Required	Less than Significant Impact
Impact UTI-5: Storm waste drainage?	None Applicable	None Required	Less than Significant Impact
Impact UTI-6: Solid waste disposal?	None Applicable	None Required	Less than Significant Impact
Impact UTI-7: Local or regional water supplies?	None Applicable	None Required	Less than Significant Impact
Aesthetics			
Impact AES-1: Affect a scenic vista or scenic highway?	None Applicable	None Required	Less than Significant Impact
Impact AES-2: Have a demonstrable negative aesthetic effect?	None Applicable	None Required	Less than Significant Impact
Impact AES-3: Create light or glare?	None Applicable	None Required	Less than Significant Impact
Cultural Resources			
Impact CUL-1: Disturb paleontological resources?	None Applicable	MM CUL-1, Paleontological Resource Mitigation Program. Any fossil specimens recovered from the Project would be scientifically significant. Excavation activity associated with the development of the Project area would impact the paleontologically sensitive Quaternary units, and it is the recommendation of the Western Science Center that a paleontological resource mitigation program be put in place to monitor, salvage, and curate any recovered fossils from the study area.	Less than Significant Impact with Mitigation

Impacts	Adopted EIR Mitigation Measures Applicable to the Proposed Project	Proposed Project-Specific Mitigation Measures	Residual Impacts
Impact CUL-2: Disturb archaeological resources?	None Applicable	MM CUL-2, Inadvertent Discovery of Cultural Resources. If cultural resources are encountered during ground-disturbing activities, work in the immediate area shall halt and the Archaeological Monitor, shall evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for California Register of Historical Resources (CRHR) eligibility. If the discovery proves to be significant under CEQA, such that the discovery proves to be eligible for the CRHR and cannot be avoided by the Project, additional work such as data recovery, excavation, and archaeological mitigation may be warranted to mitigate any significant impacts. In the event that an identified cultural resource is of Native American origin, the Archaeological Monitor shall immediately notify the City of Burbank Community Development Department's Planning Division to implement Native American	Less than Significant Impact with Mitigation
Impact CUL-3: Affect Historical Resources?	None Applicable	None Required	Less than Significant Impact
Impact CUL-4: Have the potential to cause a physical change which would affect unique ethnic cultural values?	None Applicable	None Required	Less than Significant Impact
Impact CUL-5: Restrict existing religious or sacred uses within the potential impact area?	None Applicable	MM TCR-1, Native American Monitoring Program. Prior to construction, it is the goal of this monitoring program to avoid impacts to all Tribal Cultural Resources (TCRs), both recorded and unrecorded, as feasible during project grading/construction. The monitoring program shall ensure a good faith effort is made to avoid impacts to TCRs.	Less than Significant Impact with Mitigation

Impacts	Adopted EIR Mitigation Measures Applicable to the Proposed Project	Proposed Project-Specific Mitigation Measures	Residual Impacts
		The Project Applicant/Permittee shall be required to retain and compensate for the services of a Tribal Monitor/Consultant (Monitor) who is a representative of the Gabrieleno San Gabriel Band of Mission Indians (GSGBMI). Outreach shall be made to the point of contact for GSGBMI identified during consultation no less than 2 weeks prior to project construction to obtain a Monitor. The Applicant shall also obtain an on-call archaeologist that meets Secretary of Interior Professional Qualifications (Archaeologist) to support any discovery efforts. Prior to construction initiation, the Monitor and/or other designee of GSGBMI shall be afforded the opportunity to conduct an on-site visual evaluation of the project location, including the surrounding areas. Additionally, prior to construction initiation, there shall be an on-site, pre-grading meeting with the Monitor(s), the grading contractor, and the Applicant, and the on-call Archaeologist to discuss monitoring protocol and safety. This on-site, pre-grading meeting shall take place within 1 week of construction initiation, or on the first day of grading prior to initiation. MM TCR-2, Discoveries of Tribal Cultural Resource. If any TCRs are discovered during the project, the Monitor(s) shall be authorized to stop and redirect construction work to assess the nature and significance of the find. The on-call Archaeologist shall also be	

Impacts	Adopted EIR Mitigation Measures Applicable to the Proposed Project	Proposed Project-Specific Mitigation Measures	Residual Impacts
		notified to support assessment of the find. Work shall halt within 50 feet of the find to facilitate this assessment, and a barrier, such as flagging tape or caution tape, shall be placed around the avoidance area to ensure the find and any nearby deposits are avoided. Work can continue in other portions of the site as long as sufficient monitoring coverage can be provided for both the assessment of the find and construction work in other areas. Once construction work has been halted/redirected, specific criteria of potential significance shall be determined. This includes first determining the existence of any of the following: • Possible human remains; • A prehistoric feature such as a fire hearth or rock cairn, ceremonial shrines and shelters • Midden deposit; including cultural landscapes, and mineral sources • Prehistoric artifacts, lithic scatter, manuport artifacts, utilized stone or marine shell. • A discrete concentration of tribal historic refuse; or • An tribal historic feature. If any of these items are found, the on-call Archaeologist shall map the location with a handheld global positioning system (GPS) unit, photograph the find (with the exception of human remains), and record the resource on the requisite CA DPR 523 series site form. The City of Burbank (City) and representatives of the GBSBMI shall confer regarding significance of the	

Impacts	Adopted EIR Mitigation Measures Applicable to the Proposed Project	Proposed Project-Specific Mitigation Measures	Residual Impacts
		resource and eligibility as a TCR, while the on-call Archaeologist shall make a recommendation to the City as to the find's significance as a Historical Resource and/or Unique Archaeological Resource under CEQA. Once determination of significance is applied, the City, in consultation with representatives of GSGBMI Tribal government, such as the Chair and/or Tribal Cultural Resource Manager, and on-call Archaeologist shall then develop and implement a written Treatment Plan that outlines treatment of the resource. Preservation in place via a project redesign and creation of an open space area around the resources to avoid in perpetuity any further impacts to the resources is the preferred treatment option. However, should it be determined by the City that preservation in place is infeasible for the project, then the Treatment Plan shall outline the option of excavation of the resource and reburial on site in an area that can be protected in perpetuity. If no portion of the site can feasibly be protected in perpetuity, as determined by the City, then the material shall be curated at a repository in the County that meets criteria outlined by the American Alliance of Museums. The Applicant shall be responsible for all fees related to curation, to include obtaining additional archaeological staff and Monitors, as needed, to support excavation, materials needed for the collection of resources, and donation to,	

Impacts	Adopted EIR Mitigation Measures Applicable to the Proposed Project	Proposed Project-Specific Mitigation Measures	Residual Impacts
		and long-term management by, the repository. Construction work shall not recommence in the vicinity of the cultural deposit until a significance determination has been made for the find, the find has been sufficiently recorded, and the redesign or excavation treatment effort has been executed. The remainder of the construction work shall also be monitored by the on-call Archaeologist or their designee, alongside the tribal Monitor. At the completion of grading, monitoring, and treatment, a report of findings shall be prepared by the on-call Archaeologist and submitted to the City and representatives of GSGBMI Tribal government for review. Once final, it shall be submitted to the NAHC for inclusion into the Sacred Lands File (SLF) Database, as well as submitted to the South Central Coastal Information Center (SCCIC) along with site records. The report shall be in the format consistent with the State of California Office of Historic Preservation Planning Bulletin No. 4, "Archaeological Resource Management Report (ARMR): Recommended Contents and Format." MM CUL-3, Inadvertent Discovery of Human Remains. In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition	

Impacts	Adopted EIR Mitigation Measures Applicable to the Proposed Project	Proposed Project-Specific Mitigation Measures	Residual Impacts
		pursuant to Public Resources Code (PRC) Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner shall notify the NAHC, which will determine and notify an MLD. Preservation in place and avoidance of identified remains shall be considered the only mitigation option.	
Recreation			
Impact REC-1: Increase the demand for neighborhood or regional parks or other recreational facilities?"	None Applicable	None Required	Less than Significant Impact
Impact REC-2: Affect existing recreational opportunities?	None Applicable	None Required	No Impact
Agriculture and Forestry Resources (provided for informational purposes by the Lead Agency in Chapter 6 of the SEIR)			
Impact AG-1: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agriculture use?	Not Analyzed in Adopted EIR	None Required	No Impact
Impact AG-2: Conflict with existing zoning of agricultural use or a Williamson Act contract?	Not Analyzed in Adopted EIR	None Required	No Impact
Impact AG-3: Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 1220 (g))), or as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	Not Analyzed in Adopted EIR	None Required	No Impact
Impact AG-4: Result in the loss of forest land or conversion of forest land to non-forest use?	Not Analyzed in Adopted EIR	None Required	No Impact
Impact AG-5: Involve other changes in the existing environment, which, due to their location or nature could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	Not Analyzed in Adopted EIR	None Required	No Impact

Impacts	Adopted EIR Mitigation Measures Applicable to the Proposed Project	Proposed Project-Specific Mitigation Measures	Residual Impacts
Greenhouse Gas Emissions (provided for informational purposes by the Lead Agency in Chapter 6 of the SEIR)			
Impact GHG-1: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Not Analyzed in Adopted EIR	None Required	Less than Significant Impact
Impact GHG-2: Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Not Analyzed in Adopted EIR	None Required	Less than Significant Impact
Tribal Cultural Resources (provided for informational purposes by the Lead Agency in Chapter 6 of the SEIR)			
Impact TRC-1: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	Not Analyzed in Adopted EIR		No Impact
Impact TRA-2: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	Not Analyzed in Adopted EIR	Implement MM TCR-1 , Native American Monitoring Program, MM TCR-2 , Discoveries of Tribal Cultural Resource, and MM CUL-3 , Inadvertent Discovery of Human Remains.	Less than Significant Impact with Mitigation
Wildfire (provided for informational purposes by the Lead Agency in Chapter 6 of the SEIR)			
Impact WF-1: Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?	Not Analyzed in Adopted EIR	None Required	Less than Significant Impacts
Impact WF-2: Would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant	Not Analyzed in Adopted EIR	None Required	Less than Significant Impacts

Impacts	Adopted EIR Mitigation Measures Applicable to the Proposed Project	Proposed Project-Specific Mitigation Measures	Residual Impacts
concentrations from wildfire or the uncontrolled spread of a wildfire?			
Impact WF-3: Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Not Analyzed in Adopted EIR	None Required	Less than Significant Impacts
Impact WF-4: Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	Not Analyzed in Adopted EIR	None Required	Less than Significant Impacts

Project Alternatives

CEQA Guidelines Section 15126.6(a), requires that an EIR “describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.” The Adopted EIR included a reasonable range of alternatives including: No Project, Alternative Vapor Treatment Technologies, Alternative Sites, and Other Soil Remediation Technologies; see Appendix A, *1995 Adopted EIR*. As discussed in Chapter 2, *Project Description*, of this SEIR, the Proposed Project would be similar in nature to the Approved Project; therefore, the alternatives discussed in the Adopted EIR remain applicable to the Proposed Project and no additional alternatives analysis is required in this SEIR.

Areas of Known Controversy and Issues to be Resolved

CEQA Guidelines Section 15123(b)(2) requires that an EIR identify areas of controversy known to the lead agency, including issues raised by agencies and the public. As part of the preparation of this SEIR, an effort was made to contact State, regional, and local government agencies and interested parties to solicit comments and inform the public of the Proposed Project. This included the distribution of a Notice of Preparation (NOP) and a public scoping meeting.

The City circulated an NOP for the SEIR to State, regional, and local agencies, and members of the public for a 30-day public review period, which began on Thursday, March 6, 2025, and concluded Thursday, April 4, 2025. The purpose of the NOP was to formally notice that the City was preparing an SEIR for the Project, and to solicit input regarding the scope and content of the environmental information to be included in the SEIR. The NOP included notice of a SEIR Scoping Meeting. The purpose of the EIR Scoping Meeting was for the City to solicit input and verbal and written comments from agencies and the public on environmental issues or alternatives they believe should be addressed in the SEIR. The SEIR Scoping Meeting was held in person on Thursday, March 20, 2025, between 6:00 p.m. and 7:00 p.m. at the City of Burbank Community Development Department. A presentation explaining the Proposed Project was provided and attendees were given an opportunity to provide their comments on the scope of the SEIR. Two members of the public attended the SEIR Scoping Meeting. Two verbal comments were provided at the Scoping Meeting regarding water and health risk hazards.

Two written comment letters were received during the scoping period which began on March 6, 2025, and concluded April 4, 2025. The presentation from the SEIR Scoping Meeting and verbal, and written comments received during the scoping period are provided in Appendix B, *Public Involvement*. In general, areas of potential controversy known to the City include geology, water, health risk, hazards, and transportation. These issues were considered in the preparation of this SEIR, where appropriate, and are addressed in the environmental impact analyses presented in Chapter 4, *Environmental Impact Analysis*, and Chapter 5, *Effect Found Not Significant*, of this SEIR.

Public Review of the SEIR

Upon completion of the SEIR, the City filed a Notice of Completion (NOC) with the Governor’s Office of Land Use and Climate Innovate to begin the public review period of the SEIR pursuant to PRC Section 21161. Concurrently with the NOC, this SEIR has been distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, as well as all parties requesting a copy

of the SEIR in accordance with PRC Section 21092(b)(3). During the public review period, the SEIR, including the technical appendices, is available for review at the City's Community Development Department during regular business hours:

City of Burbank
Community Services Building, 1st Floor
Planning Division Public Counter
150 North Third Street
Burbank, California 91502

Burbank Central Library
110 North Glenoaks Boulevard
Burbank, CA 91502

Buena Vista Branch Library
300 North Buena Vista Street
Burbank, CA 91505

Northwest Branch Library
3323 West Victory Boulevard
Burbank, CA 91505

The SEIR is also available for review on the City's website at the following address:
<https://www.burbankca.gov/web/community-development/1234-n.-victory-place-lockheed-martin>.

Agencies, organizations, and interested parties have the opportunity to comment on the SEIR during a minimum 45-day public review period from October 12, 2026 to November 30, 2026. Written comments on this SEIR should be addressed or emailed to:

Joseph Onyebuchi, Associate Planner
150 North Third Street
P.O. Box 6459, Burbank, California 91502
jonyebuchi@burbankca.gov

Submittals of electronic comments in Microsoft Word or Adobe PDF format are encouraged. Upon completion of the public review period, written responses to all significant environmental issues raised will be prepared and made available for review by the commenting agencies at least 10 days prior to the public hearing before the City on the Proposed Project, at which the certification of the Final SEIR will be considered. Comments received and the responses to comments will be included as part of the record for consideration by decision-makers for the Proposed Project.

1.0 INTRODUCTION

This section provides an overview of the Soil Vapor Extract System Upgrade Project (Proposed Project) as well as identifying the purpose and environmental review process pursuant to the California Environmental Quality Act (CEQA) of this Supplement Environmental Impact Report (SEIR) as well as its organization and appendices.

1.1. Overview of the Proposed Project

The Proposed Project is located at 1234 North Victory Place, 1501 North Victory Place, 1800 West Empire Avenue, and 1301 North Victory Place (Project Site) in the central part of the City of Burbank (City). The Project Site consists of two main areas that compose the soil vapor extraction (SVE) treatment system:

- The **SVE Treatment Plant Property**: the property at 1234 North Victory Place, which is northwest of the intersection at North Victory Place and the railroad tracks owned by the Los Angeles County Metropolitan Transportation Authority (Metro) and Amtrak (Assessor Parcel Number [APN] 2462-017-020); and
- The **SVE Well Field**: the portion of the Project Site generally located at 1501 North Victory Place, 1800 West Empire Avenue, and 1301 North Victory Place within the parking lots of the northeastern portion of the Burbank Empire Center (APN 2462-017-18, -29, -032).

The Proposed Project constitutes a source area removal action that is a continuation of past remediation efforts (including the operation of a SVE treatment system at a portion of the former Lockheed Martin (Applicant) Plant B-1 site, focusing on reducing concentrations of volatile organic compounds (VOCs) within two source areas, per Cleanup and Abatement Order No. 87-161 (Order) by the Los Angeles Regional Water Quality Control Board (LARWCQB). The Proposed Project would consist of four primary elements:

- 1) Dismantling and removal of the existing legacy SVE treatment system and associated structures;
- 2) Installation of the upgraded SVE treatment system at the north corner of the SVE Treatment Plant Property;
- 3) Installation of 27 additional SVE wells beneath the Burbank Empire Center parking lots within the SVE Well Field; and
- 4) Installation of an underground piping network to connect the new wells to the upgraded SVE treatment system.

The proposed components would all be designed and constructed in accordance with the Source Area Removal Plan (SARP). A detailed description is provided in Section 2, *Project Description*.

1.2. Purpose of the SEIR

The Proposed Project is subject to discretionary approval of the City. Therefore, in accordance with CEQA Guidelines Sections 15050 and 15367, the City has prepared this SEIR to evaluate the potential environmental impacts of the Proposed Project. This SEIR supplements the previously adopted 1995 Focused Environmental Impact Report (Adopted EIR) prepared for the Soil Vapor Extraction System

Project (Approved Project) that was approved in 1995. Under CEQA Guidelines Section 21067, the City is responsible for processing and approving the Proposed Project. Accordingly, the City will consider the information in this SEIR, along with other information that may be presented during the CEQA process to determine if the Proposed Project should be approved. The SEIR will also be used in connection with other permits and approvals necessary for the construction and operation of the Proposed Project. The City's Planning Division, as well as the Building Safety Division, Public Works Department, and other responsible public agencies will use this SEIR in approving activities associated with the Proposed Project.

In accordance with CEQA Guidelines Section 15121, this SEIR is an information document that will inform public agency decision-makers and the public generally of the environmental effects associated with the Proposed Project, and ways to minimize any significant environmental impacts through mitigation measures or reasonable alternatives to the Proposed Project. For some effects, significant environmental impacts cannot be mitigated to a level considered less than significant, in such cases impacts are considered significant and unavoidable.

This SEIR was prepared as a supplement to the previously approved Adopted EIR in order to evaluate the changes to the Approved Project proposed by Proposed Project and to determine whether the minor modifications included in the Proposed Project, and new information of substantial importance, such as the changes in the physical or regulatory environmental setting (if any), require further analysis under CEQA.

1.3. Scoping Process for Environmental Review

In compliance with CEQA Guidelines, the City has taken steps to provide opportunities for participation in the environmental review process. This includes undertaking a formal scoping process. As part of this scoping process, an effort was made to contact State, regional, and local government agencies and interested parties to solicit comments and inform the public of the Proposed Project. This included the preparation of an Initial Study, distribution of a Notice of Preparation (NOP), and facilitation of a public scoping meeting.

Notice of Preparation

Pursuant to CEQA Guidelines Section 15082, the City circulated an NOP for the SEIR to State, regional, and local agencies, and members of the public for a 30-day public review period. The public review period began Thursday, March 6, 2025, and concluded Friday, April 4, 2025. The purpose of the NOP was to formally notice that the City was preparing an SEIR for the Proposed Project, and to solicit input regarding the scope and content of the environmental information to be included in the SEIR. Two written comments were received during the scoping period. A copy of the NOP and the written comments are provided in Appendix B, *Public Involvement*.

Scoping Meeting

The NOP included notice of a SEIR Scoping Meeting. The purpose of the SEIR Scoping Meeting was for the City to solicit input and verbal and written comments from agencies and the public on environmental issues or alternatives they believe should be addressed in the SEIR. The SEIR Scoping Meeting was held in-person on Thursday, March 20, 2025, between 6:00 p.m. and 7:00 p.m. at the City of Burbank Community Development Department. A presentation explaining the components of the Proposed Project was provided and attendees were given an opportunity to provide their comments on the scope of the SEIR. Two members of the public attended and provided verbal comments during the SEIR Scoping Meeting.

The presentation from the SEIR Scoping Meeting and comments received during the scoping meeting are provided in Appendix B, *Public Involvement*. A summary of the public comments received during the scoping period for the SEIR is included in **Table 1-1, Summary of Scoping Comments**, below.

Table 1-1: Summary of Scoping Comments

Name	Comment Type	Date Comment Received	Summary of Comment	Section Comment is Addressed
Steve Storozum	Verbal	March 20, 2025	Commentor asked if the Applicant coordinated with utility provider for water services	Section 4.2, Water
Gavin Quinton	Verbal	March 20, 2025	Commentor asked if the Proposed Project would impact any wastewater facilities and if the Proposed Project would have any specific water related impacts. Additionally, the commentor asked if the SEIR would assess public health impacts associated with the Proposed Project.	Section 4.2, Water Section 4.3, Health Risk Assessment
Miya Edmonson, LDR/CEQA Branch Chief California Department of Transportation (Caltrans)	Written	April 3, 2025	The comment letter states that the Proposed Project may have construction vehicle trips and recommends a construction traffic study be prepared.	Chapter 5, Effects Found Not Significant
Tamara Purvis, Associate Environmental Planner HWMP – Permitting Division CEQA Unit, Department of Toxic Substances Control (DTSC)	Written	April 3, 2025	The comment letter states that the Proposed Project should prepare a soils management plan and recommends that all soil and fill material be tested to assess any contaminants and to explain if any sampling is planned once the USTs are removed from the Project Site.	Section 4.4, Health Risk Hazard

Please refer to *the Executive Summary* for information on how to provide public comments on this SEIR.

1.4. Organization of the SEIR

The organization of the SEIR is described below:

- **Executive Summary.** The Executive Summary provides an overview of the SEIR. It briefly describes the Proposed Project (location, key components, and objectives), required approvals, and a summary of the Proposed Project's impacts and applicable mitigation measures.
- **Chapter 1, Introduction.** This chapter provides a summary of the Proposed Project, discusses the purpose of the SEIR, including CEQA compliance requirements, describes the steps undertaken in the CEQA scoping process, and provides an overview of the SEIR's organization.
- **Chapter 2, Project Description.** This chapter describes the Proposed Project, including the Proposed Project location, surrounding land uses, existing conditions, Proposed Project objectives, Proposed Project use options, and the intended uses of the SEIR.

- **Chapter 3, Environmental Setting.** This chapter presents an overview of the Proposed Project's environmental setting, including the regional setting and probable future projects considered in the analysis of potential Proposed Project contributions to cumulative impacts.
- **Chapter 4, Environmental Impact Analysis.** This chapter describes the potential environmental effects of the Proposed Project. The discussion is focused on potential impacts to environmental resource topics, as analyzed by the Adopted EIR. This includes discussion of the physical and policy and regulatory settings, the thresholds of significance used to determine impacts, level of impact, mitigation measures, and cumulative impacts. The SEIR provides a substantial analysis that addresses potential impacts to these environmental issues in Section 4.1 through 4.4:
 - Geologic Problems
 - Water
 - Health Risk Assessment
 - Health Risk Hazard (Upset Scenarios)
- **Chapter 5, Effects Found Not Significant.** This chapter includes a discussion of environmental resource topics not discussed in Chapter 4, *Environmental Impact Analysis*, and contains a brief discussion stating the reasons why various possible significant effects of the Proposed Project were determined not to be significant and are, therefore, not discussed in detail in Chapter 4 of the SEIR.
- **Chapter 6, Other CEQA Considerations.** This chapter includes a discussion and analysis of topical areas adopted into the CEQA guidelines after the Adopted EIR was certified. These topical areas include Agriculture and Forestry Resources, Greenhouse Gas Emissions, Tribal Cultural Resources, and Wildfire. Analysis of all four of these topical areas found that Proposed Project impacts would not to be significant and as such do not constitute new information and are not further discussed or analyzed in Chapter 4 of this SEIR. This chapter also discusses Alternatives to the Proposed Project.
- **Chapter 7, List of Preparers.** This chapter includes a list of the persons responsible for preparation of the SEIR.
- **Chapter 8, References.** This chapter includes bibliography of resources used in preparation of the SEIR.
- **Appendices.** The environmental analyses in this SEIR are supported by the following appendices:
 - Appendix A – 1995 Adopted EIR
 - Appendix B – Public Involvement
 - Appendix C - Construction and Operational Health Risk Assessment
 - Appendix D – Air Quality Analysis Technical Memorandum
 - Appendix E – Biological Assessment
 - Appendix F – Noise and Vibration Technical Memorandum

- Appendix G – Cultural Resources Assessment
- Appendix H – Tribal Consultation

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2.0 PROJECT DESCRIPTION

This section of the Supplemental Environmental Impact Report (SEIR) describes the Soil Vapor Extraction System Upgrade Project (Proposed Project), including an introduction, background, location, justification for a supplement to the adopted 1995 Focused Environmental Impact Report (Adopted EIR) for the approved Soil Vapor Extraction System Project (Approved Project), as well as the Proposed Project's objectives and required approvals needed for implementation.

2.1 Project Applicant

Shanel Aliano
Lockheed Martin
2550 North Hollywood Way, Suite 406
Burbank, CA 91505

2.2 Lead Agency Contact Person

Joseph Onyebuchi, Associate Planner
Community Development Department, Planning Division
150 North Third Street, Second Floor
Burbank, CA 91510
JOnyebuchi@burbankca.gov

2.3 Introduction

The Proposed Project constitutes a source area removal action that is a continuation of past remediation efforts that included the operation of a soil vapor extraction (SVE) treatment system conducted under the Approved Project at a portion of the former Lockheed Martin (Applicant) Plant B-1 site, focusing on reducing concentrations of volatile organic compounds (VOCs) within two source areas, per Cleanup and Abatement Order No. 87-161 (Order) by the Los Angeles Regional Water Quality Control Board (LARWCQB). Proposed remediation efforts would generally be located at 1234 North Victory Place, 1501 North Victory Place, 1800 West Empire Avenue, and 1301 North Victory Place (Project Site) in the City of Burbank (City). Although the legacy SVE treatment system installed for the Approved Project removed a substantial amount of VOCs from impacted areas within the former Plant B-1 site, elevated concentrations of VOCs remain in the subsurface soils at and around two smaller, more localized source areas, vapor monitoring points (VMP)-3 and VMP-5 (defined below), within the Project Site. The mothballed legacy SVE treatment plant, a component of the Approved Project's SVE treatment system, is no longer capable of meeting the Order requirements. As such, the Proposed Project would replace the legacy SVE treatment system with a smaller, more efficient system capable of handling the lower flowrates and higher VOC concentrations anticipated during source area removal. Although the entire former Plant B-1 site is over 100 acres, the Project Site for the Proposed Project comprises a smaller portion of the former Plant B-1 site associated with the proposed remediation of source areas VMP-3 and VMP-5.

This Project Description provides: (1) a project background describing former activities within the Project Site; (2) a summary of existing on-site and off-site land uses; (3) a comparison of the Proposed Project and the Original Project; (4) a detailed description of the Proposed Project; (5) Proposed Project objectives;

and (6) a list of discretionary approvals required to implement the Proposed Project, if approved by the City.

2.4 Project Background

2.4.1 Former Plant B-1

The Applicant's former Plant B-1 occupied approximately 100 acres of land located at 1705 North Victory Place (Site ID No. 2040060), southeast of Bob Hope Airport (commonly known as Hollywood Burbank Airport), from 1928 to 1991. Plant B-1 was used for aircraft parts fabrication and assembly and involved the use of chemicals and materials, including fuels, oils, solvents, paints, acids, plating solutions, and other compounds. As a result of the long-term use of these compounds, impacts to the soil and groundwater beneath Plant B-1 occurred. Numerous environmental investigations and assessments have been conducted by the Applicant to characterize and delineate the extent of the impacts, which are predominantly the VOC solvents tetrachloroethylene (PCE) and trichloroethylene (TCE), as well as carbon tetrachloride (CCl₄) and vinyl chloride (VC). In 1987, the Applicant was issued the Order by the LARWQCB to determine the sources and extent of impacts to soil and groundwater, and to remediate VOCs in the soil and groundwater beneath the site, pursuant to California Water Code (CWC) Section 13304. The Order remains active today.

Plant B-1 was demolished beginning in 1992, and shallow contaminated soil (about 10 feet deep) was excavated and removed. The Applicant filed a Conditional Use Permit (CUP) application in 1994 with the City to allow a SVE treatment system to remediate the deeper VOCs at the former Plant B-1 site per the LARWQCB's Order. The City prepared a draft EIR and subsequently certified the Adopted EIR and approved the CUP in 1995. The SVE treatment system began operation in 1997. The property was subsequently sold by the Applicant, and the former Plant B-1 site was redeveloped in 2000 as a retail shopping center (Burbank Empire Center; Planned Development [PD] 97-3) while the SVE system operation was retained by the Applicant.

2.4.2 Adopted EIR and Approved Project

As discussed above, the City, as the Lead Agency, certified the Adopted EIR (State Clearinghouse No. 95061010) for the construction, operation, and the future decommissioning and dismantling of an SVE treatment system and associated components at the former Plant B-1 site. The objective of the Approved Project was to restore the remaining approximately 10 acres of impacted soil located at the eastern end of the former Plant B-1 site along North Victory Place to a condition satisfactory to the LARWQCB, such that further remedial action and monitoring would no longer be necessary.

The Adopted EIR evaluated potential impacts related to geologic hazards, water, air quality (including a health risk assessment), risk of upset (health risk hazards), and cumulative impacts, and determined that the impacts were not significant, can be avoided, or substantially lessened to less than significant levels with implementation of mitigation. The Approved Project lifetime was expected to be 8.5 years. The proposed system included a 50-foot-high emission stack, which required Planning Board approval of a CUP since it would be a structure greater than 35 feet in height.

The Adopted EIR concludes that the following Conditions of Approval (COAs), Mitigation Measures (MMs), and Project Design Features (PDFs) would be applied to the Approved Project; see Appendix A, *Adopted 1995 EIR*, and **Table 2-1: Approved Project Conditions of Approval, Mitigation Measures, and Project Design Features**. Additionally, **Table 2-1** also identifies whether the COAs, MMs, or PDFs would still be

applicable to the Proposed Project or has either already been implemented or no longer applicable to the Proposed Project.

Table 2-1: Applicable Approved Project COAs, MMs, and PDFs

Impact	Approved Project COAs, MMs, and PDFs	Applicability to the Proposed Project
Geologic Problems (Impact GEO-3 and GEO-7)	The Adopted EIR required the implementation of the following PDF: The City's Building Department will require a soil study for this project to mitigate impacts of geologic hazards and will enforce the recommendations outlined in the study.	Not Applicable. Addressed through existing regulatory requirements.
Geologic Problems (Impact GEO-6)	The Adopted EIR required the implementation of the following PDF: Wind erosion of the soil during the grading and excavation phases of the project is expected to occur. This impact is not considered significant, but to mitigate any potential impacts to a level of non-significance, the applicant shall use a water truck to control fugitive dust.	Not Applicable. Addressed through existing regulatory requirements.
Water (Impact WATER-1)	The Adopted EIR required the implementation of the following MMs: - Grading the site to prevent storm water runoff from flowing offsite over the parkway - Redesign of all existing swales, catch basins, and outlet structures to prevent storm water runoff from flowing offsite over the parkway - Design of erosion control measures for the entire site, particularly along the south gate near Victory Place - Pollution prevention and sediment control measures - The grading and drainage plan shall incorporate drainage plans associated with the redistribution of stockpiled soil The Adopted EIR required the implementation of the following COA: - The applicant shall be required to submit detailed topographic information, a drainage plan, and a containment plan for contaminated soil for review and approval by the City's Public Works Director and Building Official.	Already Implemented/Not Applicable. Some components of the MM have already been implemented as part of the original design of the Adopted Project. The remaining applicable portion of this MM is addressed through existing regulatory requirements.

Impact	Approved Project COAs, MMs, and PDFs	Applicability to the Proposed Project
Health Risk Assessment (Impacts HRA-1 and HRA-2)	The Adopted EIR required the implementation of the following PDFs and COAs: • Design capacity for reinjection of up to 70 percent treated air. The Applicant shall reinject at least 50 percent reinjection with up to 70 percent where feasible. • The controllers shall monitor and record data and manage automated system shut downs in the case of system component malfunctions, or in the event that emissions approach the 9.8 pounds per day average limit of VOCs. • Emissions monitoring during startup (weekly) and operation (monthly for 6 months with reduced frequency thereafter) for perchloroethylene, trichloroethylene, vinyl chloride, and carbon tetrachloride; monitoring data shall be used to recalculate health risk (using the 8.5-year project lifetime) to ensure that the one-in-one million significance threshold is not exceeded. • Continuous automated emissions monitoring for volatile organic compounds • Vinyl chloride limited to 0.14 pounds per day • Required modeling for Rule 1401-regulated compounds (vinyl chloride, TCE and carbon tetrachloride) to ensure that the risk factor assuming a 70-year project lifetime does not exceed one per million • The controllers shall monitor and record data and manage automated system shut downs in the case of system component malfunctions, or in the event that emissions approach the 9.8 pounds per day average limit of VOCs. • A carbon polishing unit to treat soil vapors if the mass concentration of the stack discharge flow is too high • Independent emissions monitoring • A 50-foot exhaust stack • A maximum air flow rate of 6,000 standard cubic feet per minute • For at least the first six months, shortening granulated activated carbon adsorption times to 2 hours per day between regeneration cycles to prevent breakthrough saturation of the carbon beds • Control of flow quantities by valve adjustments and blower speed adjustments	Already Implemented/Not Applicable. The Adopted EIR's PDFs have already been implemented and are not applicable to the smaller system included in the Proposed Project.

Impact	Approved Project COAs, MMs, and PDFs	Applicability to the Proposed Project
Health Risk Assessment/Air Quality (Impact HRH-1)	The Adopted EIR required the implementation of the following COAs: - The developer shall use equipment that produces low particulate and nitrogen oxides emissions. - The developer shall cease use of equipment during second and third state smog alerts as issued by the SCAQMD. - The developer shall use a water truck during grading and excavation phases. - The developer shall cease grading and water truck use during periods of high winds.	Not Applicable. Addressed through existing regulatory requirements.
Energy and Mineral Resources (Impact ENG-2)	The Adopted EIR required implementation of the following COA: The developer shall cease grading and water truck use during periods of high winds.	Not Applicable. Addressed through existing regulatory requirements.
Health Risk Hazard (Impact HRH-1)	The Adopted EIR required the implementation of the following COA: - The applicant shall submit an emergency response plan, to the satisfaction of the Fire Chief, which specifies how emergency-response agencies will be deployed in the event that the reclaimed liquid contaminants spill either at the site or in transport. - Any street excavations or other use or blockage of the public right of way shall conform to the requirements of the Standard Specifications for Public Works Construction and the State of California Traffic Manual or other regulation as required by the Public Works Department at the time of permit approval.	Not Applicable. Addressed through existing regulatory requirements.
Noise (Impact NOI-1 and NOI-2)	The Adopted EIR required implementation of the following COA: The developer shall only be permitted to conduct demolition, grading, and construction activities between the hours of 7 a.m. and 6 p.m. Monday through Friday.	Not Applicable. Proposed Project would be consistent with current Burbank Municipal Code (BMC) Section 9-1-1-105.10. Specifically, construction of the Proposed Project would occur Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturday from 8:00 a.m. to 5:00 p.m.
Aesthetics (Impact AES-1)	The Adopted EIR required the implementation of the following COA: The Adopted EIR determined that the fifty-foot	Not Applicable. The Proposed Project includes a much shorter stack at 15 feet tall. As such, no impact

Impact	Approved Project COAs, MMs, and PDFs	Applicability to the Proposed Project
	high, eighteen-inch diameter stack could create a visual impact. Such an impact was not expected to be significant, given the industrial nature of the area and the existence of a previously approved 200-foot-high monopole for KCRA-TV on an adjacent property. While not an identified mitigation measure, the Adopted EIR required that the Approved Project paint the stack a color similar to that of the sky, as was approved by the KCRA-TV monopole as a condition of approval.	would occur, and no mitigation is required.
Source: City of Burbank, Focused Environmental Report Proposed Lockheed Soil Vapor Extraction System, October 1995.		

2.4.3 Background Since Adoption of the Adopted EIR

Since the Adopted EIR was certified, the SVE treatment system began operation in 1997 under its CUP. The property containing the former Plant B-1 site was subsequently sold by the Applicant, and the former Plant B-1 site was redeveloped in 2000 as the Burbank Empire Center, consisting of multiple buildings, asphalt paved parking lots, roadways, and landscaped areas. The SVE treatment system operation was outsourced from 2000 to 2012 under a performance agreement intended to achieve VOC removal and a “No Further Requirements” approval from the LARWQCB. In 2012, the agreement was terminated, and the Applicant regained operation of the SVE treatment system.

The legacy SVE treatment system consists of an SVE well field and associated piping manifold system in a roughly 10-acre area beneath the northeastern portion of the Burbank Empire Center, and a treatment plant southeast of the Burbank Empire Center. The SVE well field consists of 217 legacy SVE wells that range in depth from roughly 10 feet below ground surface (bgs) to 165 feet bgs. The legacy SVE wells connect to a series of branch lines that lead to two main piping headers that route the vapors to the treatment plant. The legacy SVE treatment plant is equipped with vacuum blowers designed to extract roughly 6,000 standard cubic feet of air per minute (SCFM). Additional information on existing conditions of the legacy SVE system can be found in Section 2.6, *Existing Site Conditions*, below.

The legacy SVE treatment system operated until 2002 at which time it was switched to pulse operation due to decreasing VOC concentrations. In late 2009, the system was deactivated with LARWQCB concurrence for a rebound test, after which the system was mothballed. Although past cleanup efforts removed a significant amount of VOCs from impacted areas within the former Plant B-1 site, subsequent investigations in 2010 and 2015 found that residual, elevated concentrations of VOCs remain in the subsurface soils at and around VMP-3 and VMP-5. Under LARWQCB’s oversight, additional assessments of the subsurface soils were performed in the vicinity of VMP-3 and VMP-5 in 2017 and 2018.

Based on the results of the 2017 and 2018 investigations, residual sources of VOCs in soil appear to be localized in two distinct fine-grained zones and attenuate to much lower concentrations over small distances. The Applicant subsequently prepared a Source Area Removal Plan (SARP) documenting modifications proposed to the legacy SVE treatment system to remediate VMP-3 and VMP-5. The SARP found that the mothballed legacy SVE treatment plant of the Approved Project legacy is no longer capable

of meeting the Order requirements, and that an alternative vapor treatment method would be more cost-effective and/or more operationally reliable. As such, the SARP proposes to replace the legacy SVE treatment system with a smaller, more efficient system capable of handling the lower flow rates and higher VOC concentrations anticipated during source area removal. The SARP also stated that 27 new SVE wells will be necessary to remediate the two source areas, as it was found that the existing SVE well network cannot adequately target the source areas due to their location and lack of access to the proposed SVE wells. LARWQCB approved the SARP in 2019, including the above described conceptual/preliminary design. Thereafter, final design documents were created and provided to the LARWQCB in 2020, which were accepted without comment.

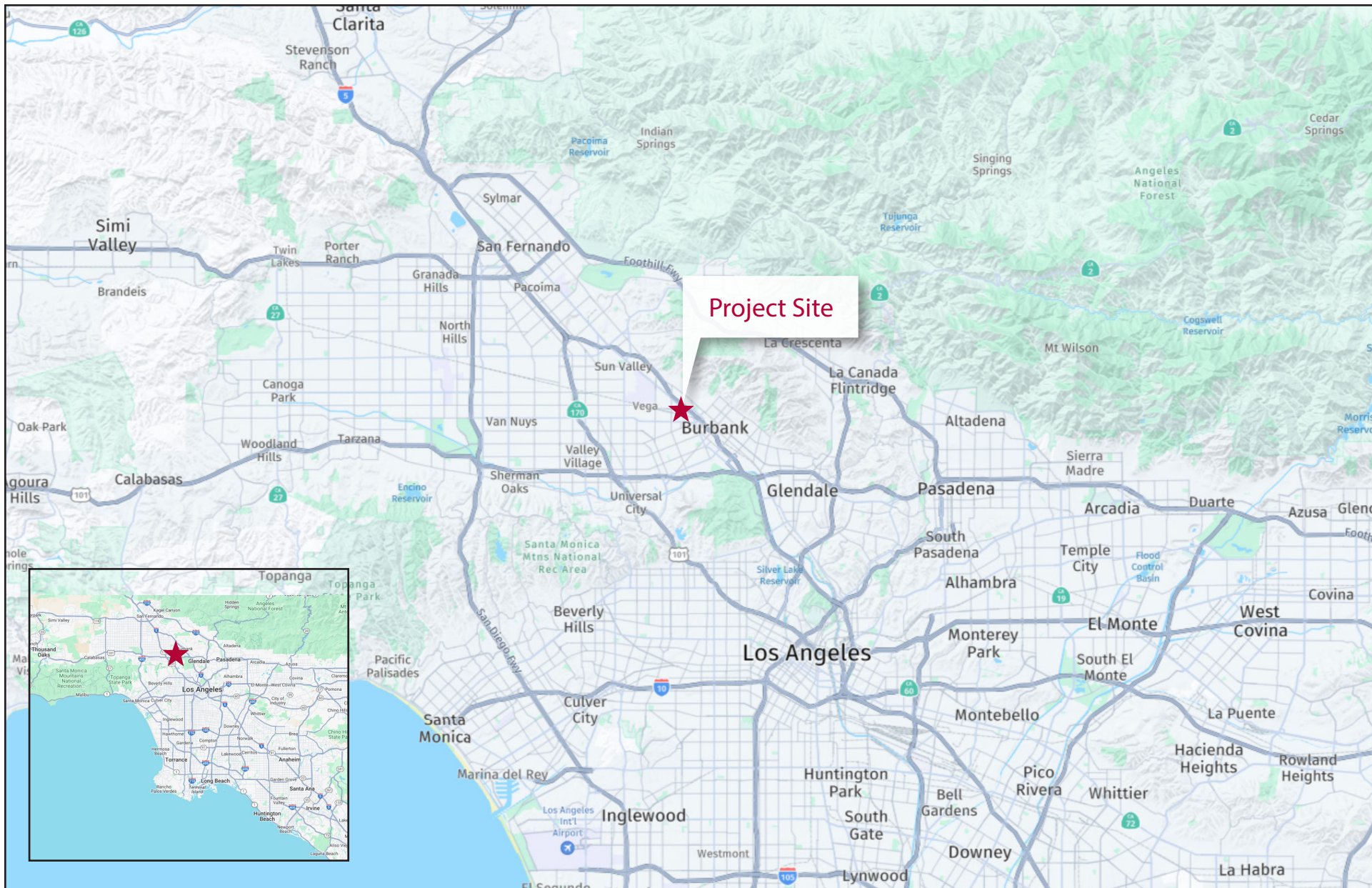
2.5 Project Location and Access

As shown in **Figure 2-1: Regional Vicinity Map**, the Proposed Project is located in the central portion of the City. The Project site consists of two main areas:

- The **SVE Treatment Plant Property**: the property at 1234 North Victory Place, which is northwest of the intersection at North Victory Place and the railroad tracks owned by the Los Angeles County Metropolitan Transportation Authority (Metro) and Amtrak (Assessor Parcel Number [APN] 2462-017-020); and
- The **SVE Well Field**: the portion of the Project Site generally located at 1501 North Victory Place, 1800 West Empire Avenue, and 1301 North Victory Place within the parking lots of the northeastern portion of the Burbank Empire Center (APN 2462-017-18, -29, -032).

The entire Project Site is shown in **Figure 2-2: Local Vicinity Map**. Regional access to the Project Site is provided via Interstate 5 (I-5), which travels in a northwest-southeast orientation across North Victory Place from the Project Site, approximately 250 feet northeast of the Project Site. Local vehicular access to the Project Site is provided via North Victory Place and Empire Avenue to the north. Pedestrian access is provided via an existing sidewalk along the North Victory Place abutting the northern boundary of the Project Site.

Public transit access in proximity to the Project Site includes the Empire/Valpreda and Empire/Lincoln bus stops, which are located approximately 430 feet northwest and 0.24-mile northwest of the Project Site, respectively; both serve Metro lines 165 and 294. The Project Site is also served by the Empire/Buena Vista bus stop, which is located approximately 0.37-mile northwest of the Project Site and is served by the City of Burbank NoHo to Airport bus route. The Hollywood Burbank Airport is located approximately 1.3 miles northwest of the Project Site.



SOURCE: Nearmaps, 2024



FIGURE 2-1: Regional Vicinity Map

SOIL VAPOR EXTRACTION SYSTEM UPGRADE PROJECT

2.6 Existing Site Conditions

2.6.1 SVE Treatment Plant Property

The SVE treatment plant property is an approximately 83,500 square foot (SF) lot that is vacant except for an approximately 6,000 SF, one-story building that was constructed between 1996 and 1997 to house a temporary SVE treatment plant that has been idle since 2009, and approximately 9,000 SF of equipment with screened enclosures. The developed portion of the property site consists of asphalt pavement, concrete pads, and the treatment system building made up of concrete masonry unit blocks. The enclosure surrounding the equipment area is made of concrete blocks and steel screen. The one-story building and screen enclosure are 20 feet tall, except for a 50-foot exhaust stack. The SVE Treatment Plant Property currently has five parking spaces for the existing legacy SVE treatment plant. The remaining half of the property is vacant and mostly consists of exposed soil and ruderal vegetation. Ten existing palm trees are on the southern portion of the SVE Treatment Plant Property.

2.6.2 SVE Well Field

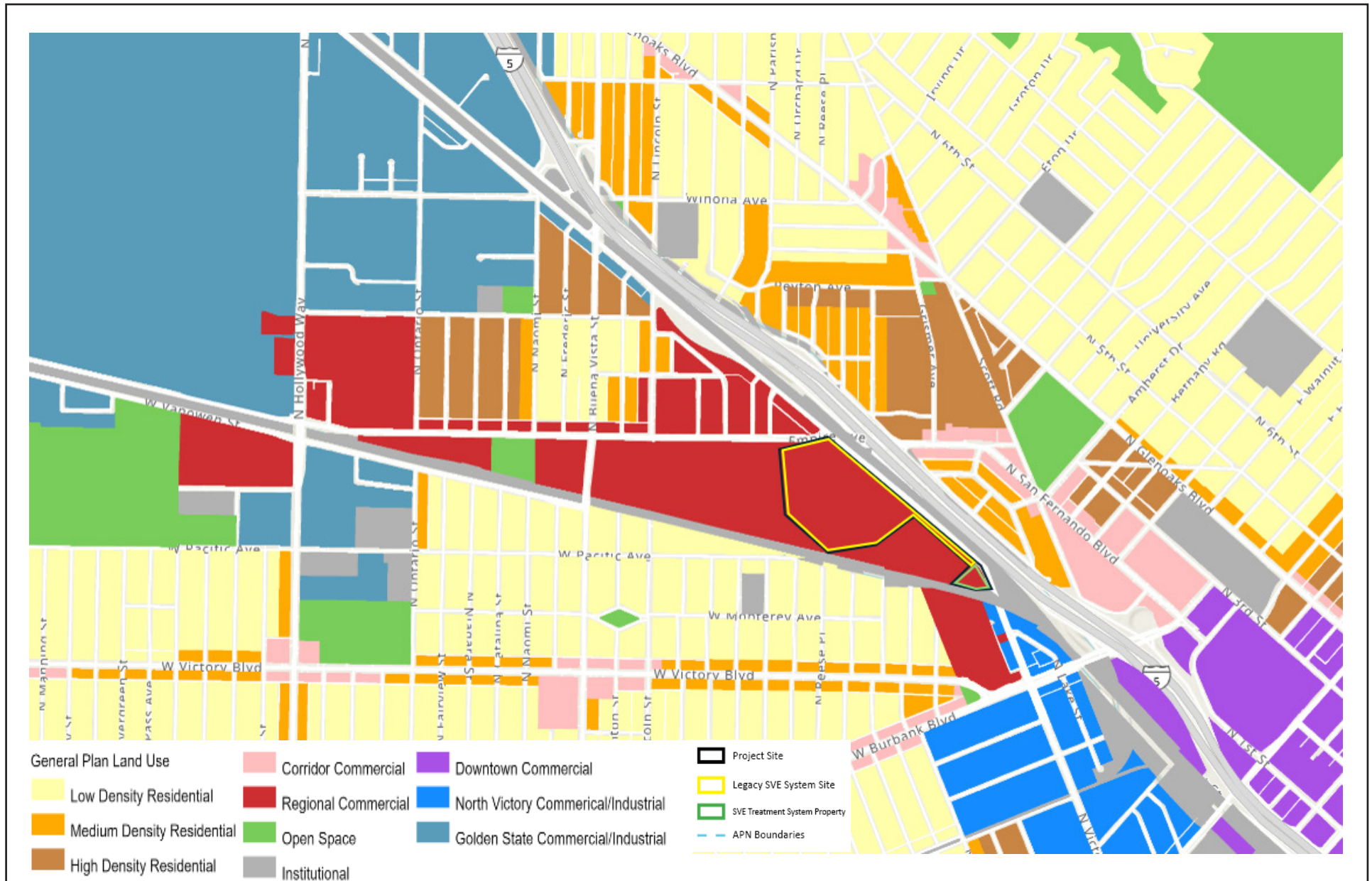
The SVE Well Field of the Approved Project includes 217 SVE wells and their associated piping manifold system in a roughly 10-acre area beneath the parking lots on the northeastern portion of the Burbank Empire Center. The wells, which range in depth from roughly 10 feet bgs to 165 feet bgs, are connected to 11 branch lines; these wells and branch lines are generally located at 1501 North Victory Place (APN 2462-017-30) and 1800 West Empire Avenue (APN 2462-017-18). The branch lines lead to two main piping headers (one low-vacuum [low-vac] and one high-vacuum [high-vac]) that are generally located along the northeastern boundary of the SVE Well Field at 1501 North Victory Place, 1800 West Empire Avenue, and 1301 North Victory Place (APNs 2462-017-029, and -032), that route the vapors to the existing legacy SVE treatment plant on the SVE Treatment Plant Property. All existing SVE wells and piping are buried 10 to 20 feet bgs and are inaccessible from the ground surface. Access is limited to seven underground vaults where branch lines connect with piping headers.

2.7 Surrounding Land Uses

As shown in **Figure 2-2** and **Table 2-2, Project Site and Surrounding Uses**, surrounding land uses around the Project Site include the Metrolink Antelope Valley line railroad tracks and the I-5 to the north as well as commercial and single-family residential uses farther north across North Victory Place, the Metrolink Antelope Valley line railroad tracks, and the I-5; and the Animal Walk of Fame animal shelter, Burbank Animal Shelter, and the Metrolink Antelope Valley line railroad tracks to the east across North Victory Place. To the south are railroad tracks serving the Metrolink Ventura County, Amtrak Pacific Surfliner, and Amtrak Coast Starlight lines and commercial uses including a Costco farther the south across the railroad tracks. To the west is the remainder of the Burbank Empire Center.

2.7.1 Land Use Designations and Zoning

The entire Project Site is designated as Regional Commercial by the City's General Plan, which provides for regional employment and shopping destinations that play an important role in the City's economy by residents of the City and surrounding cities; see **Figure 2-3: General Plan Land Use Map**.



SOURCE: City of Burbank, 2024



FIGURE 2-3 : General Plan Map

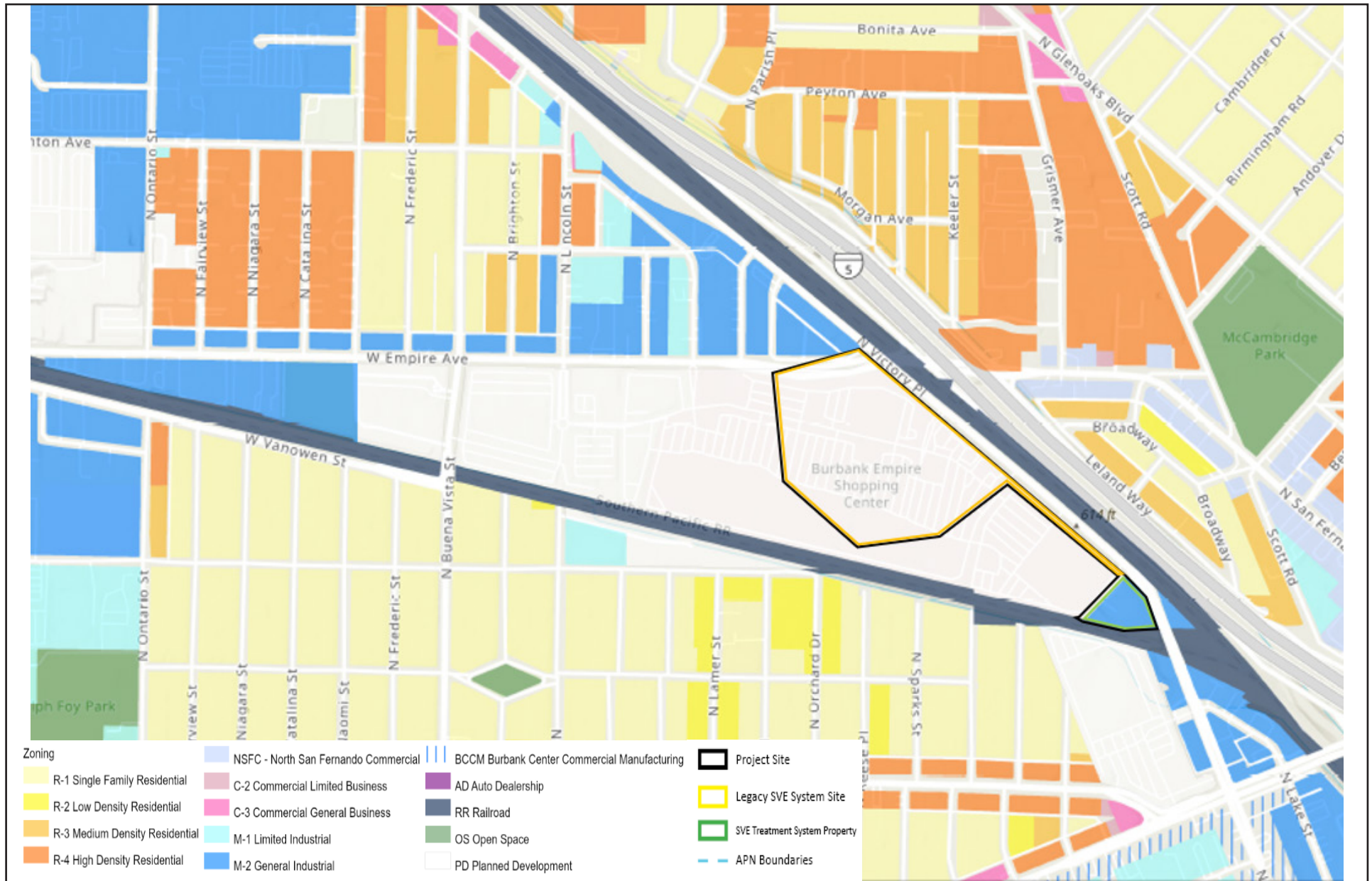
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The SVE Treatment Plant Property is zoned as M-2 General Industrial, which is intended for the development of manufacturing process, fabrication and assembly of goods and materials; and the SVE well field, which comprises a portion of the Burbank Empire Center, is zoned as PD 97-3, which permits any use, provided that that use is specifically listed as a permitted use in the approved Development Agreement for the Planned Development; see **Figure 2-4: Zoning Map**. The surrounding land uses and existing land use designation and zoning classifications for the Project Site and the surrounding properties are summarized in **Table 2-2: Project Site and Surrounding Uses**.

Table 2-2: Project Site and Surrounding Uses

	Existing Land Use	Existing Land Use Category	Existing Zoning Designation
Project Site – SVE Treatment Plant Property	Existing legacy SVE treatment plant	Regional Commercial	M-2 – General Industrial
Project Site – SVE Well Field	Parking lots on the northeastern portion of Burbank Empire Center	Regional Commercial	PD 97-3 – Planned Development
North	Metrolink railroad tracks, Commercial uses, single-family residential uses	Institutional, Regional Commercial adjacent to the Project Site; Corridor Commercial, Medium Density Residential, High Density Residential farther north	RR – Railroad, M-2 – General Industrial adjacent to the Project Site; R-3 – Medium Density Residential, R-4 – High Density Residential, NSFC – North San Fernando Commercial farther north
South	Remainder of Burbank Empire Center, Metrolink railroad tracks, commercial uses	Regional Commercial adjacent to SVE well field and farther south of SVE treatment plant property; Institutional adjacent to SVE treatment plant property	PD 97-3 – Planned Development adjacent to SVE well field and farther south of the SVE treatment plant property; RR – Railroad adjacent to SVE treatment plant property
East	Animal shelter, Metrolink railroad tracks	Institutional	M-2 – General Industrial; RR – Railroad farther east
West	Remainder of Burbank Empire Center	Regional Commercial	PD 97-3 – Planned Development

Source: City of Burbank, Interactive Citywide Zoning and General Plan Land Use Map, https://experience.arcgis.com/experience/00653afd849744eab0ca3547d66db78a/page/PIM/#data_s=id%3Awidget_78_output_config_1%3A0%2Cid%3AdataSource_3-Core_GEMS2_Landbase_GIS3_4792%3A570. Accessed July 2, 2024.



SOURCE: City of Burbank, 2024



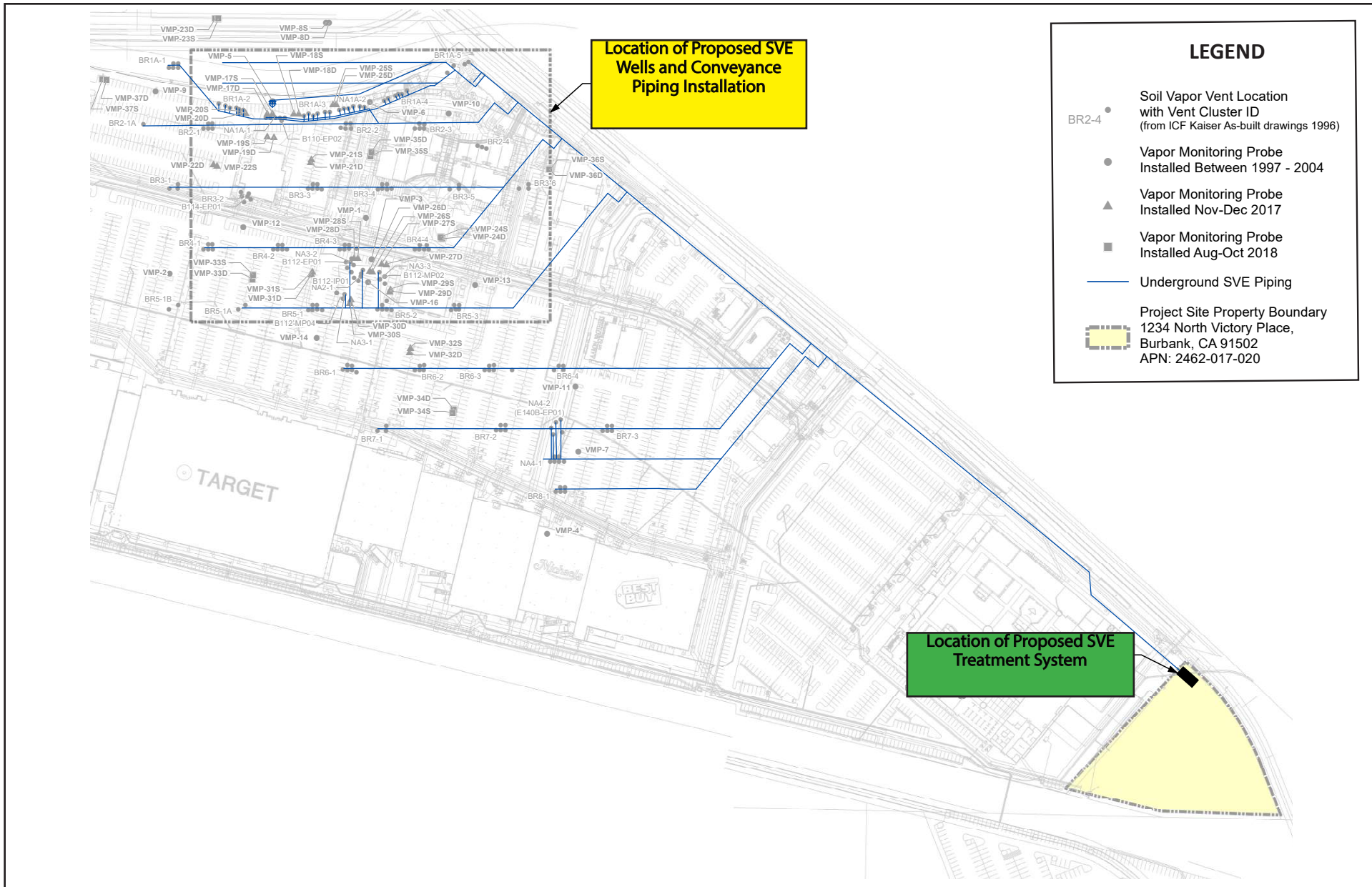
FIGURE 2-4 : Zoning Map

SOIL VAPOR EXTRACTION UPGRADE PROJECT

2.8 Comparison of the Original Project and the Proposed Project

As outlined in the SARP, the mothballed legacy SVE treatment plant of the Approved Project is no longer capable of meeting the Order requirements and is to be replaced with a smaller, more efficient system capable of handling the lower flowrates and higher VOC concentrations anticipated during source area removal. In particular, the legacy SVE treatment plant is designed to operate at a maximum vapor flow rate of 6,000 SCFM, whereas the Proposed Project would include an upgraded SVE treatment system that would operate at a maximum vapor flow rate of 500 SCFM. The Proposed Project's changes to the legacy SVE treatment system would involve the replacement of the Approved Project's SVE treatment plant and its buildings with a proposed SVE treatment system with wells, piping, blower, process vessels, and smaller stack. According to the SARP, the existing SVE well network cannot adequately target the source areas due to their location and lack of access to the proposed SVE wells, thereby also necessitating the installation of 27 additional SVE wells for source area removal as part of the Proposed Project.

The Proposed Project is a continuation of past remediation at the former Plant B-1 site, focused on reducing concentrations of VOCs within source areas VMP-3 and VMP-5 defined by the LARWQCB and confirmed by the 2017/2018 source area investigation. Although the entire former Plant B-1 site is over 100 acres, the portion of the former Plant B-1 site associated with the remediation of source areas VMP-3 and VMP-5, shown in **Figure 2-5: Proposed Project Overview**, comprises the Project Site and is the focus of this SEIR. **Figure 2-5** superimposes the Proposed Project general location over the existing wells and conveyance lines. The overarching design intent of the source area removal for the Proposed Project is to remove VOCs from the VMP-3 and VMP-5 source areas to the extent practicable and control VOC migration. It is also the intent of the source area removal design to utilize the existing SVE piping network at the Project Site to the extent practicable to minimize Project Site disruptions and additional impacts from drilling and construction activities. Existing SVE well vents, vaults, and piping not used during the source area removal SVE would be mothballed and left in place in case their use needs to be revisited, while the existing legacy SVE treatment plant would be demolished and replaced with a more efficient system for source area removal.



SOURCE: Tetra Tech, 2018



FIGURE 2-5: Proposed Project Overview

SOIL VAPOR EXTRACTION SYSTEM UPGRADE PROJECT

2.9 Justification for a Supplemental EIR

Pursuant to Section 15163 of the California Environmental Quality Act (CEQA) Guidelines, a Lead Agency may choose to prepare a supplemental EIR when conditions that require preparation of a subsequent EIR are met and “only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation” (Section 15163(a)(1-2)). The purpose of a supplemental EIR is to provide the additional information necessary to make the previously certified EIR adequate for the Project as modified.

It has been several decades since the certification of the Adopted EIR; the surrounding environment around the Project Site has since developed and changed, particularly the development of the adjacent Burbank Empire Center. This land use and associated workers and visitors were not evaluated in the Adopted EIR as sensitive receptors in the Health Risk Assessment and were not included in the analysis of Air Quality, Noise, Hazards and other CEQA topics. In addition, the Adopted EIR evaluated the construction impacts of the eventual dismantling and full removal of the legacy SVE treatment plant and SVE Well Field abandonment. The Adopted EIR did not evaluate the exact circumstances of the Proposed Project, namely the dismantling/excavation of components of the legacy SVE treatment plant and underground features and the installation of components of a new replacement system. This could potentially trigger construction impacts (e.g., hazards, health risks, transportation, air quality) that were not evaluated or included in the Adopted EIR. In addition, the lifetime of the Approved Project assumed in the Adopted EIR was expected to be 8.5 years, while the lifetime of legacy SVE treatment plant exceeded this operation time.

Moreover, the Adopted EIR was certified before the requirement to analyze the potential impacts of the environmental topics of Agriculture and Forestry Resources, Greenhouse Gas Emissions, Energy, and Tribal Cultural Resources was included in the CEQA Guidelines. Furthermore, numerous changes to State and regional regulations such as the South Coast Air Quality Management District (SCAQMD) and LARWQCB requirements have occurred. As such, pursuant to CEQA Guidelines Section 15163, a supplemental EIR was prepared for the Proposed Project.

2.10 Proposed Project

The Proposed Project would consist of four primary elements:

- 1) Dismantling and removal of the existing legacy SVE treatment plant and associated structures;
- 2) Installation of an upgraded SVE treatment system at the north corner of the SVE Treatment Plant Property; 3)
- 3) Installation of 27 additional SVE wells beneath the Burbank Empire Center parking lots within the SVE Well Field; and
- 4) Installation of an underground piping network to connect the new wells to the proposed SVE treatment system. The proposed components would all be designed and constructed in accordance with the SARP and final designs provided to the LARWQCB in 2020.

The owner of the Project Site is considering redevelopment of the SVE Treatment Plant Property to include a compatible commercial use to be constructed adjacent to the proposed SVE treatment system. Several potential commercial uses have been presented to the City, but the final option has not been selected as of the release of this SEIR. The entitlement of any proposed commercial use will undergo its own CEQA process with the City, is not part of the Proposed Project, and the construction and operation of any commercial use is, therefore, not evaluated in this SEIR. However, this constitutes a reasonably foreseeable cumulative project and is analyzed in the cumulative impacts analysis for each environmental topic of this SEIR.

2.10.1 Proposed SVE Treatment System

The Proposed Project would construct an upgraded SVE treatment system on the northern portion of the SVE Treatment Plant Property, which would extract soil vapors containing concentrations of VOCs from beneath the SVE Well Field and treat the vapors prior to release to the atmosphere; see **Figure 2-6: Proposed SVE Treatment System**. The proposed SVE treatment system would include aboveground vapor treatment equipment (which would be containerized and/or skid mounted) and its connected piping and controls. The proposed SVE treatment system would be installed on a concrete pad, enclosed on all sides by an eight-foot-tall stucco wall and chain link fence with privacy mesh and secured to prevent unauthorized entry. A Knox Box would be installed on the exterior of the enclosure to allow emergency entry by the City's Fire Department. The system would be landscaped in the form of a grassy area north of the proposed SVE treatment system that would slope towards North Victory Place.

The proposed SVE treatment system would be smaller and more optimized than the existing legacy SVE treatment plant and would be capable of handling the lower flowrates and higher VOC concentrations anticipated during remediation of the two recalcitrant source areas. The proposed SVE treatment system would include equipment including inlet moisture separators, a vapor extraction blower, air compressor, liquid storage tanks, vapor-phase granular activated carbon (V-GAC) vessels. The proposed SVE treatment system would also initially include a cryogenic cooling/condensation (C3) treatment unit (SVE Phase I C3 system) for Phase I of Proposed Project operations. After Phase I concludes, the SVE Phase I C3 system would be replaced with a fully-carbon based system for Phase II operations (SVE Phase II carbon system). See **Table 2-3: Main Components of the SVE Phase I C3 System and SVE Phase II Carbon System**, below for additional information on the main components of the proposed SVE treatment system. The proposed SVE treatment system (Phase I and Phase II) would be designed with a maximum vapor flow of 500 SCFM (roughly 10 percent of the size of the existing legacy SVE treatment system). See Section 2.5.10, *Operation*, below for more information on Proposed Project phasing. Additionally, per the original and proposed CUP, if VC is detected in extracted soil vapors during Phase I operations, VC-specific treatment vessels would be added to the subsequent SVE Phase II carbon system if needed to ensure treatment of VC to below City discharge limits; see **Table 2-3** for additional information regarding treatment of VC during Phase II operations.

Table 2-3: Main Components of the SVE Phase I C3 System and SVE Phase II Carbon System

Equipment	Purpose	SVE Phase I C3 System	SVE Phase II Carbon System
C3 treatment unit	Cool the extracted vapors to as low as negative 40 degrees Fahrenheit, which causes any VOCs to condense so they can be separated and removed from the vapor stream	Yes	No
V-GAC vessels	Remove VOCs from the extracted vapors	Two 1,000-pound vessels installed in series	Two 1,000- or 2,000-pound vessels installed in series
Inlet moisture separator	Remove entrained moisture and condensed liquids from the vapors prior to treatment	A primary and secondary inlet moisture separator	One inlet moisture separator
Vapor extraction blower	Extract the soil vapors and route them to the treatment vessels	Yes	Yes
Air compressor	Power certain measurement instruments and controls	Yes	Yes (optional)
Condensate storage tank	Collect and temporarily store the VOC liquids that are condensed and removed during the C3 treatment process, until the liquid can be sampled and transported off-site for recycling or disposal	Condensate storage tank with a minimum capacity of 330 gallons. Tank will be double-walled or double-contained to ensure no leakage from the tank.	No
Surge tank	Collect and temporarily store the water and dissolved-phase VOCs that were removed from the inlet vapor stream by the inlet moisture separators, until the water can be sampled and transported off-site for recycling or disposal	Yes	Yes
Effluent stack	Where treated vapor stream is discharged into the atmosphere	Stack with a height of 15 feet	Stack with a height of 14 to 15 feet

Equipment	Purpose	SVE Phase I C3 System	SVE Phase II Carbon System
PPZ vessels	Ensure treatment of VC below discharge limits; will be installed if VC is detected in the extracted well vapors during Phase I operations	No	Two 1,000- or 2,000 pound vessels installed in series if VC is detected during Phase I operations
Notes: C3 = cryogenic cooling/condensation VOC = volatile organic compound V-GAC = vapor-phase granular activated carbon PPZ = potassium permanganate zeolite VC = vinyl chloride			

SVE Phase I C3 System

The C3 system would be installed to treat the higher initial VOC concentrations in the extracted soil vapors during the initial Phase I of the Proposed Project. A trailer- and skid-mounted rental treatment system would be temporarily installed on the concrete pad, which would include various pieces of equipment, as detailed in **Table 2-3** above.

SVE Phase II Carbon System

During Phase II of the Proposed Project, a trailer- and/or skid-mounted rental or purchased carbon system would be installed on the concrete pad to treat lower levels of VOCs after Phase I of the Proposed Project, in which the VOC concentrations in the extracted well vapors decrease to a level where the SVE Phase I C3 system above is less economical to operate. The SVE Phase II Carbon System would include many of the same main components as the SVE Phase I C3 system, as shown in **Table 2-3** above.

Additional Components

In addition to the SVE Phase I C3 System and SVE Phase II Carbon System, secondary containment berms or trays would be provided around each single-walled vessel or tank that would hold liquids. The Phase I condensate storage tank would have secondary containment built into the tank (via double-walled or double-contained construction) and should not require additional containment. The net capacity of each secondary containment area (the volume of the containment area minus the volume that the tank or vessel occupies) would equal 100 percent of the working volume of the tank or vessel to ensure complete capture of any potential leakage or spillage.

The main electrical supply to the proposed SVE treatment system compound would include a 1,500 kilovolt-amperes (kVA) (480/277-volt secondary voltage) service transformer and a 480/277-volt, 1,600-amp main electrical panel. The transformer would replace the identically sized transformer currently at the SVE Treatment Plant Property of the Project Site (which would be removed during redevelopment of the Project Site) that was used to supply power to the existing legacy SVE treatment plant. The new main electrical panel would be 20 percent smaller than the original panel (1,600 amps versus 2,000 amps), reflecting lower energy demands for the proposed SVE treatment system compared to the existing legacy SVE treatment plant.

2.10.2 Proposed SVE Wells and Piping

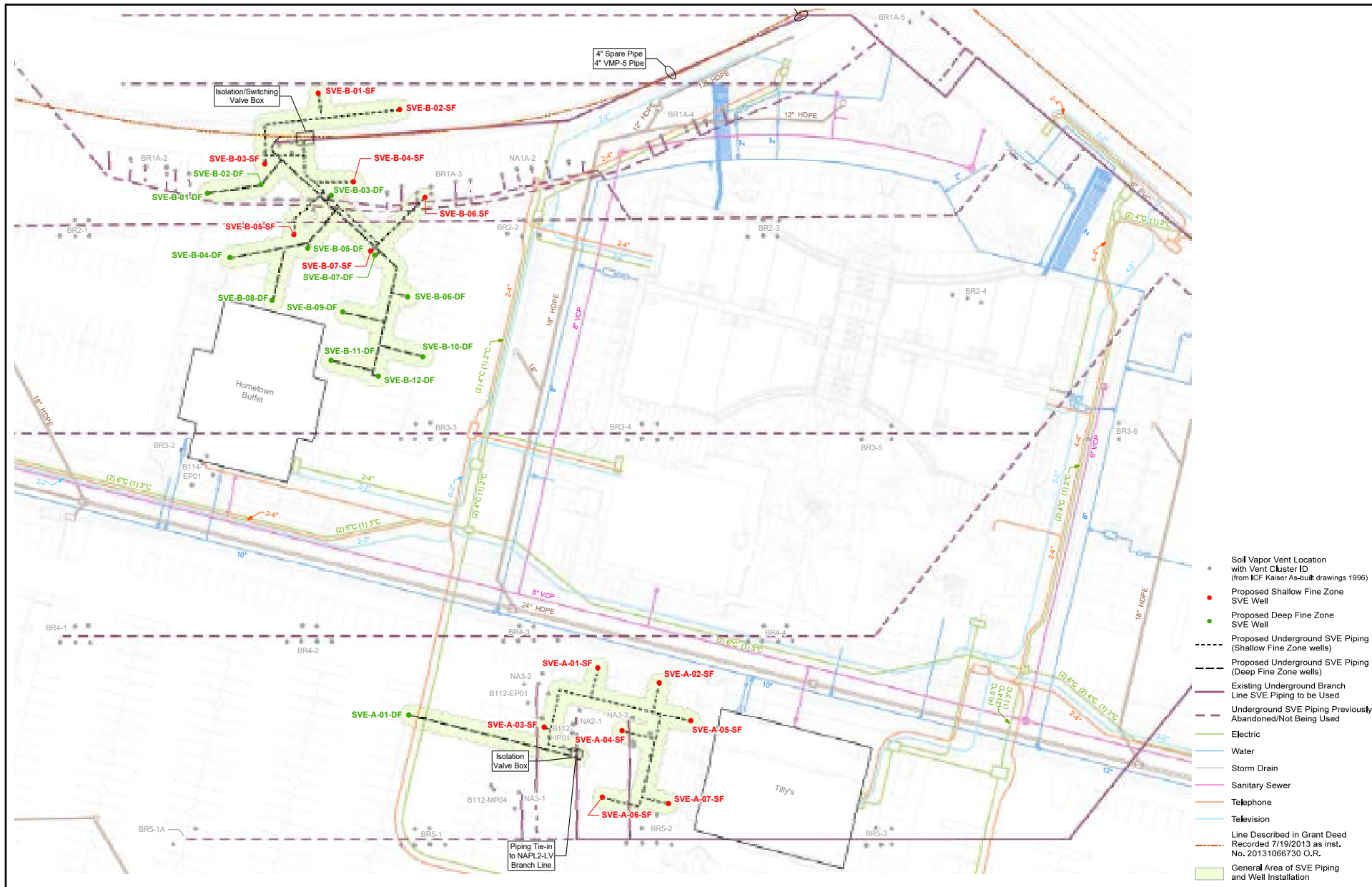
A total of 27 additional two-inch diameter SVE wells would be installed to develop a focused SVE network for targeted VOC mass removal in source areas VMP-3 and VMP-5. The proposed SVE wells would be drilled to a maximum depth of 145 feet bgs and would be connected to underground conveyance piping

that would convey vapors from the proposed wells to the proposed SVE treatment system; see **Figure 2-7: Proposed SVE Wells and Piping**. All but three of the proposed wells would be within the SVE Well Field; three of the proposed wells surrounding the VMP-5 source area would be in the City's right-of-way (ROW) for North Victory Place to the north.

The new SVE wells would be connected to the proposed SVE treatment system through an underground piping network comprised of newly installed individual well piping and source area header piping in the immediate vicinity of the proposed SVE wells, in addition to the existing lo-vac header line and one existing branch line. The new piping would range from two to six inches in diameter and would be equipped with flow controls (gate valves and ball valves). The remainder of the existing underground network of SVE branch lines and header lines would not be used for the Proposed Project due to their location and lack of access to the proposed SVE wells; however, they would be mothballed and left in place in the event that their use needs to be revisited.

2.10.3 Site Access and Parking

The proposed SVE treatment system would be accessed via the existing driveway off North Victory Place located in the adjacent parcel (APN 2462-017-032) west of the SVE Treatment Plant Property of the Project Site. The Proposed Project would provide two parking places within the Project Site, for employees, visitors, and vendors performing periodic monitoring or other activities during operation of the Proposed Project. The proposed SVE wells within the SVE Well Field would be accessed via the existing parking lots of the Burbank Empire Center. As the originally approved CUP for the Approved Project required five parking spaces, the proposed CUP for the Proposed Project would include a reduction of parking spaces as part of the CUP amendment.



SOURCE: ENSAFE, 2024



FIGURE 2-7: Proposed SVE Wells and Piping

SOIL VAPOR EXTRACTION SYSTEM UPGRADE PROJECT

2.10.4 Construction

Schedule, Workforce, and Project Site Access

Proposed Project construction is anticipated to be conducted from the third quarter of 2026 and conclude in the third quarter of 2027 (assumed to be up to 11 months).¹ Construction activities would consist of demolition of the existing legacy SVE treatment plant, Project Site grading, installation of new electrical infrastructure, and construction of the proposed SVE treatment system and associated wells and piping. For the purposes of the environmental analysis in this SEIR, it is assumed that construction of SVE Phase I C3 system would not overlap with construction of the proposed SVE wells and piping. The Construction timing is described below:

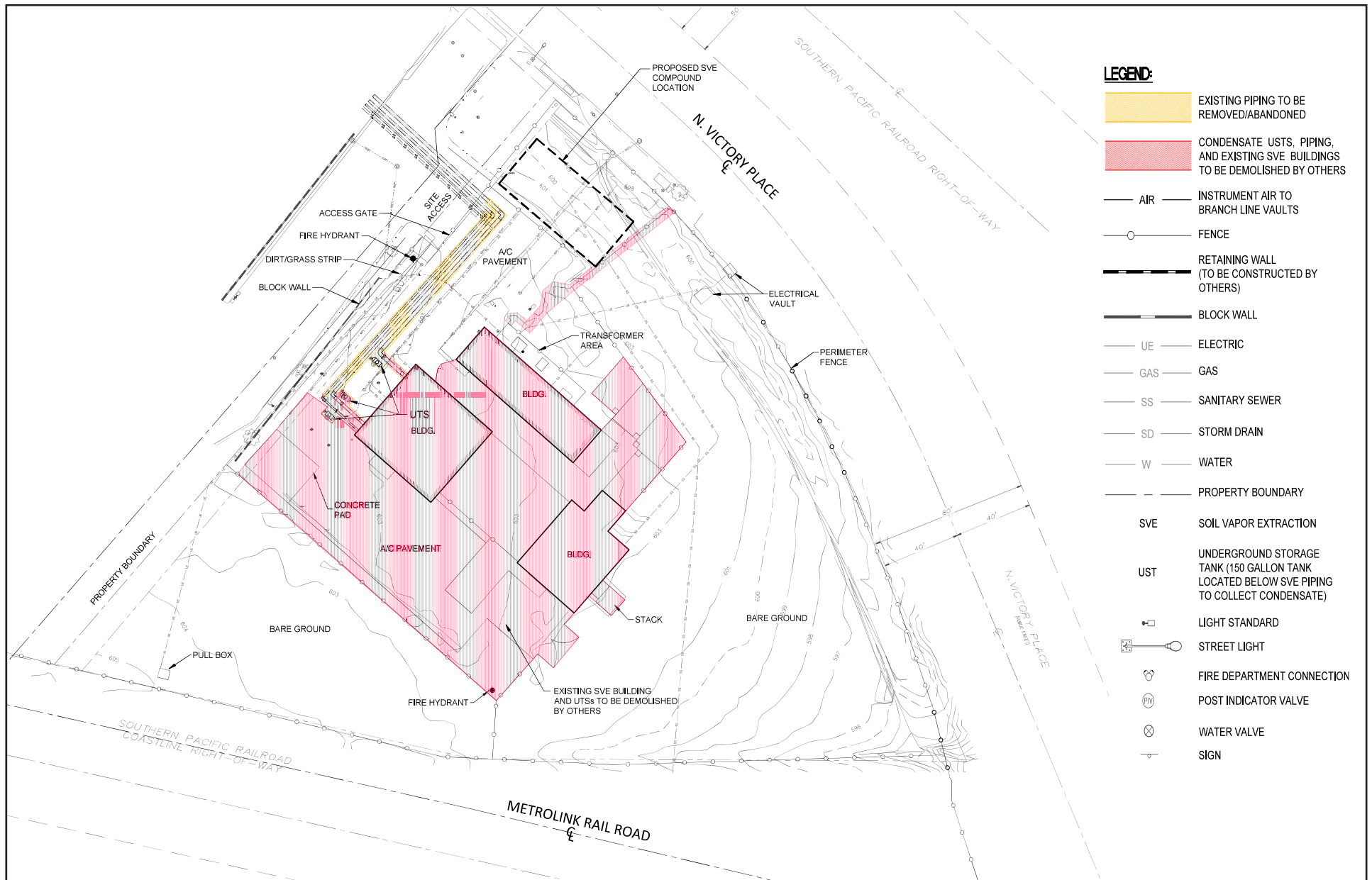
- 1) Demolition of the existing legacy SVE treatment plant would occur first over approximately three months;
- 2) Installation of the SVE Phase I C3 System would occur next for a duration of approximately six months;
- 3) Installation the proposed SVE wells and piping would occur next for a duration of approximately six months; and
- 4) Installation of the SVE Phase II Carbon System is to be determined and would occur after SVE Phase I C3 System operations have been completed.

On-site construction activities would include a workforce of approximately six individuals. Construction activities would be consistent with City noise policies, as presented in Burbank Municipal Code (BMC) Section 9-1-1-105.10. Specifically, construction of the Proposed Project would occur Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturday from 8:00 a.m. to 5:00 p.m. During construction of the proposed SVE treatment system, short-term, temporary closures of the lanes adjacent to North Victory Place and Empire Avenue may be required for construction staging.

Demolition

Demolition activities would include the dismantling and removal of the existing legacy SVE treatment equipment; the demolition of the buildings and associated structures that house the existing legacy SVE equipment; the removal and/or abandonment-in-place of underground utilities in the vicinity of the existing buildings and a portion of the underground SVE piping that connect the extraction wells to the existing legacy SVE treatment plant; and the removal of three 150-gallon underground storage tanks (USTs) that had been installed to collect condensed water and liquids from the existing piping to the existing legacy SVE treatment plant; see **Figure 2-8: Demolition Plan**. All demolition activities would be conducted in accordance with the SARP and final designs as well as a Demolition Plan for the demolition of the legacy SVE treatment plant and removal of the USTs specifically that was also approved by the LARWQCB in 2019. Demolition activities would generate approximately 350 tons of asphalt; 2,295 tons of concrete; 100 tons of pipelines (metal scrape); and five tons of carbon. Demolition debris would be transported off-site for proper disposal; see *Solid and Nonhazardous Waste* below for additional information. No demolition materials would be crushed and used on-site.

¹ This construction timeline is an estimate and may occur later than identified above. However, due to regulatory and technological improvements and fleet turnover, the use of earlier dates in modeling for this Project is considered conservative.



SOURCE: ENSAFE, 2024



FIGURE 2-8: Demolition Plan

SOIL VAPOR EXTRACTION SYSTEM UPGRADE PROJECT

The Project Site would be roughly regraded after the buildings and foundations are removed using up to 2,000 tons of surrounding soils and import fill. The existing retaining wall, chain link fence, and City of Burbank Water and Power electric transformer area would remain on the SVE Treatment System Property of the Project Site. In addition, four of the original 11 underground SVE branch lines and their associated extraction wells, all installed beneath the Burbank Empire Center parking lots, would be abandoned in place by first disconnecting the branch lines from the main underground header piping from within the existing underground access vaults, and then injecting grout into each branch line. No ground surface would be disturbed during this operation.

Site Preparation

The proposed SVE treatment system would initially be constructed with the C3 System for Phase I operations. The proposed construction laydown/staging areas would be identified by the contractor of the Proposed Project. Construction of the proposed SVE treatment system would require the excavation of approximately 411 cubic yards (CY) of soil. Drilling and trenching associated with the proposed SVE wells and piping would be required within the parking lots on the northeastern portion of the Burbank Empire Center. Construction activities associated with drilling and trenching within the SVE Well Field would not encroach on any existing buildings of the Burbank Empire Center.

As mentioned above, the 27 proposed SVE wells would be drilled to a maximum depth of 145 feet bgs around source areas VMP-3 and VMP-5 and would be connected to underground conveyance piping that would convey vapors from the proposed SVE wells to the proposed SVE treatment system. All of the proposed SVE wells (with the exception of the three proposed wells in the City's ROW) would be located in existing planters, located in the portion of the Burbank Empire Center parking lots within the SVE Well Field. Underground piping that would convey vapors from the proposed SVE wells in the SVE Well Field to the proposed SVE treatment system on the SVE Treatment Plant Property is largely already in place; therefore, only new piping in the immediate vicinity of the proposed SVE wells would be required. Accordingly, installation of the proposed SVE wells and piping would occur only on two parcels within the SVE Well Field, at and near the source areas: 1501 North Victory Place (APN 2462-017-30) and 1800 West Empire Avenue (APN 2462-017-18). The other two parcels of the SVE Well Field, generally located at 1301 North Victory Place (APNs 2462-017-29, and -032), contain existing underground piping that would remain in place and would be used for operations of the Proposed Project. As such, these two parcels would not include any construction activities.

New underground conveyance piping would be buried at a sufficient depth to withstand vehicle traffic loads. Approximately 1,230 linear feet of trenching for the new piping would be required at an average depth of three feet bgs and a maximum depth of five feet bgs (as a trench may include more than one conveyance pipe). Excavation of the tie-in piping to the VMP-3 and VMP-5 source areas would reach a depth of approximately 16 feet bgs and six feet bgs, respectively. Approximately 30 percent of the excavated soil from the trenches would be reused as backfill material; the remainder would be disposed off-site. The piping trenches would be backfilled and compacted to geotechnical standards appropriate for the parking area. All surface cover removed for trenching or well installation would be replaced with new asphalt or concrete, as appropriate, to match the surrounding surface.

Installation of the proposed SVE wells and new piping would generate approximately 169 CY and 42 CY of soil export and import, respectively. The 42 CY of soil import would include approximately 19 CY for well construction and 23 CY of sub-base for the piping trenches. The estimated volume of soil drilling cuttings

to be generated is 36 CY, which is anticipated to be transported off-site in four 10-CY soil bins. Approximately four CY of sand pack and 15 CY of bentonite/cement seal, which would be mixed on-site, would be required to complete all the wells.

Solid and Nonhazardous Waste

During demolition activities, there would be a temporary period when demolition debris would be transported off-site for proper disposal. Demolition debris to be transported off-site would consist of crushed or broken concrete/masonry material, cut lengths of piping, and soil. The three USTs would also be transported for proper off-site disposal.

During drilling activities within the SVE Well Field, soil cuttings would be deposited into a soil bin, analyzed, and transported off-site to a licensed receiving facility permitted to accept such material. Shallow soil that is excavated during trenching for piping installation would be reused to backfill the trench to the extent practicable; only if the soil is not suitable from a geotechnical standpoint would the soil be transported off-site to a landfill or alternate receiving facility for use as daily cover or a similar use. Any asphalt or concrete surface cover removed during piping installation would be transported off-site to a landfill or recycling facility.

Solid, nonhazardous demolition debris would be disposed at SA Recycling Center in the City of South Gate approximately 30 miles south of the Project Site for scrap debris, Kettleman Hills Facility in unincorporated Kings County approximately 200 miles northwest of the Project Site for spent carbon, Ramco Sun Valley in the City of Sun Valley approximately 5 miles northwest for concrete debris, and Waste Management (WM) Downtown Diversion approximately 16 miles southwest for other types of demolition debris.

Hazardous Materials and Waste

As mentioned above under *Demolition*, during demolition activities, the Proposed Project would require the removal of three 150-gallon USTs from the SVE Treatment Plant Property. Removal of the USTs would comply with the UST removal procedures required by the City's Fire Department. The removal site would be backfilled with approximately 120 tons of suitable fill and rough graded upon completion of demolition activities. Any additional grading required for the new SVE treatment system location would be properly permitted through the City.

Hazardous wastes would also be generated during installation of the proposed SVE wells and piping. Particularly, well drilling may require the removal of VOC-containing soil. There may also be a limited amount of liquids in the SVE piping to be removed during demolition activities. Contaminated soils and liquids from the SVE piping would be transported to a recycling or disposal facility licensed to accept such soils and liquids, respectively.

2.10.5 Operation

Process Flow Description

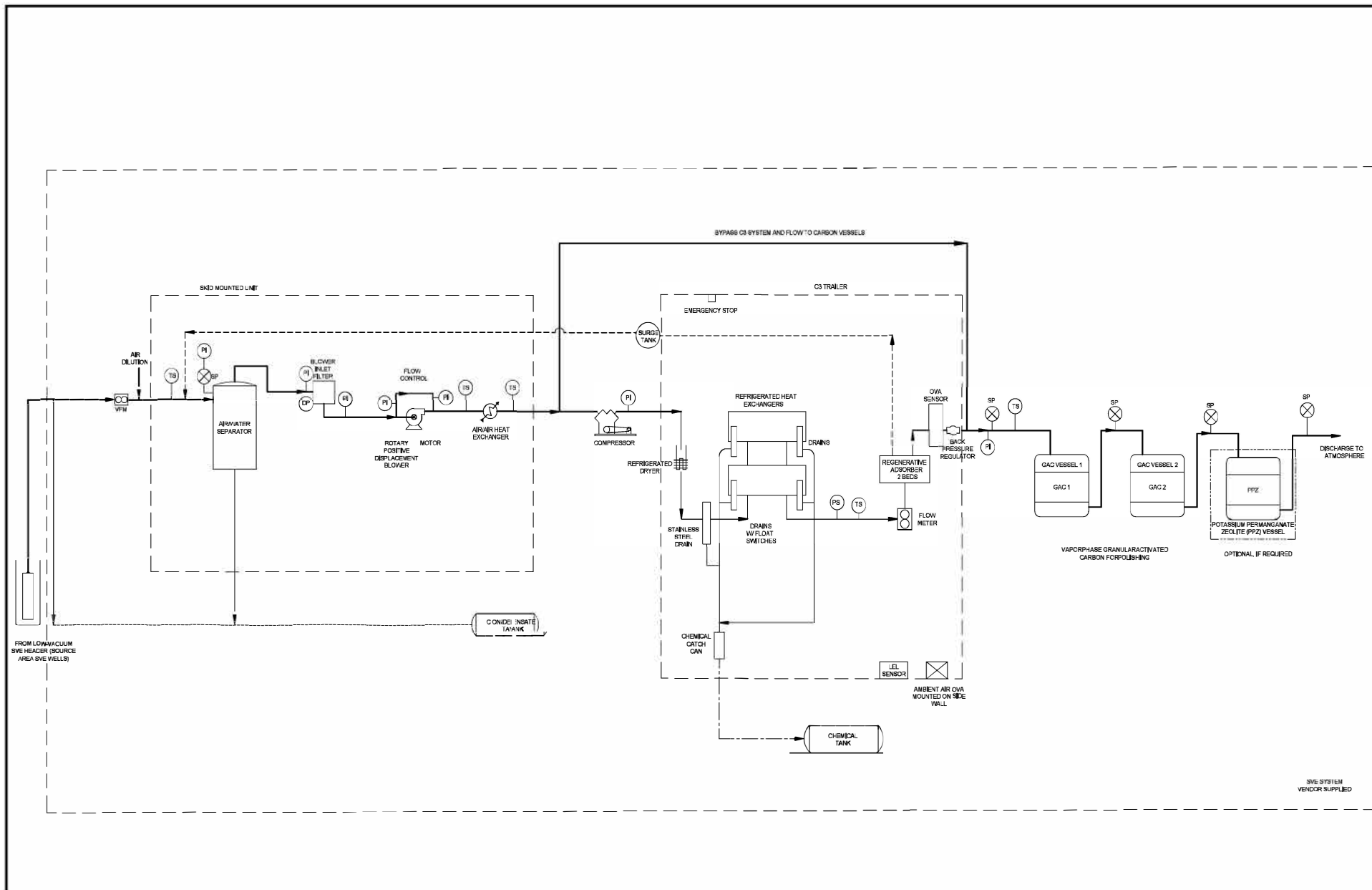
The operational lifetime of the Proposed Project is estimated to be 8.5 years. The proposed SVE treatment system would process air at a rate of 500 SCFM for the removal of VOCs. During Phase I of Proposed Project operations, the SVE C3 System would be utilized to treat VOC-laden vapors. Sequential steps in the C3 process involve the following:

1. VOC-laden vapors would be extracted from the proposed SVE wells and routed through the conveyance pipelines to the air compressor of the SVE C3 System through the use of the vapor

extraction blower.

2. Primary and secondary inlet moisture separators would remove entrained moisture and condensed liquids from the vapors prior to treatment.
3. The vapors would be compressed to a pressure of approximately 150 pounds per square inch (psi).
4. Water vapor would be removed from the process stream through air-to-air heat exchangers in the C3 treatment unit that would cool the vapor stream to approximately 40 degrees Fahrenheit.
5. The vapor stream would be further cooled to negative 40 degrees Fahrenheit in refrigerated heat exchangers in the C3 treatment unit, where the majority of chemical constituents would be condensed and separated from the vapor stream.
6. The vapor stream would be sent to the regenerative adsorber in the C3 treatment unit, which removes any residual chemical components and water vapor and directs it back to the inlet stream.
7. The system effluent vapor stream would be further refined through V-GAC filtration in accordance with SCAQMD and local regulations prior to discharge to the atmosphere through a 15-foot-tall effluent stack.

A simplified process flow diagram for the SVE C3 system during Phase I operations is shown in **Figure 2-9: SVE Phase I C3 System Process Flow Diagram**.



SOURCE: ENSAFE, 2024

FIGURE 2-9: SVE Phase I C3 System Process Flow Diagram

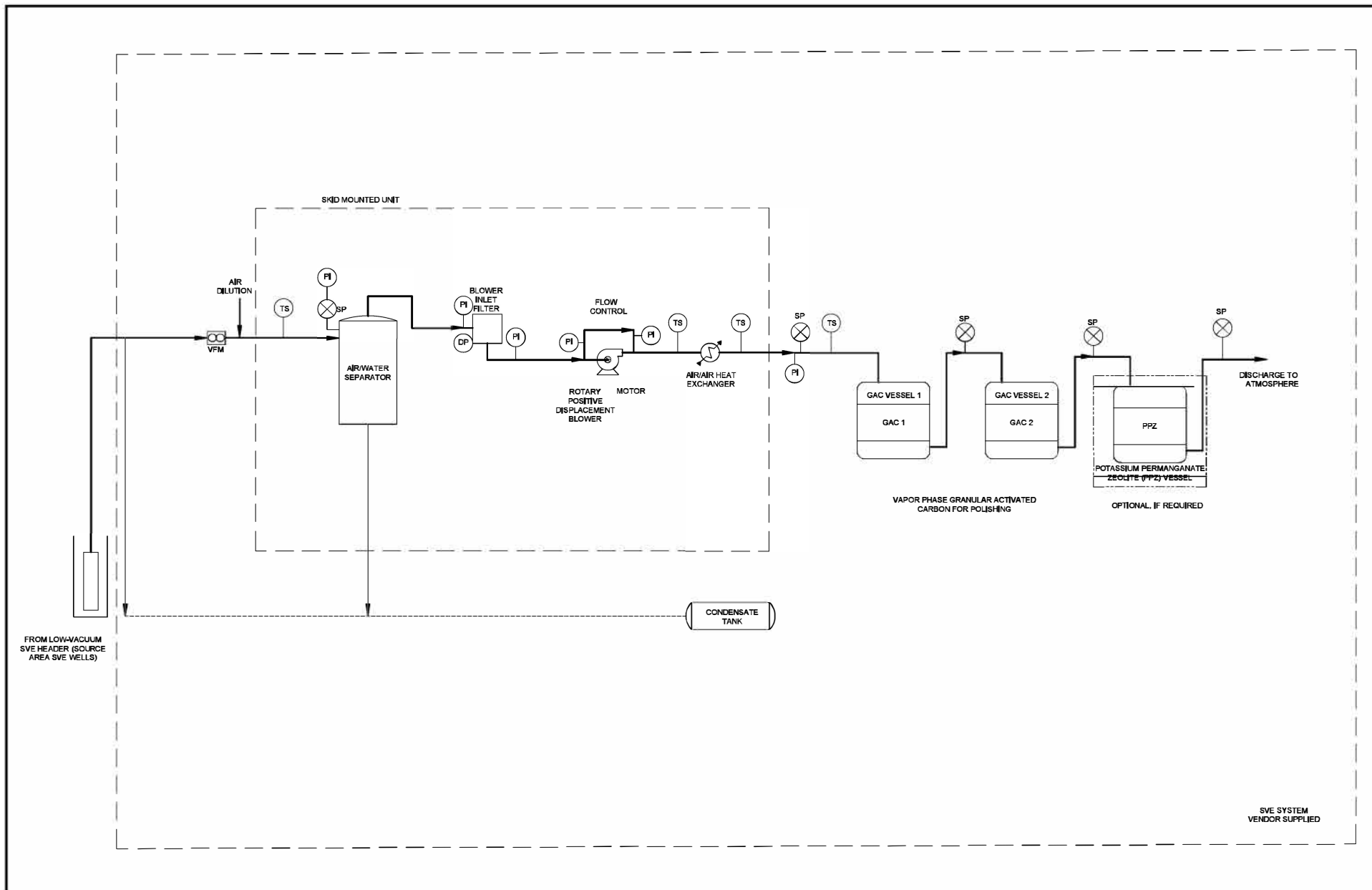
SOIL VAPOR EXTRACTION SYSTEM UPGRADE PROJECT

Once VOC concentrations decline to a level in which it is less economical to operate the SVE Phase I C3 System (approximately three to 12 months), the SVE C3 System would be removed and replaced with a SVE carbon system, for Phase II treatment. Sequential steps in the carbon-based process include the following:

1. VOC-laden vapors would be extracted from the proposed SVE wells and routed through the conveyance pipelines to the air compressor of the C3 System through the use of the vapor extraction blower.
2. An inlet moisture separator would remove entrained moisture and condensed liquids from the vapors prior to treatment.
3. Vapors would be routed through two V-GAC vessels in series, which would remove the VOCs from the vapor stream as required by SCAQMD.
4. Vapors would be polished through two optional PPZ vessels in series to remove VC, if present.
5. Treated vapors would be discharged through an effluent stack approximately 14 to 15 feet tall.

A simplified process flow diagram for the SVE Carbon System during Phase II operations is shown in **Figure 2-10: SVE Phase II Carbon System Process Flow Diagram**.

Monitoring would be conducted to ensure VOC concentrations in effluent are within SCAQMD and City discharge limits. Phase II would conclude once LARWQCB has deemed remediation efforts to be complete. In the case that VOC concentrations exceed the SCAQMD's or City discharge limits the Monitoring would be conducted to ensure VOC concentrations in effluent are within SCAQMD and City discharge limits, the SVE carbon system would be shut down, and the spent carbon would be replaced with fresh carbon, and/or additional carbon would be added to the system; see additional information regarding the replacement of spent carbon in *Operations and Maintenance Activities* below. Condensed VOCs would be recovered as liquid that would be disposed off-site or recycled. See *Hazardous Materials and Waste* below for additional information regarding waste disposal during Proposed Project operations.



SOURCE: ENSAFE, 2024

FIGURE 2-10: SVE Phase II Carbon System Process Flow Diagram

SOIL VAPOR EXTRACTION SYSTEM UPGRADE PROJECT

Operations and Maintenance Activities

The proposed SVE treatment system would be designed to operate autonomously 24 hours per day, 7 days per week, without an operator on-site. Proposed Project operations would not have continuous staffing or work shifts. Operation and maintenance (O&M) visits would be made at least one day per week to collect operational data such as flow rates, temperatures, and pressures, and to monitor the influent and effluent VOC concentrations at the proposed SVE treatment system. Operators would also occasionally access the proposed SVE wells to collect similar measurements, although this effort would decrease substantially after the first month of Proposed Project operations. Data collection and monitoring would be conducted to optimize the performance of the proposed SVE treatment system and to demonstrate compliance with the SCAQMD Permit to Construct/Permit to Operate (PTC/PTO) and the proposed CUP. Additionally, vapor samples would be collected from the proposed SVE treatment system influent and effluent during the first week of Proposed Project operations and monthly thereafter, as per SCAQMD PTC/PTO requirements. See *Emissions Monitoring* below for additional information pertaining to data collection, monitoring, and calculations during Proposed Project operations.

In addition to normal O&M visits, the operator would be on-site during special treatment system operations, such as changing out carbon that is spent (a task lasting several hours), to restart the system after a shutdown (a task lasting an hour to several hours), or to perform unscheduled maintenance (a task typically lasting an hour to half a day).

Truck services would be provided on an as-needed basis for the following maintenance tasks during Proposed Project operations:

- **Change-out of spent carbon.** When the V-GAC is spent or loses its ability to perform its function at the level that it should, the V-GAC vessel would be taken out of service until new carbon can be delivered. The spent carbon would then be removed from the vessel and replaced with the new carbon, and/or additional carbon would be added to the vessel. This operation generally involves a vacuum truck or small trailered vacuum unit and typically takes a few hours. The required frequency of this task would vary over time, depending on the VOC concentrations in the system influent vapors and the treatment equipment. It is currently anticipated that this task would be required approximately every six months under Phase I operation and every two to four months under Phase II operation.
- **Change-out of VC.** VC has not been detected in well vapors at the Project Site to date; therefore, the need for PPZ vessels is not anticipated. However, if VC is detected in the well vapors during Proposed Project operations and necessitates the installation of PPZ vessels, spent PPZ would be managed in the same manner as spent carbon.
- **Removal of liquids condensed from the vapor stream.** A vacuum truck would be required to periodically remove liquids that have accumulated in the surge tank and condensate tank. The frequency of this need depends on the VOC concentration and how much moisture is entrained in the system influent vapors. It is currently anticipated that this task would initially be performed approximately once per week and would decrease over time.

Emissions Control/Shutdown Procedure

The proposed SVE treatment system would be controlled and monitored by programmable logic controllers (PLCs). The PLCs would monitor and record data and manage the automated system

immediately shutdowns in the case of system component malfunctions, or if emissions exceed the VOC discharge limit. The PLCs would automatically alter the facility configuration and throughput to assure the VOC limit is not exceeded. In the case that operational issues occur that could result in a spill (i.e., high liquid level in the influent knockout separator) or equipment damage (i.e., blower belt breakers), the PLCs would be programmed to immediately shut down the proposed SVE treatment system, alarm the operator, and/or autodial a notification to qualified alarm response personnel. The system would not start up until the operator manually reviews all parameters to ensure conformance with all system requirements. Additionally, an Emergency Response Plan detailing spill response and evacuation procedures would be included as part of or in addition to the Proposed Project's Health and Safety Plan. A copy of the Emergency Response Plan and Health and Safety Plan would be provided on site, in a protected area within the proposed SVE treatment system at all times.

Emissions Monitoring

Emissions from the proposed SVE treatment system would be monitored to ensure that system operations are consistent with SCAQMD and City discharge limits. VOC concentrations following treatment would be measured on a continuous basis using a continuous emission monitor (CEM). Emissions would be calculated from these concentration readings and an estimate of flow out of the stacks of the SVE Phase I C3 System and SVE Phase II Carbon System.

In addition to controlling the total VOC emissions from the proposed SVE treatment system, the Applicant would also determine the concentrations of PCE, TCE, VC, and CCl₄ in the emissions from the proposed SVE treatment system. These chemicals would be used as indicators of a potential change in excess cancer risk should there be a change in the concentration level of individual chemicals in the mix of chemicals.

To ensure that operation of the Proposed Project does not result in any significant health effects, the same conditions for the approved CUP would also be imposed for the Proposed Project, as shown below:

- VOC concentrations shall be limited to 9.8 pounds per day as a monthly average.
- VC concentrations shall be limited to 0.14 pounds per day as a monthly average.
- The measured concentrations of PCE, TCE, VC, and CCl₄ shall be used to calculate the excess cancer risk and ensure that it remains below one in one million assuming that emissions remain at this level for the entire life of the Proposed Project, which is 8.5 years.

Data collection and monitoring would be conducted to optimize the performance of the proposed SVE treatment system and to demonstrate compliance with the SCAQMD PTC/PTO and the proposed CUP. Vapor samples would be collected from the proposed SVE treatment system influent and effluent during the first week of operation and monthly thereafter, as per SCAQMD PTC/PTO requirements.

Each vapor sample would be collected, preserved, transported, and analyzed per the United States Environmental Protection Agency (U.S. EPA) methods and SCAQMD requirements applicable to the type of sample and compounds to be analyzed

In the event that the calculated cancer risk exceeds one in one million based on the analysis of any one monthly or quarterly sample, system adjustments would be made by manually adjusting extraction flow rates and/or influent dilution air to decrease VOC emissions to meet the City's discharge limits. In the case that VOC concentrations exceed the City's discharge limits, additional treatment vessels may be added to target the exceeded VOC. Effluent samples would be collected and analyzed within three days following

the system change. If compliance with the discharge limits is met, the normal sampling schedule would resume. Otherwise, additional system changes and weekly samples would be taken for one month to ensure compliance. If the operational adjustments cause the expected Proposed Project life to be extended, the life used for risk evaluations would be increased accordingly.

Additionally, if the VC limit of 0.14 pounds per day is exceeded in any month, the emissions in future months must be reduced so that the monthly average for a three-month period which includes the month of violation meets the emission limit. Sample results and emissions calculations would be sent to the City and LARWQCB for review.

Hazardous Materials and Waste

No chemicals are required for operation of the proposed SVE treatment system other than standard lubricants and grease to keep machinery parts properly lubricated. However, hazardous wastes or products would be generated during operation of the proposed SVE treatment system, including VOC-containing aqueous wastes or liquids that would be removed from the vapor stream and spent carbon generated during treatment system operation. The surge tank and condensate tank of the proposed SVE treatment system would temporarily store VOC liquids that are removed from the vapor stream during Proposed Project operations until the hazardous waste is transported off-site for proper disposal. All liquid and solid wastes and products generated during system installation and operation would be sampled, analyzed at an independent California Environmental Laboratory Accreditation Program (ELAP)-certified environmental laboratory, and properly manifested for transport off-site. Spent carbon would be transported to either a licensed carbon regeneration facility or a licensed disposal facility depending on VOC concentrations in the carbon, based on the laboratory analytical results.

The liquids removed from the vapor stream may or may not be classified as hazardous; nonetheless, appropriate chemical data sheets (CDSs), formerly referred to as material safety data sheets (MSDSs), for potential chemicals present in the liquids would be supplied to the City's Fire Department prior to initiating system startup. CDSs would also be supplied for the V-GAC vessels and consumables such as lubricants, grease, and any other material with a CDS.

As discussed above under *Operations and Maintenance Activities*, it is anticipated that removal of accumulated liquids would be performed using a vacuum truck at a frequency of approximately once per week to once per month, and that change-out of spent carbon would be performed using a vacuum truck at an anticipated frequency of approximately every six months under Phase I operations and every two to four months under Phase II operations. The estimated volume of liquids per load is 200 to 400 gallons, and the estimated pounds of spent carbon per load is 1,000 to 2,000 pounds. The off-site transport of such materials would be scheduled between 9 a.m. and 4 p.m. Additionally, in the case that VC is detected in well vapors, the transportation and disposal of spent PPZ would be managed in the same manner as spent carbon. Landfill-type solid waste would not be generated as a result of treatment system operation, although spent carbon (and PPZ, although not anticipated) would be transported off-site to a recycling or disposal facility.

2.10.6 Decommissioning

When soil cleanup levels are met, the Proposed Project would be shut down and decommissioned pursuant to applicable regulations in effect at that time. The two major events that would occur during the final shutdown would be 1) the dismantling and removal of the proposed SVE treatment system from the SVE treatment plant property, and 2) the sealing of the proposed SVE wells. Termination and

abandonment conditions shall be in conformance with requirements approved by the LARWQCB.

Dismantling and Removal of the Proposed SVE Treatment System

Once it has been determined by the LARWQCB that the proposed SVE treatment system has accomplished its VOC cleanup goal, the proposed SVE treatment system would be dismantled and removed from the SVE treatment plant property. As part of the dismantling and removal process, valve vaults would be eliminated, and open pipes would be sealed by grouting and/or other suitable methods.

Well Abandonment

Once it has been determined by the LARWQCB that the proposed SVE treatment system has accomplished its VOC cleanup goal, the proposed SVE wells would be sealed shut with pressure grouting, which would be accomplished through the valve vaults. A specified cement bentonite slurry would be pumped through the underground conveyance pipelines and down into the wells, sealing the well screens and filling the pipes which would be abandoned in place. Abandonment of the wells would be completed in accordance with applicable regulatory requirements.

2.11 PROJECT OBJECTIVES

Given that a majority of the originally impacted area of affected soil has been remediated by the Approved Project and that the Proposed Project would operate with technology with a smaller footprint on the remaining contaminated source areas, minor changes to the objectives of the Adopted EIR are proposed below:

- Restore the affected soil within the vapor monitoring point (VMP)-3 and VMP-5 source areas such that further remedial action and monitoring would no longer be necessary.
- Eliminate migration of soil contaminants to the groundwater aquifer.
- Use the best available treatment technology that has an established record of successful performance (i.e., not experimental technology).
- Meet the needs of the South Coast Air Quality Management District (SCAQMD) for its permitting action on the Soil Vapor Extraction (SVE).

2.12 APPROVALS

The City is the Lead Agency for the Proposed Project, as it is the agency with primary authority over the Proposed Project's discretionary approvals. Several other agencies, identified as responsible and trustee agencies, will also use the SEIR for their consideration of approvals or permits under their respective authorities.

Implementation of the Proposed Project would likely include, but not all, the same permits and approvals identified in the EIR for the Approved Project. Notably, the proposed SVE treatment system would emit treated vapors into the atmosphere and therefore requires a CUP from the City. Because the proposed SVE treatment is a smaller, optimized version of the existing legacy SVE treatment system that was already permitted by the City through the approved CUP for the Approved Project, the Proposed Project is seeking the approval of the proposed CUP that would amend the approved CUP to revise pertinent treatment

equipment information and several operating parameters and conditions included in the approved CUP to reflect the optimized system's design and operation.

A list of all the discretionary permits that could be required from the lead agency, trustee agencies, and responsible agencies for the Proposed Project are identified in **Table 2-4: Matrix of Potential Approvals Required**.

Table 2-4: Matrix of Potential Approvals Required

Permit/Action Required	Approving Agency	Lead/Trustee/Responsible Agency Designation
Supplemental Environmental Impact Report Certification	City of Burbank	Lead Agency
Conditional Use Permit	City of Burbank	Lead Agency
Soil vapor extraction treatment system design approval	Los Angeles Regional Water Quality Control Board	Responsible Agency
Installation of soil vapor extraction wells greater than 10 feet in depth, and if drilling activities encounter the saturated zone	Los Angeles County Public Health Department, Environmental Health Division	Responsible Agency
Grading, Building, and Encroachment Permit(s)	City of Burbank	Lead Agency
Permit to Construct/Permit to Operate	South Coast Air Quality Management District	Responsible Agency
Construction and operation of product liquid storage tank	City of Burbank (Fire Department)	Lead Agency

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3.0 ENVIRONMENTAL SETTING

California Environmental Quality Act (CEQA) Guidelines Section 15125 requires that an environmental impact report (EIR) includes a description of the existing environment. This chapter provides a general overview of the environmental setting for the Soil Vapor Extraction System Upgrade Project (Proposed Project), however detailed information on existing conditions for each environmental resource area evaluated in this Supplemental EIR (SEIR) is provided in Chapter 4, *Environmental Impact Analysis*. This chapter also provides an overview of related projects that are considered in the SEIR in evaluating cumulative impacts that could result from the Proposed Project together with other projects.

3.1. Regional Setting

Figure 2-1: Regional Vicinity Location Map, included in Chapter 2, Project Description, of this SEIR depicts the Project's location at 1234 North Victory Place, 1501 North Victory Place, 1800 West Empire Avenue, and 1301 North Victory Place (Project Site) in the City of Burbank (City) in a regional context. The City is located in the San Fernando Valley, in the northwest portion of Los Angeles County, approximately eight miles northwest of downtown Los Angeles. The City borders the City of Glendale to the east, City of Los Angeles to the south, and the North Hollywood neighborhood to the west. Regional access to the Project Site is provided via Interstate 5 (I-5), which travels in a northwest-southeast orientation across North Victory Place from the Project Site, approximately 250 feet northeast of the Project Site. Local vehicular access to the Project Site is provided via North Victory Place and Empire Avenue to the north. Pedestrian access is provided via an existing sidewalk along the North Victory Place abutting the northern boundary of the Project Site.

3.2. Project Site Setting

Figure 2-2: Local Vicinity Map, included in Chapter 2, *Project Description*, of this SEIR depicts the Project Site and immediate vicinity. The Proposed Project is located in the central portion of the City. The Project site consists of two main areas:

- The **SVE Treatment Plant Property**: the property at 1234 North Victory Place, which is northwest of the intersection at North Victory Place and the railroad tracks owned by the Los Angeles County Metropolitan Transportation Authority (Metro) and Amtrak (Assessor Parcel Number [APN] 2462-017-020); and
- The **SVE Well Field**: the portion of the Project Site generally located at 1501 North Victory Place, 1800 West Empire Avenue, and 1301 North Victory Place within the parking lots of the northeastern portion of the Burbank Empire Center (APN 2462-017-18, -29, and -032).

Surrounding land uses around the Project Site include the Metrolink Antelope Valley line railroad tracks and the I-5 to the north as well as commercial and single-family residential uses farther north across North Victory Place, the Metrolink Antelope Valley line railroad tracks, and the I-5; and the Animal Walk of Fame animal shelter, Burbank Animal Shelter, and the Metrolink Antelope Valley line railroad tracks to the east across North Victory Place. To the south are railroad tracks serving the Metrolink Ventura County, Amtrak Pacific Surfliner, and Amtrak Coast Starlight lines and commercial uses including a Costco farther the south across the railroad tracks. To the west is the remainder of the Burbank Empire Center.

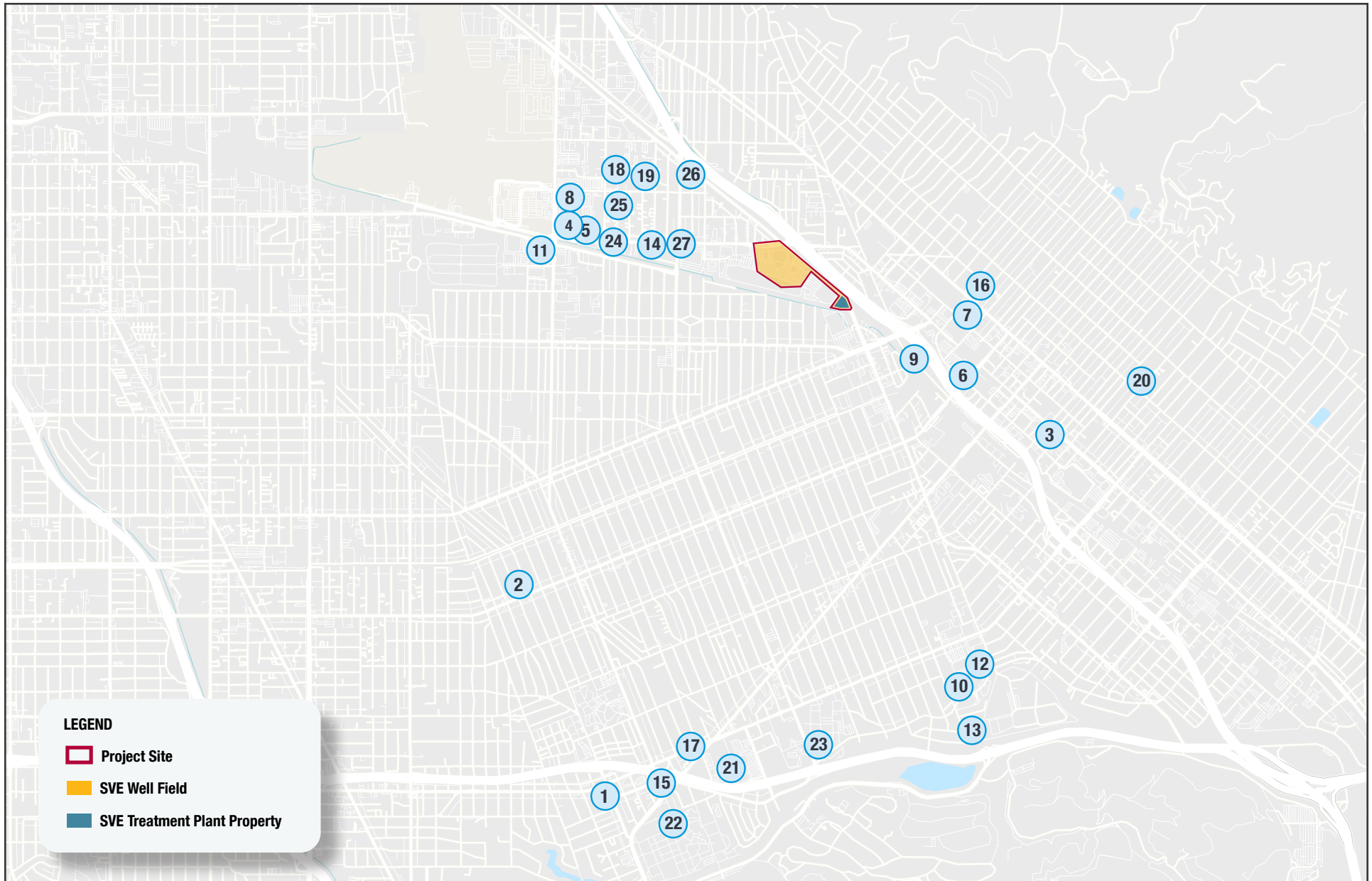
3.3. Cumulative Development

CEQA Guidelines Section 15355 defines “cumulative impacts” as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” This means that while the impacts of projects on their own may be insignificant, when analyzed in combination with impacts from other projects in the vicinity, they may be significant. CEQA Guidelines Section 15130 requires EIRs to discuss the cumulative impacts of a project “when the project’s incremental effect is cumulatively considerable.” Each impact analysis discussion in Chapter 4, *Environmental Impact Analysis*, of this SEIR includes a cumulative impacts discussion. **Table 3-1: Cumulative Projects List** and **Figure 3-1: Cumulative Projects** identifies the projects in the Proposed Project vicinity with potential to result in cumulative impacts.

Table 3-1: Cumulative Project List

	Project Name/Location	Description/Land Use
1	4100, 4108, 4110 W Riverside Drive	Residential, Retail, Day Care Center
2	4201 W. Magnolia Boulevard	Day Care Center
3	129 E. Providencia	Hotel
4	Media Studios North Original Remaining Entitlement 3401 W. Empire Avenue	General Office
5	Media Studios North Expanded Entitlement 3377 W. Empire Avenue	General Office
6	First Street Village 315 N. First Street (Mixed-Use)	Residential (Apartments), Restaurant, Retail
7	AC Hotel 550 N. Third Street	Hotel
8	Aloft Hotels & Residence Inn 2500 N. Hollywood Way	Hotel, Restaurant
9	LaTerra 777 N. Front Street (Mixed-Use)	Apartments, Retail/Gallery Space, Hotel, Restaurant
10	Lycee International de Los Angeles (LILA) 1105 Riverside Drive	Increase of School Enrollment from 350 to 450 Students
11	Fry's - Mixed Use 2311 N. Hollywood Way	Retail General Office, and Residential
12	921-1001 Riverside	Residential (Condominiums)
13	910 S. Mariposa	Residential (Condominiums)
14	2814 Empire	Residential (Apartments)
15	3700 Riverside	Residential (Apartments)
16	601-607 Glenoaks	Adult Day Care
17	Bob Hope Site 3201 W. Olive Avenue	Residential (Apartments)
18	3031 Thornton Avenue	Industrial
19	2801 Thornton Avenue*	Industrial
20	801 S. 6th Street	Residential (Apartments)
21	The Burbank Studios (formerly NBC) 3000 W. Alameda Avenue	General Office
22	Warner Brothers 4000 Warner Boulevard	General Office
23	Disney (Remaining Entitlement) 500 S. Buena Vista Street	General Office

24	Burbank Bob Hope Airport Terminal Relocation	Airport Terminal Relocation
25	California High Speed Rail Project	California High Speed Rail
26	Avion 3001 N. Hollywood Way	Office, Restaurant, Retail, Industrial Park, Hotel
27	3401 Empire Avenue	Media
Source: City of Burbank, 2024		



SOURCE: ArcGIS



FIGURE 3-1: Cumulative Projects

SOIL VAPOR EXTRACTION SYSTEM UPGRADE PROJECT

Kimley»Horn

4.0 ENVIRONMENTAL IMPACT ANALYSIS

This chapter of the Supplemental Environmental Impact Report (SEIR) discusses the potential environmental effects of the proposed Soil Vapor Extraction System Upgrade Project (Proposed Project). As discussed in Section 1.4, *Organization of the SEIR*, the SEIR is arranged by environmental issues analyzed: Section 4.1, *Geologic Problems*; Section 4.2, *Water*; Section 4.3, *Health Risk Assessment*; and Section 4.4, *Health Risk Hazards*.

Discussion within each section addresses the potential impacts of the Proposed Project relative to impacts compared to the approved Soil Vapor Extraction System Project (Approved Project) assessed by the adopted 1995 Focused Environmental Impact Report (Adopted EIR) prepared for the Approved Project. Discussion within each section is established as follows:

- 1) **Environmental Setting.** This section discusses existing conditions at the Project's location at 1234 North Victory Place, 1501 North Victory Place, 1800 West Empire Avenue, and 1301 North Victory Place (Project Site) in the City of Burbank (City) and in the surrounding area at the time the Proposed Project's Notice of Preparation was published. The purpose of the environmental setting is to describe the "baseline condition" the City will use to compare to the Proposed Project for purposes of identifying whether the Project would result in significant impacts.
- 2) **Policy and Regulatory Setting.** This section discusses the policy and regulatory environment that has changed since the certification of the Adopted EIR. Under the California Environmental Quality Act (CEQA), changes in the policy and regulatory environment can constitute new information per CEQA Guidelines Section 2166(c). As such, the current policy and regulatory environment applicable to the Proposed Project is discussed in this section.
- 3) **Environmental Impact Analysis:** This section describes the methodology employed to analyze the effects of the Proposed Project on each environmental issue. This section also identifies the thresholds of significance employed to determine whether the Proposed Project would produce a significant environmental impact. Finally, potential impacts from the Proposed Project are discussed per threshold significance criteria. To determine whether the Proposed Project would result in any new impacts or increases in the severity of impacts previously disclosed in the Adopted EIR, this analysis considers the impacts that would result from construction and operation activities that would take place within the Project Site under current environmental and regulatory circumstances and compares these impacts to those identified in the Adopted EIR.
- 4) **Mitigation Measures:** This section discusses feasible mitigation measures that would reduce significant effects of the Proposed Project, if applicable.
- 5) **Cumulative Analysis:** CEQA Guidelines Section 15355 requires an analysis of cumulative impacts, which are defined as, "two or more individual effects which, when considered together, are considerable, or which compound or increase other environmental impacts." This section describes cumulative impacts of the Proposed Project and related projects identified by the City.

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4.1. GEOLOGIC PROBLEMS

4.1.1 Introduction

This section addresses the potential impacts of the proposed Soil Vapor Extraction System Upgrade Project (Proposed Project) relative to geologic problems compared to the approved Soil Vapor Extraction System Project (Approved Project) assessed by the adopted 1995 Focused Environmental Impact Report (Adopted EIR). For the purpose of this document, references to the Adopted EIR include the Initial Study, Addendum to the Initial Study, and the resulting Focused EIR. As with the Adopted Project, geologic problems include impacts related to geology and soils.

This section is intended to supplement the Adopted EIR and evaluate the Proposed Project's potential impact to geologic problems based on the minor modifications included in the Proposed Project, changed circumstances, or new information that was not known or could have been known at the time the Adopted EIR was certified. The Adopted EIR did not implement any mitigation measures related to geologic problems, and no public comments related to geologic problems were received in response to the Notice of Preparation (NOP) during the scoping period for this Supplemental Environmental Impact Report (SEIR).

As analyzed below, no new impact is identified as compared to the Approved Project. The analysis concludes that the Proposed Project would result in similar impacts related to geologic problems, specifically liquefaction, as the Approved Project. This analysis further concludes that there are no changes in circumstances arising since the preparation of the Adopted EIR or new information not known at the time the Adopted EIR was prepared that would require further analysis under California Environmental Quality Act (CEQA). Consistent with the Adopted EIR and for reasons specified therein, this SEIR concludes that this impact would be less than significant and has substantially the same impact as the Approved Project.

4.1.2 Environmental Setting

Physical Environment

In general, there are no substantive changes related to geologic problems at the Proposed Project's location at 1234 North Victory Place, 1501 North Victory Place, 1800 West Empire Avenue, and 1301 North Victory Place (Project Site) as described in the Adopted EIR.

Earthquake Faults

The Adopted EIR identified no active faults near the Project Site and determined that there are no identified Alquist-Priolo Faults in the City of Burbank (City); See Appendix A, *Adopted 1995 EIR*, to this SEIR. Under existing conditions, there are no active faults near the Project Site. The closest Alquist Priolo Fault Trace to the Project Site is the Sierra Madre Fault, located approximately 5.45-miles north of the Project Site. Other active faults exist in the region, but they are not located within the City.¹

¹ California Department of Conservation, Earthquakes Zones of Required Investigation, <https://maps.conservation.ca.gov/cgs/eqzapp/app/>. Accessed October 17, 2025.

Potential Ground Shaking

Ground shaking effects are dependent on a number of factors such as the distance of the epicenter of the seismic effect, the duration of ground shaking, and the geotechnical characteristics of the underlying materials. Areas underlain by thick unconsolidated deposits can be the most susceptible to the effects of ground shaking due to their potential to amplify and prolong surface waves produced in an earthquake. Whereas the characterization of the Southern California region as an area of high seismic activity has changed since the preparation of the Adopted EIR, the probability of substantial seismic event occurring in the Southern California region has been raised since publication of the Adopted EIR. As such, the Adopted EIR remains relevant, and there is no substantial change in circumstances or information regarding this item as compared to the Approved Project.

Surface Rapture

As indicated previously in the Adopted EIR and above, the Alquist Priolo Earthquake Fault Zoning Act of 1972, created special study zones of active faults and fault zones in California to mitigate hazards resulting from seismic damage. As described above, the Project Site remains outside of any established Alquist-Priolo Earthquake Fault Zone for fault rapture hazards. No active or potentially active faults are known to pass directly under the Project Site. Since no earthquake faults intersect the Project Site, the potential for ground rapture within the Project Site is considered low. As such, there is no substantive change in circumstances or information regarding this item as compared to the Approved Project.

Liquefaction

As described in the Adopted EIR, the City is located atop soils susceptible to liquefaction and is designate as a Liquefaction Hazard Zone by the California Geological Survey (CGS).² The Adopted EIR states that liquefaction would be potentially significant on the Project Site if perched local water levels (near-surface water) occurred at the site. Prior geotechnical evaluations conducted for the Adopted EIR indicate that groundwater at the top of the site was too deep to present a liquefaction hazard. Therefore, liquefaction hazard at the Project Site was considered to not be a significant impact and no mitigation measures were required. As discussed in the Burbank2035 General Plan (General Plan), the City is located within a liquefaction zone; however, as groundwater levels have been dropping, the risk of liquefaction in the City has become relatively low.³ As such, there is no substantive change in circumstances or information regarding this item as compared to the Approved Project.

Subsidence

As described in the Adopted EIR, the Approved Project would have no impact in regard to subsidence of land. Land subsidence could occur in areas known to experience fluid withdrawal, such as groundwater pumping. According to the U.S. Geological Survey, the Project Site and the City is not located within a known area of subsidence.⁴ There are no substantive changes in circumstances or information regarding this item.

² California Department of Conservation, California Geological Survey, <https://www.conservation.ca.gov/CGS/>. Accessed October 22, 2025.

³ City of Burbank, Burbank2035 Safety Element, https://www.burbankca.gov/documents/173607/1541047/20130213_Chapter7+-+Safety.pdf/07a23aef-2e79-85f4-5c99-dc174e9ed823?t=1637190580585. Accessed October 30, 2025.

⁴ U.S. Geological Survey, Areas of Land Subsidence in California, https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html. Accessed October 30, 2025.

Slope Stability/Landslides

As described in the Adopted EIR, the Project Site would not expose people or property to slope instability, such as landslides. The Project Site is not located within a CGS designated Landslide Zone.⁵ As such, there is no substantive change in circumstances or information regarding this item as compared to the Approved Project.

Policy and Regulatory Environment

Since the certification of the Adopted EIR in 1995, the policy and regulatory environment related to geologic problems has changed. Under CEQA, changes in the policy and regulatory environment can constitute new information per CEQA Guidelines Section 21166(c). As such, the current policy and regulatory environment applicable to the Proposed Project is discussed in the analysis below.

Federal

Earthquake Hazards Reduction Act

The Earthquake Hazards Reduction Act was enacted in 1977 to “reduce the risks to life and property from future earthquakes in the United States through the establishment and maintenance of an effective earthquake hazards and reduction program.” To accomplish this, the Earthquake Hazards Reduction Act established the National Earthquake Hazards Reduction Program (NEHRP). This program was substantially amended by the NEHRP Reauthorization Act of 2004 (Public Law 108-360).

NEHRP’s mission includes improved understanding, characterization, and prediction of hazards and vulnerabilities; improvement of building codes and land use practices; risk reduction through post-earthquake investigations and education; development and improvement of design and construction techniques; improvement of mitigation capacity; and accelerated application of research results. The NEHRP designates the Federal Emergency Management Agency (FEMA) as the lead agency of the program and assigns it several planning, coordinating, and reporting responsibilities. Programs under NEHRP help inform and guide local planning and building code requirements, such as emergency evacuation responsibilities, and seismic code standards, such as those to which a proposed project would be required to adhere.

National Pollutant Discharge Elimination System

The National Pollutant Discharge Elimination System (NPDES) Program has been responsible for substantial improvements to the water quality in the United States since 1972. The NPDES permit sets erosion control standards and requires implementation of nonpoint source control of surface drainage through the application of a number of Best Management Practices (BMPs). The NPDES permit is required by Section 402 of the Clean Water Act.

State

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act (formerly the Alquist-Priolo Special Studies Zone Act) was signed into law on December 12, 1972 (revised in 1994), and codified into State law in the Public Resources

⁵ California Department of Conservation, Earthquake Zones of Required Investigation, <https://maps.conservation.ca.gov/cgs/eqzapp/app/>. Accessed October 29, 2025.

Code (PRC) as Division 2, Chapter 7.5 to address hazards from earthquake fault zones. The purpose of this law is to mitigate the hazard of surface fault rupture by regulating development near active faults. According to the Alquist Priolo Earthquake Fault Zoning Act, before a project that is within an Alquist-Priolo Earthquake Fault Zone can be permitted, cities and counties shall require a geologic investigation, prepared by a licensed geologist, to demonstrate that buildings will not be constructed across active faults. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back a distance to be established by a California Certified Engineering Geologist.

The regulatory environment discussed in the Adopted EIR for the Alquist-Priolo Earthquake Fault Zoning Act of 1972 remains fully relevant. As determined in the Adopted EIR, the Project Site is not located within an Alquist-Priolo Earthquake Fault Zone. The Project site is still not located within an Alquist-Priolo fault zone, and as a result the requirements of the Act do not apply to the Project Site or the Proposed Project.

Seismic Hazards Mapping Act

In order to address the effects of strong ground shaking, liquefaction, landslides, and other ground failures due to seismic events, the State of California passed the Seismic Hazards Mapping Act of 1990 (PRC Sections 2690-2699.6). Under the Seismic Hazards Mapping Act, the State Geologist is required to delineate “seismic hazard zones”. Cities and counties must regulate certain development projects within these zones until the geologic and soil conditions of their project sites have been investigated and appropriate mitigation measures, if any, have been incorporated into development plans. The State Mining and Geology Board provides additional regulations and policies to assist municipalities in preparing the Safety Element of their General Plans and to encourage the adaptation of land use management policies and regulations to reduce and mitigate seismic hazards to protect public health and safety. Under PRC Section 2697, cities and counties must require, prior to the approval of a project located in a seismic hazard zone, submission of a geotechnical report defining and delineating any seismic hazard.

Local

Burbank2035 General Plan

The Burbank2035 General Plan (General Plan) includes goals and policies that address seismic hazards and public safety. The following Safety Element policies are related to geologic problems:

Safety Element

- Policy 5.3** Enforce seismic design provisions of the current California Building Standards Code related to geologic, seismic, and slope hazards.
- Policy 6.7** Employ strategies and design features to reduce the area of impervious surface in new development projects.

Burbank Municipal Code

Title 7 Public Ways and Property, Chapter 1 Excavations, Article 1, Grading Fills and Excavations, Section 105 of the Burbank Municipal Code (BMC) requires applicants for grading permits to submit an engineering geological report prepared and signed by an engineering geologist and include a description of the geology of the site, conclusions, and recommendations regarding the effect of geological conditions on the proposed development, and a geologic map of sufficient detail as to portray the existing field condition. Recommendations included in the report and approved by the Director shall be incorporated

into the grading plans. A soil engineering report shall also be submitted based on the grading plans. Such report shall be prepared by a soils engineer and shall include data regarding the nature, distribution, and strength of existing soils, conclusions, and recommendations for grading procedures, design criteria for corrective measures, or other criteria as may be necessary.

4.1.3 Environmental Impacts

Thresholds of Significance

To determine whether the Proposed Project would result in any new impacts or increases in the severity of impacts previously disclosed in the Adopted EIR, this analysis considers the impacts that would result from construction and operation activities that would take place within the Project Site under current environmental and regulatory circumstances and compares these impacts to those identified in the Adopted EIR. Thresholds of significance utilized by the City in the Adopted EIR with respect to Geologic Problems are identified below.

As with the analysis in the Adopted EIR, this section of the SEIR evaluates the impact of the Proposed Project related to geologic problems that were determined to have a potentially significant impact. Other impacts related to geologic problems that were identified to result in no new impact or a less than significant impact are discussed in Chapter 5, *Effects Found Not Significant*.

Analysis of the Project Impacts

The Adopted EIR identified the following thresholds to have a potentially significant impact.

Impact GEO-3 Seismic ground failure, including liquefaction.

Discussion

According to the Adopted EIR, a “moderate to high risk” of liquefaction exists in the area, which could have the potential to create health risks if the facility is damaged. As further analyzed in Section 3.2, of the Adopted EIR, liquefaction potential is considered overall to be low at the former Plant B-1 site; therefore, liquefaction risk was not considered significant. The Adopted EIR determined that although the soils within the top 50 feet are loose to medium dense, the present water table is at a depth of greater than 50 feet. According to the Adopted EIR, the City’s Building Department would require a soil study to reduce any geologic hazards associated with the Approved Project. Therefore, the Adopted EIR identified that liquefaction potential due to perched water is considered to be low.

According to the General Plan, in the last 50 years, the regional groundwater table levels have dropped in response to the increased volume of water extracted from wells. Therefore, groundwater levels are expected to remain at or deeper than 50 feet, which would result in a low to very low risk of liquefaction at the Project Site.⁶ Data from the Los Angeles County Public Works Department demonstrates that groundwater within a one-mile radius of the Project Site is at a depth of 80.1 feet as of the last well measurement on July 31, 2024. Therefore, the Project Site would continue to have low to very low risk of liquefaction.⁷ As with the Approved Project, the Proposed Project would be of a similar size and would be

⁶ City of Burbank, Burbank2035 General Plan – Safety Element, https://www.burbankca.gov/documents/173607/1541047/20130213_Chapter+7+-+Safety.pdf/07a23aef-2e79-85f4-5c99-dc174e9ed823?t=1637190580585. Accessed October 30, 2025.

⁷ Los Angeles County Public Works Department, Groundwater Well Data, <https://dpw.lacounty.gov/general/wells/#>. Accessed October 30, 2025.

located in a regional groundwater table at a depth greater than 50 feet; and therefore, would not have any significant impacts related to liquefaction.

The Proposed Project would be required to adhere to the BMC Title 7, Chapter 1, Article 1, Grading, Fills, and Excavations which requires an Engineering Geological Report and Soils Engineering Report to be prepared, based upon the grading plans.⁸ The required reports would assess the specific site's geologic units or soils and the potential for conditions related to ground failure, liquefaction, lateral spreading, subsidence, or expansive soils. The Proposed Project would be required to comply with the California Building Code, as adopted by the City pursuant to BMC Title 9, Chapter 1, Division 2, Article 2.⁹ As such, the Proposed Project would not result in any new significant geologic impacts as compared to the Approved Project.

Mitigation Measures

The Approved EIR did not identify mitigation measures that would apply to the Approved Project. The Proposed Project would not result in new impacts with respect to geologic problems as compared to the Approved Project and no Project-specific mitigation measures are required.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no significant new impacts or changes. No mitigation measures were previously applied under the Adopted Project, and none are required by the Proposed Project. Impacts related to geologic problems would be less than significant. No further analysis is required under CEQA.

Cumulative Impacts

Discussion

CEQA Guidelines Section 15355 requires an analysis of cumulative impacts, which are defined as, "two or more individual effects which, when considered together, are considerable, or which compound or increase other environmental impacts." As with the Adopted EIR, this SEIR analyzes potential cumulative impacts related to geologic problems. As discussed above, the environmental setting has changed since the Adopted EIR was certified, including related projects in proximity to the Project Site. **Table 3-1: Cumulative Projects List**, included in Chapter 3, *Environmental Setting*, of this SEIR identifies the related projects and other possible development in the area determined as having the potential to interact with the Proposed Project to the extent that a significant cumulative effect may occur.

Site specific conditions vary amongst the Proposed Project and related project sites. Similar to the Proposed Project, related projects would be required to prepare a certified geological report and soils engineering report, prepared in accordance with BMC Title 7, Chapter 1. Additionally, the Proposed Project and all related Projects would be required to adhere to the California Building Code, as adopted by the City pursuant to BMC Title 9, Chapter 1, Division 2, Article 2. Compliance with applicable guidelines would ensure that design and construction of the Proposed Project and related projects would reduce potential impacts to liquefaction. Therefore, the Project's less than significant effects relative to

⁸ City of Burbank, Burbank Municipal Code (BMC), Title 7 Public Ways and Property, Chapter 1 Excavations, Article 7-1-105, Application for Permit, <https://www.codepublishing.com/CA/Burbank/html/Burbank07/Burbank0701.html#7-1>. Accessed October 29, 2025.

⁹ City of Burbank, Burbank Municipal Code (BMC), Title 9, Chapter 1, Article 2, California Building Code, <https://www.codepublishing.com/CA/Burbank/html/Burbank09/Burbank0901.html#9-1-2>. Accessed November 17, 2025.

liquefaction would not be cumulatively considerable, and cumulative impacts would be less than significant.

Mitigation Measures

The Approved EIR did not identify mitigation measures that would apply to the Approved Project. As there would be no significant effects relative to liquefaction that would be cumulatively considerable, no Project-specific mitigation measures are required by the Proposed Project.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no significant new cumulative impacts or changes. No mitigation measures were previously applied under the Approved Project; and no mitigation measures are included under the Proposed Project. Cumulative impacts would be less than significant with no mitigation incorporated. No further analysis is required under CEQA.

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4.2 WATER

4.2.1 Introduction

This section addresses the potential impacts of the proposed Soil Vapor Extraction System Upgrade Project (Proposed Project) relative to water compared to the approved Soil Vapor Extraction System Project (Approved Project) assessed by the Adopted 1995 Focused Environmental Impact Report (Adopted EIR). For the purpose of this document, references to the Adopted EIR include the Initial Study, Addendum to the Initial Study, and the resulting Focused EIR. As with the Adopted Project, the analysis of water also includes impacts related to stormwater.

This section is intended to supplement the Adopted EIR and evaluate the Proposed Project's potential impacts related to water based on the minor modifications included in the Proposed Project, changed circumstances, or new information that was not known or could not have been known at the time the Adopted EIR was certified. The analysis in this section incorporates the mitigation measures implemented by the Adopted EIR that are applicable to the Proposed Project. However, no mitigation measure specific to the Proposed Project are required. Additionally, this section also addresses two public comments that were received during the public scoping meeting for the Proposed Project related to water. These comments are included in Appendix B, *Public Involvement*, to this Supplemental Environmental Impact Report (SEIR) and are summarized below:

- Commentor asked if the Proposed Project applicant, Lockheed Martin (Applicant), coordinated with utility provider for water services
- Commentor asked if the Proposed Project would have any specific water related impacts.

As analyzed below, no new impact is identified as compared to the Approved Project. The analysis concludes that the Proposed Project would result in similar impacts related to water as the Approved Project. This analysis further concludes that there are no changes in circumstances arising since the preparation of the Adopted EIR or new information not known at the time the Adopted EIR was prepared and would require further analysis under California Environmental Quality Act (CEQA). Consistent with the Adopted EIR and for the reasons specified therein, this SEIR concludes that this impact would be less than significant and has substantially the same impacts as the Approved Project.

4.2.2 Environmental Setting

Physical Environment

In general, there are no substantive changes related to water resources, hydrology or water quality relative to the Proposed Project's location 1234 North Victory Place, 1501 North Victory Place, 1800 West Empire Avenue, and 1301 North Victory Place (Project Site) as described in the Adopted EIR.

Surface Water Hydrology and Quality

The California Regional Water Quality Control Board, Los Angeles Region (LARWQCB) has jurisdiction over the coastal watersheds between Rincon Point (on the coast of western Ventura County) and the eastern Los Angeles County line. The Project Site is located within the Los Angeles River Watershed (Watershed), which covers over 830 square miles. The Watershed includes the western portion of the San Gabriel

Mountains, the Santa Susana Mountains, the Verdugo Hills, and the northern slope of the Santa Monica Mountains. The Los Angeles River flows from the western San Fernando Valley, crosses the San Fernando Valley and the central portion of the Los Angeles Basin, and outlets in San Pedro Bay near Long Beach. The watershed's terrain consists of mountains, foothills, valleys, and the coastal plain. The major tributaries or sub-watersheds of the Los Angeles River include the Burbank Western Channel, Pacoima Wash, Tujunga Wash, and Verdugo Wash in the San Fernando Valley; and the Arroyo Seco, Rio Hondo, and Compton Creek in the Los Angeles Basin. There are no water bodies that transect the Project Site. The closest water body to the Project Site is a collection of storage ponds at the Los Angeles Department of Water and Power Tujunga Station, located approximately 5.6 miles northwest of the Project Site.

The main sources of pollutants in the Watershed come from dense cluster of residential, industrial, and other urban activities have impacted water quality in the middle and lower Watershed. In addition to urban and stormwater runoff, there are a high number of point source permits. A majority of the discharges permitted under the National Pollutant Discharge Elimination System (NPDES) within the Watershed discharges to the Los Angeles River. Refer to *Policy and Regulatory Environment*, below, for more information regarding how surface water discharge and quality is permitted and regulated.

Groundwater Basin Supplies and Quantity

The City of Burbank (City) overlies the San Fernando Valley Groundwater Basin (Groundwater Basin). Replenishment of the Groundwater Basin occurs primarily through percolation of rainfall throughout the watershed via permeable surfaces, spreading grounds, and groundwater migration from adjacent basins. Groundwater within the Groundwater Basin generally flows towards the middle of the Groundwater Basin from the edges and then southerly towards the Coastal Plain of the Los Angeles Groundwater Basin. The Groundwater Basin is managed by the Upper Los Angeles River Area (ULARA) Watermaster. In a 1975 ruling by the California Supreme Court, the Pueblo Water Rights of the City of Los Angeles to all water in the Groundwater Basin were upheld. The Cities of Burbank and Glendale were given rights to all groundwater in the Groundwater Basin derived from "return water" imported by these Cities from outside ULARA but delivered and utilized within ULARA. The ULARA Watermaster submits an Annual Watermaster Report that identifies groundwater supplies, quality, and demand projections. Increases in demand as a result of redevelopment within the Groundwater Basin are planned for as part of ULARA long-term supply and demand planning.

Stormwater Runoff

The City's Water Reclamation and Sewer Division within the City of Burbank Department of Public Works (CBDPW), which is responsible for operating, maintaining, and construction capital improvements on the City's sewer system, which consists of the Burbank Water Reclamation Plan (BWRP), two wastewater pump stations, and approximately 230 miles of sewer pipelines and manholes. Since the City's storm drain system does not flow to a treatment plant, the City, along with other Los Angeles County cities, is subject to fulfilling the requirements of the State-issued municipal storm water (Municipal Separate Storm Sewer System [MS4]) permit, which regulates discharges from the storm drain system. The Approved Project currently discharges its stormwater to the City's sewer system.

Policy and Regulatory Environment

Federal

Federal Clean Water Act

Controlling pollution of the nation's receiving water bodies has been a major environmental concern for more than three decades. In 1972, growing public awareness of the impacts of water pollution in the United States culminated in the establishment of the Federal Clean Water Act (CWA), also referred to as the Federal Water Pollution Control Act of 1972, which provided the regulatory framework for surface water quality protection.

The United States Congress amended the CWA in 1987 to specifically regulate discharges to waters of the United States from public storm drain systems and storm water flows from industrial facilities, including construction sites, and require such discharges be regulated through permits under the NPDES. Rather than setting numeric effluent limitations for storm water and urban runoff, CWA regulation calls for the implementation of Best Management Practices (BMPs) to reduce or prevent the discharge of pollutants from these activities to the Maximum Extent Practicable (MEP) for urban runoff and meeting the Best Available Technology Economically Achievable (BAT) and Best Conventional Pollutant Control Technology (BCT) standards for construction storm water. Regulations and permits have been implemented at the federal, state, and local level to form a comprehensive regulatory framework to serve and protect the quality of the nation's surface water resources.

In addition to reducing pollution with the regulations described above, the CWA also seeks to maintain the integrity of clean waters of the United States – in other words, to keep clean waters clean and to prevent undue degradation of others. As part of the CWA, the Federal Anti-Degradation Policy (40 Code of Federal Regulations [CFR] Section 131.12) states that each state “shall develop and adopt a statewide anti-degradation policy and identify the methods for implementing such policy...” (40 CFR Section 131.12[a-b]). Three levels of protection are defined by the federal regulations:

Existing uses must be protected in all of the Nation's receiving waters, prohibiting any degradation that would compromise those existing uses;

Where existing uses are better than those needed to support propagation of aquatic wildlife and water recreation, those uses shall be maintained, unless the state finds that degradation is “...necessary to accommodate important economic or social development” [40 CFR Section 131.12(a)(2)]. Degradation, however, is not allowed to fall below the existing use of the receiving water; and

States must prohibit the degradation of Outstanding National Resource Waters, such as waters of national and state parks, wildlife refuges, and waters of exceptional recreation or ecological significance.

Federal Anti-Degradation Policy

The Federal Anti-Degradation Policy (40 CFR 131.12) requires states to develop statewide antidegradation policies and identify methods for implementing them. Pursuant to the CFR, state antidegradation policies and implementation methods shall, at a minimum, protect and maintain (1) existing in-stream water uses; (2) existing water quality, where the quality of the waters exceeds levels necessary to support existing

beneficial uses, unless the state finds that allowing lower water quality is necessary to accommodate economic and social development in the area; and (3) water quality in waters considered an outstanding national resource.

State

Porter-Cologne Water Quality Act

Porter-Cologne Water Quality Act In the State of California, the State Water Resource Control Board (SWRCB) and local Regional Water Quality Control Boards (RWQCBs) have assumed the responsibility of implementing the U.S. Environmental Protection Agency's (U.S. EPA) NPDES Program and other programs under the CWA, such as the Impaired Waters Program and the Anti-Degradation Policy. The primary water quality control law in California is the Porter-Cologne Water Quality Act (California Water Code [CWC] Sections 13000 et seq.). Under the Porter-Cologne Act, the SWRCB issues joint federal NPDES Storm Water permits and State Waste Discharge Requirements (WDRs) to operators of MS4 permits, industrial facilities, and construction sites to obtain coverage for the storm water discharges from these operations.

California Anti-Degradation Policy

The California Anti-Degradation Policy, otherwise known as the Statement of Policy with Respect to Maintaining High Quality Water in California, was adopted by the SWRCB (State Board Resolution No. 68-16) in 1968. Unlike the Federal Anti-Degradation Policy, the California Anti-Degradation Policy applies to all waters of the State, not just surface waters. The policy states that, whenever the existing quality of a water body is better than the quality established in individual Basin Plans, such high quality shall be maintained and discharges to that water body shall not unreasonably affect present or anticipated beneficial use of such water resources.

California Toxic Rule

In 2000, the California Environmental Protection Agency (CalEPA) promulgated the California Toxic Rule, which establishes water quality criteria for certain toxic substances to be applied to waters in the State. The U.S. EPA promulgated this rule based on its determination that the numeric criteria are necessary in the State to protect human health and the environment. The California Toxic Rule establishes acute (i.e., short-term) and chronic (i.e., long-term) standards for bodies of water such as inland surface waters and enclosed bays and estuaries that are designated by the LARWQCB) as having beneficial uses protective of aquatic life or human health.

National Pollutant Discharge Elimination System Program

The NPDES permit program was first established under authority of the CWA to control the discharge of pollutants from any point source into the waters of the United States. In California, the NPDES stormwater permitting program is administered by the SWRCB through its nine RWQCBs. This NPDES permit, General Permit for Stormwater Discharges from Construction Activities by the SWRCB (Construction General Permit) establishes a risk-based approach to stormwater control requirements for construction projects by identifying three project risk levels (i.e., Risk Level (RL) 1, 2 or 3 with Level 1 being the lowest and Level 3 being the highest). The RL is calculated in two parts: (1) Project Sediment Risk, and (2) Receiving Water Risk. The Construction General Permit RL determination quantifies sediment and receiving water characteristics and uses these results to determine the project's overall RL. Refer to the "Regional" section for additional regulatory discussion relative to the NPDES Permit Program.

California Groundwater Sustainability Act

On September 16, 2014, California Governor Jerry Brown signed into law a three-bill legislative package, known as the Sustainable Groundwater Management Act of 2014 (SGMA). The SGMA provides framework for sustainable management of groundwater supplies by local authorities, with a limited role for state intervention only if necessary to protect the resource. The SGMA requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. The act provides substantial time – 20 years – for GSAs to implement plans and achieve long-term groundwater sustainability. It protects existing surface water and groundwater rights and does not impact current drought response measures. The California Water Commission requires statewide prioritization of California's groundwater basins using the following eight criteria:

- Overlaying population
- Projected growth of overlying population
- Public supply wells
- Total wells;
- Overlaying irrigation acreage
- Reliance on groundwater as the primary source of water;
- Impacts on the groundwater – including overdraft, subsidence, saline intrusion, and other water quality degradation
- Any other information determined to be relevant by the Department

CWC Section 10720.8 identifies adjudicated areas in SGMA, which have an existing defined entity administering the adjudication. Under SGMA, adjudicated portions of basins are exempt from developing a groundwater sustainability plan (GSP) and forming a GSA. However, the entities administering the adjudications are subject to submitting annual reports to DWR by April 1 each year. SGMA specifically states: “By April 1, 2016, and annually thereafter, submit to the department a report containing the following information to the extent available for the portion of the basin subject to the adjudication:

- Groundwater elevation data unless submitted pursuant to CWC Section 10932
- Annual aggregated data identifying groundwater extraction for the preceding water year
- Surface water supply used for or available for use for groundwater recharge or in-lieu use
- Total water use
- Change in groundwater storage
- The annual report submitted to the court”

California Water Plan

The California Water Plan provides a framework for water managers, legislators, and the public to consider options and make decisions regarding California's water future. The California Water Plan, which is updated every five years, presents basic data and information on California's water resources including water supply evaluations and assessments of agricultural, urban, and environmental water uses to quantify the gap between water supplies and uses. The California Water Plan also identifies and evaluates existing and proposed statewide demand management and water supply augmentation programs and projects to address the State's water needs. The goal for the California Water Plan Update is to meet the

California Water Commission requirements, to receive broad support among those participating in California's water planning and to be a useful document for the public, water planners throughout the State, and legislators and other decision-makers.

Regional

County of Los Angeles Hydrology Manual

The Project Site is located within the jurisdiction of the Los Angeles County Flood Control District (LACFCD), who is responsible for providing flood protection, water conservation, recreation, and aesthetic enhancement within this entire watershed. LACFCD is governed, as a separate entity, by the County of Los Angeles Board of Supervisors. LACFCD consists of more than 3,000 square miles, 85 cities, and approximately 2.1 million land parcels. It includes the vast majority of drainage infrastructure within incorporated and unincorporated areas in every watershed, including 500 miles of open channel, 2,800 miles of underground storm drain, and an estimated 120,000 catch basins. The Los Angeles County Department of Public Works (LACDPW) and LACFCD are responsible for the development of a hydrology manual for consistent hydrologic design throughout the County. The LACDPW Hydrology Manual (dated January 2006) establishes the LACDPW hydrologic design procedures based on historic rainfall and runoff data collected within Los Angeles County. The hydrologic techniques in the manual apply for the design of local storm drains, retention and detention basins, pump stations, and major channel projects.

Board Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties

As required by the CWC, the LARWQCB has adopted a plan entitled "Water Quality Control Plan, Los Angeles Region: Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties" (Basin Plan). Specifically, the Basin Plan designates beneficial uses for surface and groundwaters, sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State's anti-degradation policy, and describes implementation programs to protect all waters in the Los Angeles Region. In addition, the Basin Plan incorporates (by reference) all applicable State and regional board plans and policies and other pertinent water quality policies and regulations. Those of other agencies are referenced in appropriate sections throughout the Basin Plan. The Basin Plan is a resource for the LARWQCB and others who use water and/or discharge wastewater in the Los Angeles Region. Other agencies and organizations involved in environmental permitting and resource management activities also use the Basin Plan. Finally, the Basin Plan provides valuable information to the public about local water quality issues.

NPDES Permit Program and Los Angeles Regional Water Quality Control Board

As described above, in California, the NPDES stormwater permitting program is administered by the SWRCB through its nine RWQCBs. The City is within the jurisdiction of the LARWQCB.

Stormwater Pollution Prevention Plan

California mandates requirements for all construction activities disturbing more than one acre of land to develop and implement Stormwater Pollution Prevention Plans (SWPPPs). The SWPPP documents the selection and implementation of BMPs to prevent discharges of water pollutants to surface or groundwater. The SWPPP also charges owners with stormwater quality management responsibilities. A developer or contractor for a construction site subject to the Construction General Permit must prepare and implement a SWPPP that meets the requirements of the Construction General Permit. The purpose

of an SWPPP is to identify potential sources and types of pollutants associated with construction activity and list BMPs that would prohibit pollutants from being discharged from the construction site into the public stormwater system. BMPs typically address stabilization of construction areas, minimization of erosion during construction, sediment control, control of pollutants from construction materials, and post-construction stormwater management (e.g., the minimization of impervious surfaces or treatment of stormwater runoff). The SWPPP is also required to include a discussion of the proposed program to inspect and maintain all BMPs.

NPDES Permit for Discharges of Groundwater from Construction and Project Dewatering

The County of Los Angeles and the City are co-permittees under the Los Angeles County MS4 Permit (Order No. R4-2021-0105, NPDES Permit No. CAS004004) (MS4 Permit).¹ The MS4 Permit has been determined by the SWRCB to be consistent with the requirements of the CWA and the Porter-Cologne Act for discharges through the public storm drains in Los Angeles County to statutorily defined waters of the U.S. (33 United States Code [USC] §1342(p); 33 CFR Part 328.11). Last amended on July 23, 2021, the LARWQCB amended the MS4 Permit to incorporate modifications consistent with the revised Ballona Creek Watershed Trash Total Maximum Daily Load (TMDL) and the revised Los Angeles River Watershed Trash TMDL, among other TMDLs incorporated into the MS4 Permit and the Basin Plan for the Coastal Waters of Los Angeles and Ventura Counties. Under the amended MS4 Permit, permittees are required to implement a development planning program to address stormwater pollution. This program requires project applicants for certain types of projects to implement a Low Impact Development (LID) Plan. The purpose of the LID Plan is to reduce the discharge of pollutants in stormwater by outlining BMPs, which must be incorporated into the design of new development and redevelopment.

Stormwater Program – Los Angeles County MS5 Permit Citywide Implementation

As discussed above, the City's Sewer Division under the purview of CBDPW is responsible for stormwater pollution control throughout the City in compliance with the MS4 Permit. The Sewer Division administers the City's Stormwater Program. The City enforces the Los Angeles County Low Impact Development Manual (LID Handbook). The LID Handbook assists developers with the selection, design, and incorporation of stormwater source control and treatment control BMPs into project design plans. The LID Handbook addresses the need for frequent and/or regular inspections of infiltration facilities in order to ensure on-site compliance of BMP standards, soil quality, site vegetations, and permeable surfaces. These inspections are required to guarantee that facilities follow all proprietary operation and maintenance requirements.

Low-Impact Development Plans

Under the current Los Angeles County Municipal NPDES Permit, permittees are required to implement a development planning program to address storm water pollution. These programs require project applicants for certain types of projects to implement LID Plans throughout the operational life of their projects. The purpose of LID plans is to reduce the discharge of pollutants in storm water by outlining BMPs, which must be incorporated into the design plans of new development and redevelopment. The

¹ California Regional Water Quality Control Board Los Angeles Region, Order No. R4-2021-0105 NPDES Permit, CAS004004, [https://www.waterboards.ca.gov/rwqcb4/water_issues/programs/stormwater/municipal/public_docs/2022/1_Order\(ACC-RPSignature\).pdf](https://www.waterboards.ca.gov/rwqcb4/water_issues/programs/stormwater/municipal/public_docs/2022/1_Order(ACC-RPSignature).pdf). Accessed October 17, 2025.

Project falls within the definition of “redevelopment” under the MS4 Permit, which requires compliance with the LID requirements

Local

Burbank Municipal Code

City Ordinance 3530 (passed on September 14, 1999) sets forth the City’s Stormwater and Urban Runoff Pollution Control Ordinance (Stormwater Ordinance). The Stormwater Ordinance prohibits the discharge of runoff containing toxic materials, oils or chemicals, food and processing wastes, dirt and landscape debris, and concrete materials, among other constituents. The discharge prohibition is aimed at protecting the health of the public and aquatic ecosystems, as well as preserving the natural flow of storm drain systems.

Burbank Municipal Code (BMC) Title 9, Chapter 3, Article 4, Section 9-3-414, Storm Water Pollution Control Measures for Development Planning, establishes the provisions for construction activities and facility operations of development projects to comply with Standard Urban Stormwater Mitigation Plan (SUSMP) requirements.² As part of the provisions, sites are required to be designed to control pollutants, pollutant loads, and runoff volume to the maximum extent feasible by minimizing impervious surface area and controlling runoff from imperviously surfaces through infiltration, evapotranspiration, bioretention and/or rainfall harvest and use. Planning Priority Projects are required to prepare a LID Plan to comply with stormwater runoff requirements.

Burbank2035 General Plan

Burbank2035 General Plan (General Plan) includes goals and policies to protect surface waters, groundwater, and water resources throughout the City. The Open Space and Conservation Element contain the following goals and policies specific to hydrology and water quality:

Open Space and Conservation Element

- Goal 9** Water Resources: Adequate sources of high-quality water provide for various uses within Burbank.
- Policy 9-5** Require on-site drainage improvements using native vegetation to capture and clean stormwater runoff.

4.2.3 Environmental Impacts

Thresholds of Significance

To determine whether the Proposed Project would result in any new impacts or increases in the severity of impacts previously disclosed in the Adopted EIR, this analysis considers the impacts that would result from construction and operation activities that would take place within the Project Site under current environmental and regulatory circumstances and compares these impacts to those identified in the Adopted EIR. Thresholds of significance utilized by the City in the Adopted EIR with respect to water are identified below.

² City of Burbank, Burbank Municipal Code (BMC) Title 9, Chapter 3, Article 4, Section 9-3-414 Storm Water Pollution Control Measures for Development Planning, <https://www.codepublishing.com/CA/Burbank/html/Burbank09/Burbank0903.html>. Accessed October 17, 2025.

As with the analysis in the Adopted EIR, this section of the SEIR evaluates the impact of the Proposed Project on water that were determined to have a potentially significant impact. Other impacts related to Water that were identified to result in no impact or a less than significant impact are discussed in Chapter 5, *Effects Found Not to Be Significant*, of the SEIR.

Analysis of Project Impacts

The Adopted EIR identified the following thresholds to have a potentially significant impact.

Impact WATER-1 Changes in the absorption rates, drainage patterns, or the rate and amount of surface runoff?

Impact WATER-3 Discharge into surface waters or other alternation of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?

Discussion

According to the Adopted EIR, the City identified two potentially significant impacts related to (1) damage to offsite properties as a result of inadequate drainage control on the Plant B-1 site; and (2) transport of contaminated soil to the City's storm drain system. The drainage pattern of the Approved Project's site, referred to as the Plant B-1 site, was characterized by the Adopted EIR as flowing easterly across the site to either an asphalt lined swale or directly into one of two unlined catch basins, all of which were connected to a piped drainage system into the City's storm drain in Victory Place. Under existing conditions, the Plant B-1 site had a number of deficiencies related to:

- Soil erosion from wind or rain would potentially enter the outlet structures in the existing detention ponds;
- Water runoff from the Plant B-1 site would potentially enter into the City storm drain system and settle in the Victory Place underpass. Since storm water is pumped out of the Victory Place underpass, sediment built-up could potentially plug the plumps and cause the underpass to flood; and
- Water runoff from the Plant B-1 site would potentially flow off-site over the City parkway (sidewalk and curb) into the street and gutter.

Additionally, soil with relatively low concentrations of hydrocarbons were stockpiled on-site prior to the initiation of the Approved Project. While the Applicant implemented BMPs for storing to soil and preventing it from impacting the groundwater beneath the Plant B-1 site, the Adopted EIR determined that stockpiled soil could be a potentially significant impact. Therefore, the Approved Project included several project design features and implemented mitigation measures requiring the preparation of a comprehensive stormwater runoff prevention and grading plan for Plant B-1 site to address these potential impacts. As identified in the Adopted EIR, mitigation measures included the following:

- Grading the site to prevent storm water runoff from flowing offsite over the parkway.
- Redesign of all existing swales, catch basins, and outlet structures to prevent storm water runoff from flowing offsite over the parkway.
- Design of erosion control measures for the entire site, particularly along the south gate near Victory Place.
- Pollution prevention and sediment control measures.

- The grading and drainage plan shall incorporate drainage plans associated with the redistribution of stockpiled soil.

The Applicant's BMPs included placing sandbags and hay bales along the southeastern perimeter (south gate) of the Plant B-1 site. Similarly, the Applicant treated the surface of the site with non-toxic, non-flammable, and environmentally safe soil sealer to protect the Plant B-1 site against wind erosion. Additionally, the Approved Project's paving and landscaping would reduce the area of exposed sediment thereby greatly reducing the quantity of sediment available for transport by storm water off-site. The on-site landscaping along the slopes would serve as a buffer zone to impede transport of potential pollutants from traveling off-site into the City parkway or street. Furthermore, the stockpiled soil, if used as backfill, would be placed in accordance with the RWQCB's conditions for reuse and covered with a minimum of two feet of clean soil. Therefore, the RWQCB determined that untreated soil containing pollutants was not expected to drain into the City storm drain system and no adverse impacts related to transport of contaminated soil to the City storm drain system would occur as a result of the Approved Project. Therefore, impacts related to water were determined to be less than significant with mitigation incorporated in the Adopted EIR.

As with the Approved Project, the Proposed Project would be required to prevent sediment transport off-site and discharge into surface water. Construction activities could have the potential to temporarily alter existing drainage patterns and increase permeability. As discussed under *Policy and Regulatory Environment*, SWRCB has adopted the Construction General Permit since the Adopted EIR was certified, which includes stormwater control requirements for construction projects. Similarly, the State now mandates requirements for all construction activities disturbing more than one acre of land to develop and implement a SWPPP. As such, prior to the commencement of construction activities, the Applicant would be required to prepare a SWPPP for the Proposed Project and identify BMPs to sufficiently address potential impacts to drainage. By adhering to these provisions, the Proposed Project would not cause substantial changes in the absorption rates, drainage patterns, and amount of surface runoff.

The Proposed Project would also be required to adhere to BMC Title 9, Chapter 3, Article 4, Section 9-3-414 and comply with SUSMP requirements. As part of the provisions, the Proposed Project would be required to be designed to control pollutants, pollutant loads, and runoff volume to the maximum extent feasible by minimizing impervious surface area and controlling runoff. Additionally, the Proposed Project would be required to meet the requirements of the MS4 Permit and LID requirements and implement stormwater management strategies to ensure that the Proposed Project would not violate water quality standards. Therefore, through compliance with the applicable regulatory requirements, the Proposed Project would not change the absorption rates, drainage patterns, amount of surface runoff, or discharge to surface water in a way that would adversely impact or degrade groundwater water quality or alter surface waters or cause any alteration of surface water quality; impacts would be less than significant.

Mitigation Measures

The mitigation measures identified in the Adopted EIR and above have already been implemented by the Approved Project, and therefore, are no longer required. The regulatory requirements applicable to the Proposed Project would address potential impacts; therefore, Proposed Project-specific mitigation measures are not required.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no significant new impacts or changes. Mitigation measures were previously applied under the Adopted Project but are no longer applicable to the Proposed Project. The Proposed Project would not implement new mitigation measures. Impacts would be less than significant. No further analysis is required under CEQA.

Cumulative Impacts

Discussion

CEQA Guidelines Section 15355 requires an analysis of cumulative impacts, which are defined as, "two or more individual effects which, when considered together, are considerable, or which compound or increase other environmental impacts." As with the Adopted EIR, this SEIR analyzes potential cumulative impacts related to water. As discussed above, the environmental setting has changed since the Adopted EIR was certified, including related projects in proximity to the Project Site. **Table 3-1: Cumulative Projects List**, included in Chapter 3, *Environmental Setting*, identifies the related projects and other possible development in the area determined as having the potential to interact with the Proposed Project to the extent that a significant cumulative effect may occur.

Development of related projects identified in **Table 3-1** could increase impervious areas resulting in increased stormwater runoff when compared to their existing site conditions and potentially discharge pollutants into the City storm drain system. However, as discussed above, several regulatory requirements would be applicable to the related projects proposed within the City. All related projects identified in **Table 3-1** would be required to comply with the provisions in the BMC and with SUSMP requirements. As part of the provisions, related projects would be required to be designed to control pollutants, pollutant loads, and runoff volume to the maximum extent feasible by minimizing impervious surface area and controlling runoff. As with the Proposed Project, related projects would be required to develop a site-specific SWPPP which would list BMPS that would prohibit pollutants from being discharged from the construction site. Additionally, future development of related projects would be required to comply with NPDES permit regulations on a project-by-project basis to ensure water quality standard or waste discharge requirements would not be violated or surface and groundwater quality would not be degraded during construction activities. Therefore, compliance with regulatory requirements ensures that implementation of the related projects would not create a cumulative impact.

As discussed above, the Proposed Project would be required to comply with these same requirements to ensure that construction and operations would not violate water quality standards or waste discharge requirements or degrade surface or groundwater quality. Thus, the Proposed Project's impacts would not be cumulatively considerable, and the overall cumulative impacts of the Proposed Project would be less than significant.

Mitigation Measures

The mitigation measures implemented by the Adopted EIR have been implemented and are not applicable to the Proposed Project. The Proposed Project would not result in new impacts with respect to water as compared to the Approved Project. Therefore, no mitigation measures are required for the Proposed Project.

Conclusion

When compared to the Adopted EIR's thresholds the Proposed Project would result in no significant new cumulative impacts or changes. Mitigation measures were previously applied under the Adopted Project but are no longer applicable to the Proposed Project. The Proposed Project would not implement new mitigation measures. Impacts would be less than significant with mitigation incorporated. No further analysis is required under CEQA.

4.3 HEALTH RISK ASSESSMENT

4.3.1 Introduction

This section addresses the potential health risk impacts of the proposed Soil Vapor Extraction System Upgrade Project (Proposed Project) compared to the approved Soil Vapor Extraction System Project (Approved Project) assessed by the adopted 1995 Focused Environmental Impact Report (Adopted EIR). For the purposes of this document, references to the Adopted EIR include the Initial Study, Addendum to the Initial Study, and the resulting Focused EIR. As with the Approved Project, health risk includes impacts related to cancer risk and air quality. This section is intended to supplement the Adopted EIR and evaluate the Proposed Project's potential impact to health risk based on the minor modifications included in the Proposed Project, changed circumstances or new information that was not known or could not have been known at the time the Adopted EIR was certified. The Adopted EIR did not implement any mitigation measures associated with this section. Additionally, this section also addresses one public comment that was received during the public scoping meeting for the Proposed Project related to potential health impacts. These comments are included in Appendix B, *Public Involvement*, to this Supplemental Environmental Impact Report (SEIR) and are summarized below:

- Commentor asked if the SEIR would analyze health impacts associated with the Proposed Project.

As analyzed below, no new significant impacts are identified as compared to the Approved Project. The analysis concludes that the Proposed Project would result in similar impacts related to health risk as the Approved Project. This analysis further concludes that there are no changes in circumstances arising since the preparation of the Adopted EIR or new information not known at the time the Adopted EIR was prepared that would require further analysis under California Environmental Quality Act (CEQA). Consistent with the Adopted EIR and for the reasons specified therein, this SEIR concludes that these impacts would be less than significant and have substantially the same impacts as the Approved Project.

4.3.2 Environmental Setting

Physical Environment

In general, the Federal Clean Air Act (FCAA) is the same overarching comprehensive federal law today that regulates air emissions from stationary and mobile sources when the Adopted EIR was analyzed. However, there have been changes in attainment and maintenance statuses since the Adopted EIR was certified in 1995. For example, carbon monoxide (CO) was officially re-designated to attainment in 2007. The current standards are shown below in **Table 4.3-2: State and National Ambient Air Quality Standards**.

At the time of the analysis for the Adopted EIR the surrounding land uses included railroad tracks and freeway to the north and south (still existing), the Burbank Animal Shelter to the east (still existing), vacant land to the west (currently a commercial center), and residential and strip commercial to the south (still existing). Since the Adopted EIR was certified, the surrounding physical environment has changed. In 2000, the Empire Center was constructed, introducing new worker receptors to the area. The Adopted EIR analyzed sensitive receptors within 0.25 miles of the Project Site, including residential land uses, commercial land uses, on-site workers, off-site workers, and facility land uses. According to the Adopted

EIR, each receptor analyzed in the Adopted EIR was classified into one of four categories based on their location. Receptors that were located on the Lockheed property were classified as facility receptors, those located in areas identified as residential were classified as residential receptors, and those located in areas identified as commercial were classified as commercial receptors. The fourth category included receptors in areas where chronic exposure would not occur. This included roadways, railroad right of ways, and parking areas. These receptors were identified as off-site receptors. As part of this SEIR, additional worker receptors associated with the Empire Center have been studied.

Ambient Air Quality

The South Coast Air Quality Management District (SCAQMD) maintains a network of air quality monitoring stations located throughout the South Coast Air Basin to measure ambient pollutant concentrations. The Project Site is located in SCAQMD Source Receptor Area (SRA) 7; therefore, the monitoring station most representative of the Project Site is the East San Fernando Valley Monitoring Station. Pollutants monitored at this station include ozone (O₃) and nitrogen dioxide (NO₂). The West San Fernando Valley Monitoring Station, west of the Project Site, was used to report data for CO and fine particulate matter less than 2.5 micrometers in diameter (PM_{2.5}). The Central LA Station, south of the Project Site, is the nearest, most representative station with recorded data for sulfur dioxide (SO₂), particulate matter less than 10 micrometers in diameter (PM₁₀), and lead (Pb). The most recent pollutant concentration data available from the SCAQMD for these monitoring stations are from years 2021 to 2023 and are summarized in **Table 4.3-1: Ambient Air Quality Data**.

Table 4.3-1: Ambient Air Quality Data

Pollutant/Standard ¹	2021	2022	2023
O₃ (1-hour)			
Maximum Concentration (ppm)	0.110	0.106	0.120
Number of Days > CAAQS (0.09 ppm)	6	6	11
O₃ (8-hour)			
Maximum Concentration (ppm)	0.089	0.091	0.096
4 th High 8-hour Concentration (ppm)	0.079	0.082	0.085
Number of Days > CAAQS (0.070 ppm)	17	15	25
Number of Days > NAAQS (0.070 ppm)	17	13	25
NO₂ (1-hour)			
Maximum Concentration (ppm)	0.065	0.054	0.051
98 th Percentile Concentration (ppm)	0.049	0.047	0.046
NO₂ (Annual)			
Annual Arithmetic Mean (0.030 ppm)	0.014	0.013	0.012
CO (1-hour)			
Maximum Concentration (ppm)	2.6	2.2	2.3
CO (8-hour)			
Maximum Concentration (ppm)	1.9	1.8	1.7
SO₂ (1-hour)			
Maximum Concentration (ppm)	0.002	0.007	0.008
99 th Percentile Concentration (ppm)	0.002	0.002	0.002
SO₂ (24-hour)			
Maximum Concentration (ppm)	--	--	--
PM₁₀ (24-hour)			
Maximum Concentration (µg/m ³)	64	60	57
Number of Samples > CAAQS (50 µg/m ³)	3	4	2
Number of Samples > NAAQS (150 µg/m ³)	0	0	0
PM₁₀ (Annual Average)			
Annual Arithmetic Mean (20 µg/m ³)	25.5	28.9	24.3

Pollutant/Standard ¹	2021	2022	2023
PM2.5 (24-hour)			
Maximum Concentration ($\mu\text{g}/\text{m}^3$)	55.5	20.5	21.9
98 th Percentile Concentration ($\mu\text{g}/\text{m}^3$)	36.1	19.5	19.2
Number of Samples > NAAQS (35 $\mu\text{g}/\text{m}^3$)	3	0	0
PM2.5 (Annual)			
Annual Arithmetic Mean (12 $\mu\text{g}/\text{m}^3$)	10.06	8.81	8.81
Lead			
Maximum 30-day average ($\mu\text{g}/\text{m}^3$)	0.012	0.008	0.007
ppm = parts per million; $\mu\text{g}/\text{m}^3$ = micrograms per cubic meter; mg/m^3 = milligrams per cubic meter			
1. The California Ambient Air Quality Standards (CAAQS) are based on a not to exceed standard. The National Ambient Air Quality Standards (NAAQS) are based on a 3-year average of the annual 4 th highest daily maximum 8-hour concentration for O ₃ ; 98 th percentile of 1-hour daily maximum concentrations averaged over 3 years for 1-hr NO ₂ ; and not to be exceeded more than once per year on average over 3 years for 24-hr PM.			
Source: SCAQMD, <i>Historical Data by Year</i> , https://www.aqmd.gov/home/air-quality/historical-air-quality-data/historical-data-by-year ; U.S. EPA, <i>AirData</i> , www.epa.gov/airdata/airdata_mon.html . Accessed May 22, 2025.			

Policy and Regulatory Environment

Since the certification of the Adopted EIR in 1995, the policy and regulatory environment related to health risk and air quality has changed. Under CEQA, changes in the policy and regulatory environment can constitute new information according to CEQA Guidelines Section 21166(c). As such, the current policy and regulatory environment applicable to the Proposed Project is discussed and included in the analysis below.

Federal

Federal Clean Air Act

At the national level air quality is regulated by the FCAA and its amendments. Under the FCAA, the United States Environmental Protection Agency (U.S. EPA) developed the primary and secondary National Ambient Air Quality Standards (NAAQS) for the criteria air pollutants that are currently regulated including O₃, NO₂, CO, SO₂, PM₁₀, PM_{2.5}, and Pb (PM_{2.5} was not regulated until 1997). Under Section 109(d), U.S. EPA must review these standards every five years and revise them if new evidence shows the existing limits no longer adequately protect public health and welfare. This periodic review process is supported by scientific assessments, risk analyses, and advice from the Clean Air Scientific Advisory Committee. Proposed projects in or near nonattainment areas could be subject to more stringent air-permitting requirements. The FCAA requires each State to prepare a State Implementation Plan (SIP) to demonstrate how it will attain the NAAQS within the federally imposed deadlines.

The U.S. EPA can withhold certain transportation funds from states that fail to comply with the planning requirements of the FCAA. If a State fails to correct these planning deficiencies within two years of Federal notification, the U.S. EPA is required to develop a Federal implementation plan for the identified nonattainment area or areas. The provisions of 40 Code of Federal Regulations Parts 51 and 93 apply in all nonattainment and maintenance areas for transportation-related criteria pollutants for which the area is designated nonattainment or has a maintenance plan.

State

California Air Resources Board

The California Air Resources Board (CARB) administers the air quality policy in California. The California Ambient Air Quality Standards (CAAQS) were established in 1969 pursuant to the Mulford-Carrell Act. The

CAAQS, included with the NAAQS in **Table 4.3-2: State and National Ambient Air Quality Standards**, are generally more stringent and apply to more pollutants than the NAAQS. In addition to the criteria pollutants, CAAQS have been established for visibility reducing particulates, hydrogen sulfide, and sulfates.

The California Clean Air Act (CCAA), which was approved in 1988, requires that each local air district prepare and maintain an Air Quality Management Plan (AQMP) to achieve compliance with CAAQS. These AQMPs also serve as the basis for the preparation of the SIP for meeting NAAQS for the State of California. Like the U.S. EPA, CARB also designates areas within California as either attainment or nonattainment for each criteria pollutant based on whether the CAAQS have been achieved. Under the CCAA, areas are designated as nonattainment for a pollutant if air quality data shows that a CAAQS for the pollutant was violated at least once during the previous three calendar years. Exceedances that are affected by highly irregular or infrequent events such as wildfires, volcanoes, etc. are not considered violations of a CAAQS, and are not used as a basis for designating areas as nonattainment. The applicable CAAQS are summarized in **Table 4.3-2**.

Table 4.3-2: State and National Air Quality Standards

Pollutant	Averaging Time	State Standards ¹	National Standards ²
Ozone (O ₃) ^{2, 5, 7}	8 Hour	0.070 ppm (137 µg/m ³)	0.070 ppm
	1 Hour	0.09 ppm (180 µg/m ³)	NA
Carbon Monoxide (CO)	8 Hour	9.0 ppm (10 mg/m ³)	9 ppm (10 mg/m ³)
	1 Hour	20 ppm (23 mg/m ³)	35 ppm (40 mg/m ³)
Nitrogen Dioxide (NO ₂)	1 Hour	0.18 ppm (339 µg/m ³)	0.10 ppm ¹¹
	Annual Arithmetic Mean	0.030 ppm (57 µg/m ³)	0.053 ppm (100 µg/m ³)
Sulfur Dioxide (SO ₂) ⁸	24 Hour	0.04 ppm (105 µg/m ³)	0.14 ppm (365 µg/m ³)
	1 Hour	0.25 ppm (655 µg/m ³)	0.075 ppm (196 µg/m ³)
	Annual Arithmetic Mean	NA	0.03 ppm (80 µg/m ³)
Particulate Matter (PM ₁₀) ^{1, 3, 6}	24-Hour	50 µg/m ³	150 µg/m ³
	Annual Arithmetic Mean	20 µg/m ³	NA
Fine Particulate Matter (PM _{2.5}) ^{3, 4, 6, 9}	24-Hour	NA	35 µg/m ³
	Annual Arithmetic Mean	12 µg/m ³	9.0 µg/m ³
Sulfates (SO ₄₋₂)	24 Hour	25 µg/m ³	NA
Lead (Pb) ^{10, 11}	30-Day Average	1.5 µg/m ³	NA
	Calendar Quarter	NA	1.5 µg/m ³
	Rolling 3-Month Average	NA	0.15 µg/m ³
Hydrogen Sulfide (H ₂ S)	1 Hour	0.03 ppm (0.15 µg/m ³)	NA
Vinyl Chloride (C ₂ H ₃ Cl) ¹⁰	24 Hour	0.01 ppm (26 µg/m ³)	NA

ppm = parts per million; µg/m³ = micrograms per cubic meter; mg/m³ = milligrams per cubic meter; NA = no information available.

- California standards for O₃, carbon monoxide (except Lake Tahoe), sulfur dioxide (1-hour and 24-hour), nitrogen dioxide, suspended particulate matter – PM₁₀, and visibility reducing particles are values that are not to be exceeded. The standards for sulfates, Lake Tahoe CO, lead, hydrogen sulfide, and vinyl chloride are not to be equaled or exceeded. If the standard is for a 1-hour, 8-hour or 24-hour average (i.e., all standards except for lead and the PM₁₀ annual standard), then some measurements may be excluded. Measurements are excluded that CARB determines would occur less than once per year on the average. The Lake Tahoe carbon monoxide standard is 6.0 ppm, a level one-half the national standard and two-thirds the State standard.
- National standards shown are the "primary standards" designed to protect public health. National standards other than for O₃, particulates and those based on annual averages are not to be exceeded more than once a year. The 1-hour O₃ standard is attained if, during the most recent three-year period, the average number of days per year with maximum hourly concentrations above the standard is equal to or less than one. The 8-hour O₃ standard is attained when the 3-year average of the 4th highest daily concentrations is 0.070 ppm or less. The 24-hour PM₁₀ standard is attained when the 3-year average of the 99th percentile of monitored concentrations is less than 150 µg/m³. The 24-hour PM_{2.5} standard is attained when the 3-year average of 98th percentiles is less than 35 µg/m³.
- Except for the national particulate standards, annual standards are met if the annual average falls below the standard at every site. The national annual particulate standard for PM₁₀ is met if the 3-year average falls below the standard at every site. The annual PM_{2.5} standard is met if the 3-year average of annual averages spatially-averaged across officially designed clusters of sites falls below the standard. NAAQS are set by the U.S. EPA at levels determined to be protective of public health with an adequate margin of safety.

Pollutant	Averaging Time	State Standards ¹	National Standards ²
4.	On October 1, 2015, the national 8-hour O ₃ primary and secondary standards were lowered from 0.075 to 0.070 ppm. An area will meet the standard if the fourth-highest maximum daily 8-hour O ₃ concentration per year, averaged over three years, is equal to or less than 0.070 ppm. U.S. EPA will make recommendations on attainment designations by October 1, 2016, and issue final designations October 1, 2017. Nonattainment areas will have until 2020 to late 2037 to meet the health standard, with attainment dates varying based on the O ₃ level in the area.		
5.	The national 1-hour O ₃ standard was revoked by the U.S. EPA on June 15, 2005.		
6.	In June 2002, CARB established new annual standards for PM _{2.5} and PM ₁₀ .		
7.	The 8-hour California O ₃ standard was approved by the CARB on April 28, 2005 and became effective on May 17, 2006.		
8.	On June 2, 2010, the U.S. EPA established a new 1-hour SO ₂ standard, effective August 23, 2010, which is based on the 3-year average of the annual 99 th percentile of 1-hour daily maximum concentrations. The existing 0.030 ppm annual and 0.14 ppm 24-hour SO ₂ NAAQS however must continue to be used until one year following U.S. EPA initial designations of the new 1-hour SO ₂ NAAQS.		
9.	In December 2012, U.S. EPA strengthened the annual PM _{2.5} NAAQS from 15.0 to 12.0 µg/m ³ . In December 2014, the U.S. EPA issued final area designations for the 2012 primary annual PM _{2.5} NAAQS. Areas designated “unclassifiable/attainment” must continue to take steps to prevent their air quality from deteriorating to unhealthy levels. The effective date of this standard is April 15, 2015.		
10.	CARB has identified lead and vinyl chloride as toxic air contaminants (TAC) with no threshold level of exposure below which there are no adverse health effects determined.		
11.	National lead standard, rolling 3-month average: final rule signed October 15, 2008. Final designations effective December 31, 2011.		
Source: California Air Resources Board, <i>Table of Ambient Air Quality Standards</i> , July 16, 2024.			

Assembly Bill (AB 2588)

The Air Toxics “Hot Spots” Information and Assessment Act was enacted in September 1987. Under this Act, stationary sources are required to report the types and quantities of certain substances their facilities routinely release into the air. AB 2588 requires that toxic air emissions from stationary sources be quantified and compiled into an inventory according to criteria and guidelines developed by CARB, that each facility be prioritized to determine whether a risk assessment must be conducted according to methods developed by OEHHA, that the public be notified of significant risks posed by nearby facilities, and that emissions which result in a significant risk be reduced. Since the amendment of the statute in 1992 by enactment of SB 1731, facilities that pose a potentially significant health risks to the public are required to reduce their risks, thereby reducing the near-source exposure of Californians to toxic air pollutants. Owners of facilities found to pose significant risks by a district must prepare and implement risk reduction audit and plans within six months of the determination.

Regional

South Coast Air Quality Management District

Regionally, air quality is governed by the SCAQMD, the air pollution control agency for Orange County and the urban portions of Los Angeles, Riverside, and San Bernardino Counties. The SCAQMD’s primary responsibility is ensuring that CAAQS and NAAQS are attained and maintained in the South Coast Air Basin (Basin). The SCAQMD is also responsible for adopting and enforcing rules and regulations concerning air pollutant sources, issuing permits for stationary sources of air pollutants, inspecting stationary sources of air pollutants, responding to citizen complaints, monitoring ambient air quality and meteorological conditions, awarding grants to reduce motor vehicle emissions, conducting public education campaigns, and many other activities.

The SCAQMD is the lead agency in charge of developing the AQMP, a regional and multi-agency effort including the SCAQMD, the CARB, the Southern California Association of Governments (SCAG), and the U.S. EPA to prepare a comprehensive plan that includes control strategies for stationary and area sources, as well as for some on-road and off-road mobile sources. SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties and serves as a forum for

regional issues relating to transportation, the economy, community development, and the environment. Under federal law, SCAG is designated as a Metropolitan Planning Organization and under State law as a Regional Transportation Planning Agency and a Council of Governments. SCAG has the primary responsibility for providing future growth projections and the development and implementation of transportation control measures. CARB, in coordination with federal agencies, provides the control element for mobile sources.

The 2016 AQMP was adopted by the SCAQMD Governing Board on March 3, 2017. The purpose of the AQMP is to set forth a comprehensive and integrated program that would lead the Basin into compliance with the federal 24-hour PM_{2.5} air quality standard, and to provide an update to the SCAQMD's commitments towards meeting the 8-hour O₃ NAAQS. Specifically, the 2016 AQMP covers the following NAAQS: 1979 1-hour O₃ NAAQS, 1997 8-hour O₃ NAAQS, 2006 24-hour PM_{2.5} NAAQS, 2008 8-hour O₃ NAAQS, and the 2012 annual PM_{2.5} NAAQS.

The 2022 AQMP, adopted by the SCAQMD Governing Board on December 2, 2022, was developed to address the requirements for meeting the 2015 8-hour O₃ standard. The 2022 AQMP builds upon measures already in place from previous AQMPs. It also includes a variety of additional strategies such as regulations, accelerated deployment of available cleaner technologies (e.g., zero emissions technologies, when cost-effective and feasible, and low NO_x technologies in other applications), best management practices, co-benefits from existing programs (e.g., climate and energy efficiency), incentives, and other FCAA measures to achieve the 2015 8-hour O₃ standard. The 2022 AQMP incorporates the latest scientific and technological information and planning assumptions, including the *2020-2045 Regional Transportation Plan/Sustainable Communities Strategy* (RTP/SCS), entitled Connect SoCal 2024 RTP/SCS (referred to as "Connect SoCal") and updated emission inventory methodologies for various source categories. Connect SoCal was approved by SCAG Regional Council on April 4, 2024 and by CARB on May 7, 2025.

The SCAQMD has published the *CEQA Air Quality Handbook* (approved by the SCAQMD Governing Board in 1993 and augmented with guidance for Localized Significance Thresholds [LSTs] in 2008). The SCAQMD guidance helps local government agencies and consultants to develop environmental documents required by CEQA and provides identification of suggested thresholds of significance for criteria pollutants for both construction and operation (see discussion of thresholds below). With the help of the *CEQA Air Quality Handbook* and associated guidance, local land use planners and consultants are able to analyze and document how proposed and existing projects affect air quality in order to meet the requirements of the CEQA review process. The SCAQMD periodically provides supplemental guidance and updates to the handbook on their website.

The State and federal attainment status designations for the Basin are summarized in **Table 4.3-3: South Coast Air Basin Attainment Status**. The Basin is currently designated as a nonattainment area for the O₃, PM₁₀, and PM_{2.5} CAAQS, as well as the 8-hour O₃ and PM_{2.5} NAAQS. The Basin is designated as attainment or unclassified for the remaining CAAQS and NAAQS. When the 1995 Adopted EIR was certified CO and PM_{2.5} State and federal attainment statuses were different. CO was attained in June 2007 in South Coast Air Basin and PM_{2.5} first regulated in 1997 for annual NAAQSs.

Table 4.3-3: South Coast Air Basin Attainment Status

Pollutant	State	Federal
Ozone (O ₃) (1 Hour Standard)	Non-Attainment	Non-Attainment (Extreme)
Ozone (O ₃) (8 Hour Standard)	Non-Attainment	Non-Attainment (Extreme)
Particulate Matter (PM _{2.5}) (24 Hour Standard)	–	Non-Attainment (Serious)
Particulate Matter (PM _{2.5}) (Annual Standard)	Non-Attainment	Non-Attainment (Serious)
Particulate Matter (PM ₁₀) (24 Hour Standard)	Non-Attainment	Attainment (Maintenance)
Particulate Matter (PM ₁₀) (Annual Standard)	Non-Attainment	–
Carbon Monoxide (CO) (1 Hour Standard)	Attainment	Attainment (Maintenance)
Carbon Monoxide (CO) (8 Hour Standard)	Attainment	Attainment (Maintenance)
Nitrogen Dioxide (NO ₂) (1 Hour Standard)	Attainment	Unclassifiable/Attainment
Nitrogen Dioxide (NO ₂) (Annual Standard)	Attainment	Attainment (Maintenance)
Sulfur Dioxide (SO ₂) (1 Hour Standard)	Attainment	Unclassifiable/Attainment
Sulfur Dioxide (SO ₂) (24 Hour Standard)	Attainment	–
Lead (Pb) (30 Day Average)	Attainment	–
Lead (Pb) (3 Month Standard)	–	Nonattainment (Partial)
Sulfates (SO ₄₋₂) (24 Hour Standard)	Attainment	–
Hydrogen Sulfide (H ₂ S) (1 Hour Standard)	Attainment	–

Source: SCAQMD, *Air Quality Management Plan*, 2022; U.S. EPA, *Nonattainment Areas for Criteria Pollutants (Green Book)*, 2022.

The following is a list of SCAQMD rules that are required of construction and operational activities associated with the Proposed Project:

- Rule 402 (Nuisance).** This rule prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.
- Rule 403 (Fugitive Dust).** This rule requires fugitive dust sources to implement best available control measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. This rule is intended to reduce PM₁₀ emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. PM₁₀ suppression techniques are summarized below.

- Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.
 - All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.
 - All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
 - The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.
 - Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface.
- **Rule 1113 (Architectural Coatings).** This rule requires manufacturers, distributors, and end users of architectural and industrial maintenance coatings to reduce VOC emissions from the use of these coatings, primarily by placing limits on the VOC content of various coating categories.
 - **Rule 1166 (Volatile Organic Compound Emissions from Decontamination of Soil)** – This rule sets requirements to control the emission of VOCs from excavating, grading, handling and treating VOC-contaminated soil as a result of leakage from storage or transfer operations, accidental spillage, or other deposition. The rule requires that an approved mitigation plan be obtained from SCAQMD prior to commencing any of the following activities:
 - The excavation of an underground storage tank or piping which has stored VOCs.
 - The excavation or grading of soil containing VOC material including gasoline, diesel, crude oil, lubricant, waste oil, adhesive, paint, stain, solvent, resin, monomer, and/or any other material containing VOCs.
 - The handling or storage of VOC-contaminated soil (>50 parts per million or greater using an organic vapor analyzer calibrated with hexane) at or from an excavation or grading site.
 - The treatment of VOC contaminated soil at a facility.
 - **Rule 1401 (New Source Review of Toxic Air Contaminants).** This rule establishes limits for maximum individual cancer risk (MICR), cancer burden, and noncancer acute and chronic hazard index (HI) from new permit units, relocations, or modifications to existing permit units which emit applicable toxic air contaminants. Diesel Particulate Matter (DPM) is a substance listed in Table 1 of the Rule.¹ Therefore, the requirements include:

¹ SCAQMD, Rule 1401, page 1401-17, <http://www.aqmd.gov/docs/default-source/rule-book/reg-xiv/rule-1401.pdf?sfvrsn=4>. Accessed October 24, 2025.

- **MICR and Cancer Burden:** The cumulative increase in MICR which is the sum of the calculated MICR values for all toxic air contaminants emitted from the new, relocated or modified permit unit will not result in any of the following:
 - an increased MICR greater than one in one million (1.0×10^{-6}) at any receptor location, if the permit unit is constructed without the best available control technology for toxics (T-BACT);
 - an increased MICR greater than ten in one million (10×10^{-6}) at any receptor location, if the permit unit is constructed with T-BACT;
 - a cancer burden greater than 0.5.
- **Chronic Hazard Index:** The cumulative increase in total chronic HI for any target organ system due to total emissions from the new, relocated or modified permit unit owned or operated by the applicant for which applications were deemed complete on or after the date when the risk value for the compound is finalized by the state Office of Environmental Health Hazard Assessment (OEHHA) will not exceed 1.0 at any receptor location.
- **Acute Hazard Index:** The cumulative increase in total acute HI for any target organ system due to total emissions from the new, relocated or modified permit unit owned or operated by the applicant for which applications were deemed complete on or after the date when the risk value for the compound is finalized by OEHHA will not exceed 1.0 at any receptor location.
- **Rule 1402 (Control of Toxic Air Contaminants From Existing Sources).** This rule reduces the health risk associated with emissions of TACs from existing sources by specifying notification risk levels, action risk levels, and significant risk levels for MICR, cancer burden, and non-cancer acute and chronic HI applicable to total facility emissions. The rule establishes requirements to implement Risk Reduction Plans to achieve specified risk limits, as required by the Hot Spots Act and this rule.
- **Rule 1403 (Asbestos Emissions From Demolition/Renovation Activities).** This rule applies to owners and operators of any demolition or renovation activity, and the associated disturbance of asbestos-containing material (ACM), any asbestos storage facility, or any active waste disposal site. This rule includes requirements for activities, handling and clean-up procedures, storage, disposal and landfill requirements.
- **Rule 1466 (Control of Particulate Emissions from Soils with Toxic Air Contaminants).** This rule applies to projects with earth-moving activities of soil with applicable TACs that have been identified as contaminants of concern at a site.

Local

Burbank2035 General Plan

The City is responsible for the assessment and mitigation of air emissions resulting from its land use decisions. The City's Burbank2035 General Plan (General Plan) has multiple elements that contain the following policies specific to air quality potentially applicable to the Project:

Air Quality and Climate Change Element

Goal 1 Reduction of Air Pollution. The health and sustainability of the city, county, and Basin are improved by planning and programs that reduce air pollutants. Policies that reduce fossil fuel combustion (by reducing vehicle miles traveled and promoting conservation and use of renewable energy) lessen adverse impacts on both air quality and climate change.

Policy 1.6 Require measures to control air pollutant emissions at construction sites and during soil-disturbing or dust-generating activities (i.e., tilling, landscaping) for projects requiring such activities.

Goal 2 Sensitive Receptors. Burbank is committed to reducing the exposure of sensitive receptors to toxic air contaminants and odors.

Policy 2.2 Separate sensitive uses such as residences, schools, parks, and day care facilities from sources of air pollution and toxic chemicals. Provide proper site planning and design features to buffer and protect when physical separation of these uses is not feasible.

4.3.3 Environmental Impacts

Thresholds of Significance

To determine whether the Proposed Project would result in any new impacts or increases in the severity of impacts previously disclosed in the Adopted EIR, this analysis considers the impacts that would result from construction and operation activities that would take place within the Project Site under current environmental and regulatory circumstances and compares these impacts to those identified in the Adopted EIR. Thresholds of significance utilized by the City in the Adopted EIR with respect to health risk and air quality are identified below.

As with the analysis in the Adopted EIR, this section of the SEIR evaluates the impact of the Proposed Project on health risk and air quality that were determined to have a potentially significant impact. Other impacts related to health risk that were identified to result in no impact or a less than significant impact are discussed in Chapter 5, *Effects Found Not Significant*, of the SEIR. See Appendix C, *Construction and Operational Health Risk Assessment*, for complete modeling and methodology information.

Analysis of Project Impacts

The Adopted EIR identified the following thresholds to have a potentially significant impact:

Impact HRA-1 Violate any air quality standard or contribute to an existing or projected air quality violation?**Discussion**

As described in the Adopted EIR, the Approved Project was anticipated to release potentially harmful levels of VOCs and vinyl chloride. Vinyl chloride was analyzed as a carcinogenic TAC and therefore will be discussed in detail in HRA-2 discussion. The standards of significance from SCAQMD identified for analysis in the Adopted EIR included the following:

The project would result in significant impacts if VOCs emitted from the project exceed 55 lbs/day.

As described in the Adopted EIR, emissions of VOCs from the Approved Project would not exceed the applicable SCAQMD significance threshold. Similar to the Approved Project, VOC emissions from operation of the Proposed Project would not exceed the applicable SCAQMD significance threshold. Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur. Sources of emissions during construction include site grading, motor vehicle exhaust associated with construction equipment and worker trips, and the movement of construction equipment, especially on unpaved surfaces. Construction-generated VOC emissions associated with the Proposed Project were calculated using the CARB-approved California Emissions Estimator Model (CalEEMod), which is designed to model emissions based on typical project construction requirements. Predicted maximum daily construction-generated emissions for the Project are included in **Table 4.3-4: Project VOC Emissions**, below.

Although a soil vapor extraction treatment system (SVE) is designed to capture and contain VOCs and TACs/HAPs, operation of an SVE would result in the emission of low levels of VOCs and TACs/HAPs to the atmosphere on a regular basis. The operation, testing, and maintenance of the proposed SVE treatment system and SVE wells would be limited under the terms of SCAQMD operating permits that would be obtained by the Lockheed Martin (Applicant) or their representative/contractor. As part of the regulatory compliance process, the Permit to Operate (PTO) will identify the permitted process equipment, the minimum vapor treatment equipment required, the maximum vapor flow rate, the maximum concentrations of total VOCs and individual VOC compounds allowed in the treated vapor effluent and monitoring and sampling requirements. Depending on results of the effluent sampling, extraction flowrates and/or influent dilution air may be manually adjusted to ensure that VOC emissions remain below allowable limits. Estimated maximum daily VOC emissions from the SVE are shown in Table 4.3-4.

Additional emissions would be generated by vehicles traveling to and from the site for construction, maintenance, testing, monitoring, and loading. These trips would be infrequent and would only require one or two vehicle trips per visit. Conservatively, operational mobile emissions were modeled for a scenario in which two passenger cars, and one heavy duty truck would travel to the site simultaneously for testing and loading. See **Table 4.3-4** for the mobile emissions generated by the scenario.

Table 4.3-4: Project VOC Emissions

Emission Type	Source	VOC Emissions (pounds per day) ¹
Construction	2026 Construction	1.46
	2027 Construction	1.43
Operation	Mobile	0.01

Emission Type	Source	VOC Emissions (pounds per day) ¹
	SVE	0.11
SCAQMD Threshold		55
Exceeds SCAQMD Threshold?		No
1. Emissions were calculated using the CalEEMod version 2022.1, as recommended by the SCAQMD. Worst-case seasonal maximum daily emissions are reported.		
Source: Refer to Appendix D: <i>Air Quality Analysis Technical Memorandum</i> .		

As shown in **Table 4.3-4**, the Project regional construction and operational VOC emissions would not exceed applicable SCAQMD thresholds.

Additionally, the Project would result in emissions from equipment and fugitive dust during project construction that may cause short-term, temporary air quality impacts. As discussed in Appendix D, *Air Quality Analysis Technical Memorandum*, total particulate matter (exhaust and dust) would be maximum of 3.49 pounds per day for PM10 and 1.90 pounds per day for PM2.5. Therefore, combined emissions and dust for particulate matter would be below SCAQMD thresholds

Impact HRA-2 Expose sensitive receptors to pollutants?

Discussion

Carcinogenic Risk

As described in the Adopted EIR, the Approved Project, which was expected to operate for approximately 8.5 years, was anticipated to release potentially harmful levels of toxins. The Adopted EIR analyzed the Approved Project for significant impacts that would violate an air quality standard, specifically SCAQMD Rule 1401. The standards of significance from SCAQMD identified for analysis in the Adopted EIR included the following:

The project would result in significant impacts if carcinogenic or toxic air contaminants identified in Rule 1401 are emitted from the project that exceed the maximum individual cancer risk of one in a million, or 10 in a million if the project is constructed with the best available control technology for toxics (T-BACT).

As described in the Adopted EIR, Section 3.4, *Health Risk Assessment*, the Approved Project would emit air toxics that would have potential health effects (such as vinyl chloride and PCE), however, cancer health risk calculated using the SCAQMD Rule 1401 method was found to be substantially lower than SCAQMD standards of significance for maximum residential and occupational (onsite and offsite) exposure. As discussed above, since the Adopted EIR was certified, the Project Site's surrounding physical environment changed. In 2000, the Empire Center was constructed, introducing new worker receptors to the area. The Adopted EIR analyzed sensitive receptors within 0.25 miles of the Project Site, including residential land uses, schools, Burbank Animal Shelter workers, commercial land uses, on-site workers, off-site workers, and facility land uses for operational activities, emissions related to construction activities were not analyzed quantitatively. According to the Adopted EIR, each receptor analyzed in the Adopted EIR was classified into one of four categories based on their location. Receptors that were located on the Lockheed property were classified as facility receptors, those located in areas identified as residential were classified as residential receptors, and those located in commercial areas were classified as worker receptors. The fourth category included receptors in areas where chronic exposure would not occur. This included

roadways, railroad right of ways, and parking areas. These receptors were identified as off-site receptors. As part of this SEIR, additional worker receptors associated with the Empire Center have been studied. Therefore, due to new worker receptors, health risk modeling was rerun for the Proposed Project (refer to Appendix C, *Construction and Operational Health Risk Assessment*). Similar to the Approved Project, the maximum cancer risk associated with the Proposed Project would not exceed SCAQMD standards of significance.

Table 4.3-5: Carcinogenic Risk Assessment shows the health risk for the construction, operation, and combined construction and operation of the Proposed Project. Based on the more conservative guidance document (OEHHA 2015), the exposure duration for a resident is 30 years, beginning with the third trimester in utero, and the worker exposure duration is 25 years, starting in adulthood. The guidance document used in the Adopted EIR analyses has less conservative breathing rates and exposure durations compared to the updated guidance. As discussed in Appendix C, *Construction and Operational Health Risk Assessment*, the cancer risk modeling includes 16 carcinogenic pollutants such as benzene, tetrachloroethene (PCE) and vinyl chloride. The results in the table below include all VOCs combined.

Table 4.3-5: Carcinogenic Risk Assessment

Exposure Scenario	Maximum Cancer Risk (Risk Per Million) ¹	SCAQMD Significance Threshold (Risk Per Million)	Exceeds Significance Threshold
Construction			
Residential Receptor (Hauling)	3.03	10	No
Residential Receptor (SVE)	2.89	10	No
Residential Receptor (VMP)	1.64	10	No
Worker Receptor (Hauling)	1.34	10	No
Worker Receptor (SVE)	1.95	10	No
Worker Receptor (VMP)	2.99	10	No
Operation			
Residential Receptors	0.19	10	No
Worker Receptor	0.12	10	No
Combined Construction and Operation²			
Residential Receptors	3.22	10	No
Worker Receptor	3.11	10	No
SVE = Soil Vapor Extraction, VMP: =Vapor Monitoring Point			
1. The reported annual pollutant concentration is at the closest maximally exposed individual resident (MEIR) to the Project Site.			
2. Adding the highest maximum cancer risk calculated from construction and operation.			
Source: Refer to Appendix C: <i>Construction and Operational Health Risk Assessment</i> .			

As shown in **Table 4.3-5**, the maximum risk at residential receptors during construction would range between 1.64 and 3.03 in one million and from 1.34 to 2.99 in one million for worker receptors. The operational maximum cancer risk would be less than 0.2 in one million for both residential and worker receptors. The combined construction and operational risk would be less than 3.3 in one million for both residential and worker receptors. The incremental cancer risk would be less than those levels at distances further from the Project Site. As such, the maximum cancer risk would be far below the SCAQMD threshold of 10 in one million using T-BACT.

Tetrachloroethene

As described in the Adopted EIR, the Approved Project would emit quantities of PCE, a VOC not regulated by SCAQMD at the time the Adopted EIR was certified and included the following:

The project would result in significant impacts if air contaminants are emitted from the project that are not currently regulated by district rule, but that are on the federal or state air toxics list.

As described in the Adopted EIR, Section 3.4, *Health Risk Assessment*, the Approved Project included project features in its Project Description to require regularly scheduled monitoring of stack emissions of PCE and perform a cancer health risk assessment on PCE after each stack sample, with a required alteration of operations if risk exceeded a certain threshold. Additionally, the cancer health risk associated with the Approved Project was found to be substantially lower than SCAQMD standards of significance (as noted previously), and the health risk assessment performed for the Adopted EIR utilized the Proposition 65 list of chemicals, which contained a more comprehensive list than the SCAQMD Rule 1401 list and included PCE. The maximum cancer risk, including consideration of PCE, for the Proposed Project would fall below SCAQMD standards of significance. Similar to the Approved Project and as described above, the maximum cancer risk for the Proposed Project, evaluated to account for PCE, would fall below SCAQMD standards of significance.

Mitigation Measures

The Adopted EIR concluded that Applicant-provided project features included in the Project Description reduced impacts related to the health risk and air quality to a less than significant level. The Proposed Project with installation of upgraded equipment would not result in new impacts with respect to health risk and air quality as compared to the Approved Project. The Proposed Project would introduce a smaller, more efficient system capable of handling the lower flowrates and VOC concentrations anticipated during source area removal. Therefore, no Proposed Project-specific mitigation measures are required for the Proposed Project.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no new significant impacts or increases in the severity of impacts previously disclosed in the Adopted EIR. No mitigation measures were previously applied under the Approved Project; and no mitigation measures are included under the Proposed Project. Impacts would be less than significant. No further analysis is required under CEQA.

Cumulative Impacts

Discussion

CEQA Guidelines Section 15355 requires an analysis of cumulative impacts, which are defined as, "two or more individual effects which, when considered together, are considerable, or which compound or increase other environmental impacts." As with the Adopted EIR, this SEIR analyzes potential cumulative impacts related to topic. As discussed above, the environmental setting has changed since the Adopted EIR was certified, including related projects in proximity to the Project Site. **Table 3-1: Cumulative Projects List** included in Chapter 3, *Environmental Setting*, of this SEIR identifies the related projects and other possible development in the area determined as having the potential to interact with the Proposed Project to the extent that a significant cumulative effect may occur.

In Section 4.2, *Cumulative Health Risk*, of the Adopted EIR, the Approved Project was evaluated for cumulative health impacts using the following SCAQMD practice:

When SCAQMD is the Lead Agency on a project, it finds that there are no significant impacts, either individually or cumulatively, if the project is within SCAQMD's project-specific significance thresholds.

This practice comes from the fact that air quality impacts are inherently cumulative as air pollution is largely a cumulative impact resulting from emissions generated over a large geographic region. As described in the Adopted EIR and noted above, the cancer risk associated with the Approved Project would be less than the SCAQMD Rule 1401 threshold, and therefore the Approved Project was found to have no significant impact, individually or cumulatively. Similar to the Approved Project, the cancer risk associated with the Proposed Project would be less than the SCAQMD Rule 1401 threshold, and the Proposed Project would have less than significant cumulative impacts with respect to health risk and air quality.

With respect to the related projects identified in **Table 3-1**, the nonattainment status of regional pollutants is a result of past and present development within the Basin, and this regional impact is a cumulative impact. In other words, new development projects within the Basin would contribute to this impact only on a cumulative basis, and no single project would be sufficient in size, by itself, to result in nonattainment of regional air quality standards. Instead, projects, such as the Proposed Project, which generate emissions below the significance thresholds would be considered consistent with regional air quality planning efforts and would not generate cumulatively considerable emissions.

Localized health risks are primarily associated with exposure to TAC emissions. Related projects included in **Table 3-1** are a potential additional source of TAC emissions and a risk to sensitive receptors. However, the CEQA process and current SCAQMD thresholds for cumulative health risk would consider these impacts. In these cases, sensitive receptors for other cumulative projects would be considered in their environmental planning analysis under SCAQMD risk thresholds. This would ensure that there are no significant impacts to these sensitive receptors and risks would be less than significant.

Mitigation Measures

The Adopted EIR concluded that mitigation measures were not required and instead implemented Applicant-provided project design features that reduced impacts. The Proposed Project would not result in new impacts with respect to cumulative health risk and air quality as compared to the Approved Project. Therefore, no Proposed Project-specific mitigation measures are required for the Proposed Project.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no significant new cumulative impacts or changes. No mitigation measures were previously applied under the Approved Project; and no mitigation measures are included under the Proposed Project. Cumulative impacts would be less than significant with mitigation incorporated. No further analysis is required under CEQA.

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4.4 HEALTH RISK HAZARDS

4.4.1 Introduction

This section addresses the potential impacts of the proposed Soil Vapor Extraction System Upgrade Project (Project Project) relative to health risk hazards, including upset scenarios, compared to the approved Soil Vapor Extraction System Project (Approved Project) assessed by the Adopted 1995 Focused Environmental Impact Report (Adopted EIR). For the purpose of this document, references to the Adopted EIR includes the Initial Study, Addendum to the Initial Study, and the resulting Focused EIR. As with the Adopted Project, topic includes impacts related to a project's potential to result in an accidental explosion or release of hazardous substance in addition to the creation of or exposure of people to potential hazards.

This section is intended to supplement the Adopted EIR and evaluate the Proposed Project's potential impact to health risk hazards based on the minor modifications included in the Proposed Project, changed circumstances, or new information that was not known or could not have been know at the time the Adopted EIR was certified. No mitigation measures related to this topic were implemented by the Adopted EIR, and no Proposed Project-specific mitigation measures are required. Additionally, this section also addresses one public comment that was received in response to the Notice of Preparation during the scoping period for this Supplemental Environmental Impact Report (SEIR) related to health risk hazards. This comment is included in Appendix B, *Public Involvement*, to the SEIR and is summarized below:

- The Department of Toxic Substances Control (DTSC) recommended the preparation of a soils management plan and soil sampling and requested that the SEIR clarify if any testing would be done once underground storage tanks (USTs) are removed from the Project Site.

As analyzed below, no new impact is identified as compared to the Approved Project. The analysis concludes that the Proposed Project would result in similar impacts related to health risk hazards as the Approved Project. This analysis further concludes that there are no changes in circumstances arising since the preparation of the Adopted EIR or new information not known at the time the Adopted EIR was prepared that would require further analysis under California Environmental Quality Act (CEQA). Consistent with the Adopted EIR and for the reasons specified therein, this SEIR concludes that this impact would be less than significant and has substantially the same impacts as the Approved Project.

4.4.2 Environmental Setting

Physical Environment

Project Site

In general, there are no substantial changes related to health risk hazards, including upset scenarios, to the Proposed Project's location at 1234 North Victory Place, 1501 North Victory Place, 1800 West Empire Avenue, and 1301 North Victory Place (Project Site) as described in the Adopted EIR. Since the Adopted EIR was certified, the Project Site's surrounding physical environment has changed. In 2000, the Empire Center was constructed, introducing new worker receptors to the area. The Adopted EIR analyzed sensitive receptors within 0.25 miles of the Project Site, including residential land uses, schools, animal shelter workers, commercial land uses, on-site workers, off-site workers, and facility land uses. As part of

this SEIR, additional worker receptors associated with the Empire Center have been studied (refer to Appendix C, *Construction and Operational Health Risk Assessment*, for detailed information on the additional worker receptors included in the SEIR analyses).

The Project Site consists of two main areas that compose the soil vapor extraction (SVE) treatment system within the City of Burbank (City):

- The **SVE Treatment Plant Property**: the property at 1234 North Victory Place, which is northwest of the intersection at North Victory Place and the railroad tracks owned by the Los Angeles County Metropolitan Transportation Authority (Metro) and Amtrak (Assessor Parcel Number [APN] 2462-017-020); and
- The **SVE Well Field**: the portion of the Project Site generally located at 1501 North Victory Place, 1800 West Empire Avenue, and 1301 North Victory Place within the parking lots of the northeastern portion of the Burbank Empire Center (APN 2462-017-18, -29, and -032).

The Project Site is currently vacant except for a 6,000 square foot (SF), one-story building that was constructed between 1996 and 1997 to house a temporary SVE treatment plant that has been idle since 2009, and approximately 9,000 SF of equipment with screened enclosures. The developed portion of the Project Site consists of asphalt pavement, concrete pads, and the treatment system building made up of concrete masonry unit blocks. The enclosure surrounding the equipment area is made of concrete blocks and steel screen. The one-story building and screen enclosure are 20 feet tall, except for a 50-foot exhaust stack. The SVE treatment plant property currently has five parking spaces for the existing legacy SVE treatment plant. The remaining half of the property is vacant and mostly consists of exposed soil and ruderal vegetation. Ten existing palm trees are on the southern portion of the SVE Treatment Plant Property.

The SVE Well Field currently includes 217 SVE wells and their associated piping manifold system in a roughly 10-acre area beneath the parking lots on the northeastern portion of the Burbank Empire Center. The wells, which range in depth from roughly 10 feet below ground surface (bgs) to 165 feet bgs, are connected to 11 branch lines. The branch lines lead to two main piping headers (one low-vacuum [low-vac] and one high-vacuum [high-vac]) that are generally located along the northeastern boundary of the SVE Well Field that route the vapors to the existing legacy SVE treatment plant on the SVE Treatment Plant Property. All existing SVE wells and piping are buried 10 to 20 feet bgs and are inaccessible from the ground surface. Access is limited to seven underground vaults where branch lines connect with piping headers.

Policy and Regulatory Environment

Since the certification of the Adopted EIR in 1995, the policy and regulatory environment related to health risk hazard has changed. Under CEQA, changes in the policy and regulatory environment can constitute new information according to the CEQA Guidelines Section 21166(c). As such, the current policy and regulatory environment applicable to the Proposed Project is discussed and included in the analysis below.

Federal

Toxic Substances Control Act, Resource Conservation and Recovery Act, and Hazardous and Solid Waste Act

The Toxic Substances Control Act of 1976 (TSCA) and Resource Conservation and Recovery Act (RCRA) established a program administered by the U.S. Environmental Protection Agency (U.S. EPA) for the regulation of the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA was amended in 1984 by the Hazardous and Solid Waste Act (HSWA), which affirmed and extended the “cradle to grave” system of regulating hazardous wastes. Under TSCA, the USEPA enacted strict requirements on the use, handling, and disposal of ACMs. TSCA also established USEPA’s Lead Abatement Program regulations, which provide a framework for lead abatement, risk assessment, and inspections. Those performing these services are required to be trained and certified by the U.S. EPA. Under RCRA, generators of hazardous waste must register and obtain a hazardous waste activity identification number. RCRA allows individual states to develop their own programs for the regulation of hazardous waste as long as they are at least as stringent as those established by RCRA.

Comprehensive Environmental Response, Compensation, and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) is a law developed to protect the water, air, and soil resources from the risks created by past chemical disposal practices. This law is also referred to as the Superfund Act and regulates sites on the National Priority List (also known as Superfund sites). This law (U.S. Code Title 42, Chapter 103) provides broad federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. CERCLA establishes requirements concerning closed and abandoned hazardous waste sites; provides for liability of persons responsible for releases of hazardous waste at these sites; and establishes a trust fund to provide for cleanup when no responsible party can be identified.

Emergency Planning and Community Right-to-Know Act

The federal Emergency Planning and Community Right-To-Know Act (EPCRA) was enacted to inform communities and residents of chemical hazards in their area. Businesses are required to report the locations and quantities of chemicals stored onsite to both State and local agencies. EPCRA requires the USEPA to maintain and publish a digital database list of toxic chemical releases and other waste management activities reported by certain industry groups and federal facilities. This database, known as the Toxic Release Inventory, gives the community more power to hold companies accountable for their chemical management.

Hazardous Waste Operations and Emergency Response Standards

The Occupational Safety and Health Administration (OSHA) issued the Hazardous Waste Operations and Emergency Response (HAZWOPER) standards, 29 Code of Federal Regulations (CFR) 1910.120 and 29 CFR 1926.65, to protect workers and enable them to handle hazardous substances safely and effectively. The latter standard is for the construction industry and is similar to 29 CFR 1910.120. The HAZWOPER standard covers employers performing the following general categories of work operations: hazardous waste site cleanup operations; operations involving hazardous waste that are conducted at treatment, storage, and disposal (TSD) facilities; and emergency response operations involving hazardous substance releases. The HAZWOPER standards provide information and training criteria to employers, emergency response

workers, and other workers potentially exposed to hazardous substances to improve workplace safety and health and reduce workplace injuries and illnesses from exposures to hazardous substances. It is critical that employers and their workers understand the scope and application of HAZWOPER and can determine which sections apply to their specific work operations.

Title 40 Code of Federal Regulations, Section 61 Subpart M

Title 40 CFR Section 61 Subpart M, National Emissions Standards for Asbestos, sets forth emissions standards for asbestos from demolition and renovation activities, and for waste disposal from such activities.

Title 40 Code of Federal Regulations, Section 761.61

Title 40 CFR Section 761.61, PCB Remediation Waste, provides cleanup and disposal options for polychlorinated biphenyls (PCB) remediation waste. Any person cleaning up and disposing of PCBs managed under Title 40 CFR Section 761.61 is required to do so based on the concentration at which the PCBs are found. This section does not prohibit any person from implementing temporary emergency measures to prevent, treat, or contain further releases or mitigate migration to the environment of PCBs or PCB remediation waste.

Title 29 Code of Federal Regulations, Section 1926.62

Title 29 CFR Section 1926.62, Lead, sets standards for occupational health and environmental controls for lead exposure in construction, regardless of the lead content of paints and other materials. The standards include requirements addressing exposure assessment, methods of compliance, respiratory protection, protective clothing and equipment, hygiene facilities and practices, medical surveillance, medical removal protection, employee information and training, signs, recordkeeping, and observation and monitoring.

State

South Coast Air Management District New Source Review of Toxic Air Contaminants (Rule 1401)

South Coast Air Quality Management District (SCAQMD) New Source Review of Toxic Air Contaminants (Rule 1401) specifies limits for maximum individual cancer risk (MICR), cancer burden, and noncancer acute and chronic hazard index (HI) from new permit units, relocations, or modifications to existing permit units which emit toxic air contaminants (TACs). The rule has been amended several times to change the list of regulated compounds (both additions and deletions). Rule 1401 was amended on June 5, 2015, to incorporate the most recent OEHHA Risk Assessment Guidelines for calculating health risks.

Department of Toxic Substances Control

DTSC has primary regulatory responsibility for the management of hazardous materials and the generation, transport, and disposal of hazardous waste under the authority of the Hazardous Waste Control Law. The DTSC takes enforcement action against violators of hazardous waste laws and regulations; oversees cleanup of hazardous wastes on contaminated properties; makes decisions on permit applications from companies that want to store, treat or dispose of hazardous waste; and protects consumers from toxic ingredients in products. Enforcement is generally delegated to local jurisdictions that enter into agreements with DTSC. California's Secretary of Environmental Protection established a unified hazardous waste and hazardous materials management regulatory program, as required by the

California Health and Safety Code (Chapter 6.11). The unified program consolidates and coordinates the following six programs:

1. Hazardous Waste Generations and Hazardous Waste On-Site Treatment
2. Underground storage tanks
3. Hazardous Materials Release Response Plans and Inventories
4. California Accidental Release Prevention Program
5. Above Ground Storage Tanks (spill control and countermeasure plans only)
6. Uniform Fire Code Hazardous Material Management Plans and Inventories

Local

Burbank2035 General Plan

Burbank2035 General Plan (General Plan) includes goals, policies, and programs to reduce threats to public health and safety due to hazards and hazardous materials. The Safety Element contains the following policies to hazards and hazardous materials:

Safety Element

- Goal 1 Emergency Response and Preparation.** Burbank is prepared to respond to emergency situations
- Policy 1.1** Regularly update all disaster preparedness and emergency response plans.
- Policy 1.2** Coordinate disaster preparedness and emergency response with appropriate agencies, neighboring cities, and the Burbank-Glendale-Pasadena Airport Authority
- Goal 8 Hazardous Materials.** Hazardous Materials threats to public health and safety are reduced
- Policy 8.1** Review proposed projects involving the use or storage of hazardous materials.
- Policy 8.2** Encourage businesses and organizations that store and use hazardous materials to improve planning and management procedures.
- Policy 8.4** Maintain a hazardous materials response capability that will adequately handle Burbank's hazardous materials safety needs.
- Policy 8.5** Consult with appropriate agencies regarding hazardous materials regulations.
- Policy 8.6** Provide the residents of Burbank with information on the proper storage and disposal of hazardous materials and e-waste and encourage the use of City disposal facilities
- Policy 8.8** Advocate the continued review and mitigation of the effects of operation of natural gas and petroleum pipelines, and other pipelines used to transport hazardous substances

4.4.3 Environmental Impacts

Thresholds of Significance

To determine whether the Proposed Project would result in any new impacts or increases in the severity of impacts previously disclosed in the Adopted EIR, this analysis considers the impacts that would result from construction and operation activities that would take place within the Project Site under current environmental and regulatory circumstances and compares these impacts to those identified in the Adopted EIR. Thresholds of significance utilized by the City in the Adopted EIR with respect to health risk hazards are identified below.

As with the analysis in the Adopted EIR, this section of the SEIR evaluates the impact of the Proposed Project on health risk hazards that were determined to have a potentially significant impact. Other impacts related to health risk hazards that were identified to result in no impact or a less than significant impact are discussed in Chapter 5, *Effects Found Not to Be Significant*, of the SEIR.

Analysis of Project Impacts

The Adopted EIR identified the following thresholds to have a potentially significant impact:

- Impact HRH-1** *A risk of accidental explosion or release of hazardous substances (including but not limited to: oil, pesticides, chemicals, or radiation)?*
- Impact HRH-3** *The creation of any health hazard or potential health hazard?*
- Impact HRH-4** *Exposure of people to existing sources of potential health hazards?*

Discussion

According to the Adopted EIR, the Approved Project posed a potential concern of an upset scenario because of the nature of the chemicals to be treated. The legacy SVE treatment plant included in the Approved Project was designed to operate at a maximum vapor flow rate of 6,000 standard cubic feet per minute (SCFM). As part of the Approved Project, the Proposed Project's Applicant, Lockheed Martin (Applicant), was required to prepare an emergency response plan to the satisfaction of the City's Fire Chief that included:

- A description of how emergency response agencies would be deployed to the Approved Project's site;
- A description of a monitoring system with an alarm system located within a City facility with personnel on duty 24 hours a day. The alarm system would need to notify City personnel of a condition in which emissions in excess of 9.8 volatile organic compounds (VOC) occurred.
- The provision of a second signal to a City facility with 24-hour personnel to notify that the facility had been shut down.
- The provision of personnel on duty 24 hours per day to ensure that manual shut down of the plant was achieved within one hour of the breakthrough in the event that the automatic shutdown feature failed. Should the system have to be shut down manually, the Applicant would notify the City of a shut down within one hour of the exceedance.

Like the Approved Project, the Proposed Project would include an updated Emergency Response Plan detailing spill response and evacuation procedures, which is a condition of the City of Burbank Fire Department's (Fire Department) approval. A copy of the Emergency Response Plan and Health and Safety Plan would be provided on site, in a protected area within the proposed SVE treatment system at all times. The Proposed Project would be controlled and monitored by a programmable logic controller (PLC). As described in the Project Description, the PLC would monitor and record data and manage the automated system, ensuring that the automated system immediately shutdowns in the case of system component malfunctions, or if emissions exceed the VOC discharge limits. The PLCs would be programmed to immediately shut down the proposed SVE treatment system, alarm the operators, and/or autodial a notification to qualified alarm response personnel. The upgraded SVE treatment system would not start until the operator manually reviews all parameters to ensure conformance with all system requirements.

The Proposed Project would be a smaller, more optimized SVE treatment system than the existing legacy SVE treatment plant and would be capable of handling the lower flowrates and higher VOC concentrations anticipated during remediation. The proposed SVE treatment system would be designed with a maximum vapor flow of 500 SCFM (roughly 10 percent of the size of the existing legacy SVE treatment system). Emissions from the proposed SVE treatment system would be monitored to ensure that system operations are consistent with SCAQMD and City discharge limits. VOC concentrations following treatment would be measured on a continuous basis using a continuous emissions monitoring system (CEM). In addition to controlling the total VOC emissions from the proposed SVE treatment system, the Applicant would also determine the concentrations of tetrachloroethylene (PCE), trichloroethylene (TCE), vinyl chloride (VC), and carbon tetrachloride (CCl₄) in the emissions from the proposed SVE treatment system. These chemicals would be used as indicators of a potential change in excess cancer risk should there be a change in the concentration level of individual chemicals in the mix of chemicals. As discussed in Chapter 2, *Project Description* of the SEIR, during demolition activities, the Proposed Project would also require the removal of three 150-gallon USTs from the SVE treatment plant property that had been installed to collect condensed water and liquids from the existing piping to the existing legacy SVE treatment plant. Removal of the USTs would comply with the UST removal procedures required by the Fire Department.

To ensure that operation of the Proposed Project does not result in any significant health effects, the same conditions for the originally approved CUP 94-13 (approved CUP) would also be imposed for the Proposed Project, as shown below:

- VOC concentrations shall be limited to 9.8 pounds per day as a monthly average.
- VC concentrations shall be limited to 0.14 pounds per day as a monthly average.
- The measured concentrations of PCE, TCE, VC, and CCl₄ shall be used to calculate the excess cancer risk and ensure that it remains below one in one million assuming that emissions remain at this level for the entire life of the Proposed Project, which is 8.5 years.

As discussed in the Health Risk Assessment (HRA) prepared by Kimley-Horn (Appendix C, *Construction and Operational HRA*, to this SEIR), the health risk analysis shows that the Proposed Project's incremental cancer risk would be far below the SCAQMD threshold for both residential and worker receptors. As previously discussed, the Adopted EIR analyzed surrounding residential land uses, schools, animal shelter workers, commercial land uses, off-site workers, on-site workers, and facility land use receptors. However, since the Adopted EIR was certified, sensitive receptors near the Project Site have increased. In 2000, the

Empire Center was constructed, introducing additional worker receptors that were not analyzed as part of Adopted EIR, and as such, are analyzed in this SEIR. As discussed in Appendix C to this SEIR, sensitive receptors analyzed as part of this SEIR include animal shelter employees across North Victory Place, Walmart loading dock employees, retail employees throughout the Burbank Empire Center, and residential receptors, located 440 feet northeast of the Project Site.

Additionally, acute and chronic non-carcinogenic hazards were calculated in this SEIR and were determined to be within acceptable limits. The SCAQMD considers projects that do not exceed the thresholds to generally not be significant. Therefore, impacts related to health risk from the Proposed Project would be less than significant.

In terms of hazardous materials and waste, no chemicals are required for operation of the proposed SVE treatment system, other than the standard lubricants and grease to keep machinery parts lubricated. Hazardous waste or products would be generated during operation of the proposed SVE treatment system, including VOC-containing aqueous wastes or liquids, that would be removed from the vapor stream and spent carbon generated during treatment system operation. The surge tank and condensate tank of the proposed SVE treatment system would temporarily store VOC liquids that are removed from the vapor stream during Proposed Project operations until the hazardous waste is transported off-site for proper disposal. All liquid and solid wastes and products generated during system installation and operation would be sampled, analyzed at an independent California Environmental Laboratory Accreditation Program (ELAP)-certified environmental laboratory, and properly manifested for transport off-site. Spent carbon would be transported to either a licensed carbon regeneration facility or a licensed disposal facility depending on VOC concentrations in the carbon, based on the laboratory analytical results.

Operation and maintenance (O&M) visits would be made at least one day per week to collect operational data such as flow rates, temperatures, and pressures, and to monitor the influent and effluent VOC concentrations at the proposed SVE treatment plant.

The use, storage, transport, and disposal of hazardous materials would be governed by existing regulations provided by agencies such as DTSC and the U.S. EPA. Compliance with applicable laws and regulations governing the use, storage, transportation, and disposal of hazardous materials would ensure all potentially hazardous materials are used and handled in an appropriate manner and would minimize the potential for safety impacts.

The liquids removed from the vapor stream may or may not be classified as hazardous; nonetheless, appropriate chemical data sheets (CDSs), formerly referred to as material safety data sheets (MSDSs), for potential chemicals present in the liquids would be supplied to the Fire Department prior to initiating system startup. CDSs would also be supplied for the vapor phase granular activated carbon (V-GAC) vessels and consumables such as lubricants, grease, and any other material with CDS. Therefore, impacts for the Proposed Project would be less than significant.

Mitigation Measures

The Approved EIR did not identify mitigation measures that would apply to the Approved Project. The Proposed Project would not result in new impacts with respect to Health Risk Hazards Problems as compared to the Approved Project. Therefore, no Proposed Project-specific mitigation measures are required for the Proposed Project.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no significant new impacts or changes. No mitigation measures were previously applied under the Adopted Project; and no mitigation measures are included under the Proposed Project. Impacts would be less than significant with mitigation incorporated. No further analysis is required under CEQA.

Cumulative Impacts

Discussion

CEQA Guidelines Section 15355 requires an analysis of cumulative impacts, which are defined as, "two or more individual effects which, when considered together, are considerable, or which compound or increase other environmental impacts." As with the Adopted EIR, this SEIR analyzes potential cumulative impacts related to health risk hazards. As discussed above, the environmental setting has changed since the Adopted EIR was certified, including related projects in proximity to the Project Site. **Table 3-1: Cumulative Projects List** included in Section 3.0, *Environmental Setting*, identifies the related projects and other possible development in the area determined as having the potential to interact with the Proposed Project to the extent that a significant cumulative effect may occur.

Similar to the Proposed Project, all development within the City would be required to comply with applicable laws and regulations governing the use, storage, transportation, and disposal of hazardous materials to ensure all potentially hazardous materials are used and handled in an appropriate manner and would minimize safety impacts. Related projects would be required to prepare an emergency response plan, if applicable, to evaluate how emergency response agencies would be deployed to the project site. Additionally, related projects would be required to be consistent with CEQA and prepare a health risk analysis to evaluate health risk impacts if applicable. Compliance with applicable regulations would result in less than significant Impacts to health risk hazards. Furthermore, because the Proposed Project does not exceed the health risk hazards thresholds identified above, it is not considered to have a cumulatively considerable impact. As such, cumulative impacts would be less than significant.

Mitigation Measure

The Adopted EIR did not identify mitigation measures that would apply to the Approved Project. As there would be no significant effects relative to health hazards that would be cumulatively considerable, no Proposed Project-specific mitigation measures are required.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no significant new cumulative impacts or changes. No mitigation measures were previously applied under the Approved Project; and no mitigation measures are included under the Proposed Project. Cumulative impacts would be less than significant with no mitigation incorporated. No further analysis is required under CEQA.

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5.0 EFFECTS FOUND NOT SIGNIFICANT

5.1 Introduction

This section provides a discussion for issue areas not included in Chapter 4, *Environmental Impact Analysis*, of this Supplemental Environmental Impact Report (SEIR) that were determined to have a significant environmental effect. California Environmental Quality Act (CEQA) Guidelines Section 15128 states that “an EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR.” As such, this section describes the environmental effects that were determined not to be significant in the adopted 1995 Focused Environmental Impact Report (Adopted EIR) and are, therefore, not discussed in detail in this SEIR. In accordance with these CEQA Guidelines, each subsection below identifies the basis for each impact area’s significance determination in the Adopted EIR and briefly evaluates the Proposed Project under the thresholds analyzed in the Adopted EIR. For the purpose of this document, references to the Adopted EIR include the Initial Study, Addendum to the Initial Study, and the resulting in the 1995 Focused EIR.

The issue areas for which no change in circumstances, no new information of substantial importance or no change as a result of the Proposed Project relative to the Approved Project have occurred since the Approved EIR was certified are included in the section. As such, these sections do not require further analysis in this SEIR and are instead included in this section. Issue areas that would have the potential to result in a significant impact are discussed in Chapter 4, *Environmental Impact Analysis*, of this SEIR. These issue areas are Section 4.1, *Geologic Problems*; Section 4.2, *Water*; Section 4.3, *Health Risk Hazard*; and Section 4.4, *Health Risk Hazards*.

The Proposed Project constitutes a source area removal action that is a continuation of past remediation efforts that included the operation of a soil vapor extraction (SVE) treatment system conducted under the Approved Project at a portion of the former Lockheed Martin (Applicant) Plant B-1 site. In this document, the Proposed Project’s general location at 1234 North Victory Place, 1501 North Victory Place, 1800 West Empire Avenue, and 1301 North Victory Place (Project Site) is referenced by two main areas:

- The **SVE Treatment Plant Property**: the property at 1234 North Victory Place, which is northwest of the intersection at North Victory Place and the railroad tracks owned by the Los Angeles County Metropolitan Transportation Authority (Metro) and Amtrak (Assessor Parcel Number [APN] 2462-017-020); and
- The **SVE Well Field**: the portion of the Project Site generally located at 1501 North Victory Place, 1800 West Empire Avenue, and 1301 North Victory Place within the parking lots of the northeastern portion of the Burbank Empire Center (APN 2462-017-18, -29, and -032).

5.2 Land Use and Planning

Impact LUP-1 Conflict with general plan designation or zoning?

Discussion

According to the Adopted EIR, included in Appendix A, *1995 Adopted EIR*, to this SEIR, the Approved Project was consistent with the City of Burbank's Burbank2035 General Plan (General Plan) land use designation of Regional Commercial and the City of Burbank (City) Zoning Ordinance designation of Industrial (M-2).¹ However, since the proposed stack was over 35 feet in height, a conditional use permit (CUP) was required by the City. Therefore, conflicts with the City's zoning code were mitigated through adoption of the approved CUP and the conditions placed on the approved CUP. The Adopted EIR concluded that this impact would be less than significant, and no mitigation was required.

The Proposed Project includes an upgraded SVE treatment system and would not change the current uses on the Project Site. Like the Approved Project, the Proposed Project is also consistent with the General Plan land use designation and zoning ordinance. The SVE Treatment Plant Property is zoned as M-2, which is intended for the development of manufacturing process, fabrication and assembly of goods and materials. The SVE Well Field, which comprises a portion of the Burbank Empire Center, is zoned as Planned Development (PD 97-3), which permits any use, provided that use is specifically listed as a permitted use in the approved Development Agreement for PD 97-3, which includes the current uses on the Project Site.

The Proposed Project would provide a 15-foot exhaust stack, which would be shorter than the Approved Project and the 35-foot maximum height specified by the Burbank Municipal Code (BMC) Section 10-1-806, Property Development Standards. However, the proposed SVE treatment system would emit treated vapors into the atmosphere and therefore would require a CUP from the City. Because the proposed SVE treatment is a smaller, optimized version of the existing legacy SVE treatment system that was already permitted by the City through the approved CUP for the Approved Project, the Proposed Project is seeking the approval of the proposed CUP that would amend the approved CUP to revise pertinent treatment equipment information and several operating parameters and conditions included in the approved CUP to reflect the optimized system's design and operation. With the approval of the proposed CUP included in the Proposed Project, the Proposed Project would not conflict with the General Plan or zoning ordinance. Impacts would be less than significant, and no mitigation measures would be required.

Impact LUP-2 Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?

Discussion

As described above in Impact *LUP-1*, the Adopted EIR was consistent with the City's General Plan and Zoning Ordinance with the approved CUP. The Adopted EIR also determined that while operation of the Approved Project would require review by the Regional Water Quality Control Board (RWQCB) and the Air Quality Management District, the Approved EIR concluded that the Approved Project would have no conflict with any of the applicable policies of those agencies. As such, the Adopted EIR determined that

¹ City of Burbank, Interactive Citywide Zoning and General Plan Land Use Map, https://experience.arcgis.com/experience/00653afd849744eab0ca3547d66db78a/page/PIM/#data_s=id%3Awidget_78_output_config_1%3A0%2Cid%3AdataSource_3-Core_GEMS2_Landbase_GIS3_4792%3A570. Accessed October 28, 2025.

there would be no impact, and no mitigation measures would be required. Like the Approved Project, the Proposed Project would not conflict with applicable plans or policies adopted by agencies with jurisdiction over the Project Site. As discussed under *Impact LUP-1*, the Proposed Project would not conflict with the General Plan, Zoning Ordinance, or BMC. As such, no impact would occur.

Impact LUP-3 Be incompatible with existing land use in the vicinity?

Discussion

As described by the Adopted EIR, the Approved Project was not incompatible with existing land uses in the vicinity of the Project Site. As such, the Adopted EIR determined that the Approved Project would be less than significant in regard to incompatibility with existing land use in the vicinity of the Project Site. The Proposed Project would replace an existing SVE treatment system with an upgraded SVE treatment system, resulting in the same use. However, since the certification of the Adopted EIR, the Project Site's surrounding environment has been further developed with new commercial uses, most notably the Burbank Empire Center to the west and a Costco Wholesale Warehouse Store and Costco Gas Station surrounded by surface parking to the south of the Project Site, across the Metrolink and Amtrak railroad tracks. The Burbank Empire Center includes a variety of one-story big box retail stores, restaurants, and surface parking.

Generally, the Proposed Project's existing, surrounding environment includes a variety of land uses in an urban context including residential, commercial, and industrial uses. These uses include:

- **North:** Metrolink Antelope Valley line railroad tracks, commercial uses, and single-family residential uses;
- **East:** Animal Walk of Fame animal shelter, Burbank Animal Shelter, and Metrolink Antelope Valley line railroad tracks;
- **South:** the Burbank Empire Center, Metrolink Ventura County, Amtrak Pacific Surfliner, and Amtrak Coast Starlight lines railroad tracks as well as commercial uses; and
- **West:** the Burbank Empire Center.

As discussed in Chapter 2, *Project Description*, the entire Project Site is designated as Regional Commercial by the City's General Plan, which provides for regional employment and shopping destinations that play an important role in the City's economy by residents of the City and surrounding cities. As discussed under *Impact LUP-1*, the Proposed Project would not conflict with its General Plan designation. The surrounding land uses are also consistent with the Regional Commercial land use designation; therefore, the Proposed Project is compatible with the surrounding land uses (refer to **Table 2-1: Project Site and Surrounding Land Uses**, in Chapter 2, *Project Description*). Therefore, as described in Chapter 2, *Project Description*, of this SEIR, and above, the Proposed Project would not be incompatible with the surrounding land uses. Therefore, like the Approved Project, impacts to surrounding land uses would be less than significant and no Proposed Project-specific mitigation measures would be required.

Impact LUP-4 Affect agricultural resources or operations (e.g. impacts to soil or farmlands, or impacts from incompatible land uses)?

Discussion

According to the Adopted EIR, the Approved Project would not affect agricultural resources or operations. As such, there would be no impact to agricultural resources or operations, and no mitigation measures would be required. Like the Approved Project, the Proposed Project would not impact agricultural resources or operations. The Project Site is located in an urbanized area. The Project Site is in an area primarily composed of Urban and Built-Up Land.² The closest area of Prime Farmland to the Project Site is located approximately 6.95 miles to the northwest. There are no lands subject to the Williamson Act within the City.³ The City's zoning ordinance does not include agriculture as a permitted use in the M-2 General Industrial zoning designation. Therefore, there would be no significant impacts to agricultural resources or operations at the Project Site, and no Proposed Project-specific mitigation measures would be required.

Impact LUP-5 Disturb or divide the physical arrangement of an established community (including a low-income or minority community)?

Discussion

According to the Adopted EIR, the Approved Project would not disturb or divide the physical arrangement of an established community. As such, there would be no impact to an established community, and no mitigation measures would be required. Similarly, the Proposed Project would not disturb or physically divide the physical arrangement of an established community. The Proposed Project would replace the legacy SVE treatment system with a smaller, more efficient system. Therefore, the Proposed Project would not disturb or physically divide an established community. There would be no impacts, and no Proposed Project-specific mitigation measures would be required.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no new significant impacts or changes. No mitigation measures were previously applied under the Adopted Project and no new mitigation measures are identified for the Proposed Project. Impacts would be less than significant.

² California Department of Conservation, California Important Farmland Finder, <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed October 28, 2025.

³ California Department of Conservation, Williamson Act Enrollment Finder, <https://maps.conservation.ca.gov/dlrp/WilliamsonAct/>. Accessed October 28, 2025.

5.3 Population and Housing

Impact POP-1 *Cumulatively exceed official, regional, or local population projections?*

Impact POP-2 *Induce substantial growth in an area, either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?*

Impact POP-3 *Displace existing housing, especially affordable housing?*

Discussion

As described in the Adopted EIR, the Approved Project would have no impact on population and housing. The Approved Project would only have one to two employees per shift. Therefore, the Adopted EIR concluded that the Approved Project would neither affect the location, distribution, density, or growth rate of the population in the area, nor would the Approved Project affect existing housing or impact available rental or affordable housing in the City.

Like the Approved Project, the Proposed Project would not have a significant impact on population and housing. The Approved Project would only require employees on an on-needed basis to perform periodic monitoring of the Project Site. Employees commuting to perform periodic monitoring at the Project Site would not substantially lead to an increase in population, housing, and employment growth in the City. According to the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) total employment within Los Angeles County is anticipated by SCAG to increase from 5,031,00 in 2019 to 5,461,00 in 2050.⁴ SCAG jurisdictional -level employment growth forecasts for the City is anticipated to increase from 127,800 in 2019 to 109,356 by 2027, the Proposed Project's buildout year. The estimated projected level of employment for the City in the year 2027, the Project's buildout year, was interpolated from the estimates for the years 2019 and 2050 from the 2024 RTP/SCS. The City would anticipate a growth in the City's employment estimates from 127,800 in 2019 to 132,368 in 2027. As the Proposed Project would require employees on an on-needed basis to perform periodic monitoring, the Project would not induce substantial unplanned population growth exceeding regional population projections in 2027. Therefore, the Proposed Project would not induce unplanned population growth and impacts would be less than significant and no Proposed Project-specific mitigation measures would be required.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no significant new impacts or changes. No mitigation measures were previously applied under the Adopted Project and no new mitigation measures are identified for the Proposed Project. Impacts would be less than significant.

⁴ Southern California Association of Governments (SCAG), Connect SoCal 2024 Demographics and Growth Forecast Technical Report, <https://www.scag.ca.gov/sites/default/files/2024-05/23-2987-tr-demographics-growth-forecast-final-040424.pdf>. Accessed October 28, 2025.

5.4 Geologic Problems

Impact GEO-1 Fault Rapture?

Impact GEO-2 Seismic ground shaking?

Impact GEO-4 Seiche, tsunami, or volcanic hazard?

Impact GEO-5 Landslides or Mudflows?

Discussion

As described in the Adopted EIR, the Approved Project was not of a size or scale that would cause significant changes in topography, ground surface relief features, siltation or the deposition of erosion of a body of water or water course. Further, as discussed in the Adopted EIR, no unique geologic or physical features were observed at the Project Site or in the surrounding area. As was determined in the Adopted EIR, the Approved Project would not expose people or property to geologic hazards such as earthquakes, landslides, mudslides, or similar hazards, and no active faults across the property. There are no active zones identified by the Alquist-Priolo Special Study Zone Act of 1972 in the City. Therefore, the Adopted EIR determined that there would be no impacts related to fault rapture and seismic ground shaking and no mitigation measures would be required.

According to more recent data from the California Department of Conservation California Geological Survey, the nearest Alquist Priolo Fault Trace to the Project Site is the Sierra Madre Fault, located approximately 5.45 miles north of the Project Site. Other active faults exist in the region, but they are not located within the City. There are no Alquist-Priolo Earthquake Fault Zones designated in the City.⁵ No significant impacts would occur, and no mitigation measures would be necessary with respect to fault rapture and seismic ground shaking. The Proposed Project is located approximately 16 miles north of the Pacific Ocean and is not located in a tsunami hazard area.⁶ Therefore, there are no impacts related to tsunamis or seiche and no Proposed Project-specific mitigation measures would be required.

Like the Approved Project, the Proposed Project would be similar in scale and size that it would not cause significant changes in topography, ground surface relief features, siltation or the deposition of erosion of a body of water or water course. According to the California Department of Conservation Geological Survey, the Project Site is not located within a landslide zone.⁷ Furthermore, the Proposed Project Site is flat and is not subject to landslides. Therefore, no significant impacts would occur, and no Proposed Project-specific mitigation measures would be necessary with respect to landslides.

⁵ City of Burbank General Plan 2035 Safety Element, https://www.burbankca.gov/documents/173607/1541047/20130213_Chapter+7+-+Safety.pdf/07a23aef-2e79-85f4-5c99-dc174e9ed823?t=1637190580585, Accessed November 26, 2025.

⁶ California Department of Conservation, Tsunami Hazard Map, https://maps.conservation.ca.gov/cgs/informationwarehouse/ts_evacuation/?extent=-13249590.3641%2C3986280.7635%2C-13132183.0887%2C4038410.8168%2C102100&utm_source=cgs+active&utm_content=losangeles#data_s=id%3AdataSource_3-1918f9f263a-layer-15%3A11. Accessed November 17, 2025.

⁷ California Department of Conservation, Earthquake Hazards Zone Application, <https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/>. Accessed October 28, 2025.

Impact GEO-6 Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?

Discussion

The Adopted EIR determined that the Approved Project would cause soil displacement, compaction, and over-covering as a result of grading and excavation activities. These impacts were not considered significant given the size and scale of the Approved Project. As a project design feature, the Approved Project included the use of water trucks to control fugitive dust. Like the Approved Project, the Proposed Project would not have significant impacts to topography or cause unstable soil conditions from excavation, grading, or fill. The Applicant would be required to obtain a grading permit from the City's Building Division. Additionally, the Applicant would be required to adhere to BMC Title 7, Public Ways and Property Chapter 1 Excavations, Article 1 Grading, Fills, and Excavations and prepare a soils engineering report which describes existing soils and conclusions for grading. As such, impacts would be less than significant, and no Proposed Project-specific mitigation would be required.

Impact GEO-7 Subsidence of the land?

Impact GEO-8 Expansive soils?

Impact GEO-9 Unique geologic or physical features?

Discussion

The Adopted EIR determined that a "moderate to high risk" of liquefaction exists in the area surrounding the Approved Project, which could have the potential to create health risks if the facility is damaged. To reduce this risk, the Adopted EIR indicated that the Approved Project would require a soil study to reduce impacts of geologic hazards to less than significant. As a project design feature, the Approved Project included a soil study to reduce potential impacts of geologic hazards to less than significant. The Proposed Project is located within an identified liquefaction zone.^{8 9} As discussed above, the Proposed Project would be required to adhere to BMC Title 7 Public Ways and Property, Chapter 1 Excavations, Article 1, Grading Fills and Excavations and prepare a soil engineering report before grading to ensure liquefaction hazards would be less than significant.¹⁰ Therefore, no Proposed Project-specific mitigation measures are necessary.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no significant new impacts or changes. No mitigation measures were previously applied under the Adopted Project and no new mitigation measures are identified for the Proposed Project. Impacts would be less than significant.

5.5 Water

Impact WATER-2 Exposure of people or property to water related hazards such as flooding?

Impact WATER-4 Changes in the amount of surface water in any water body?

⁸ City of Burbank, General Plan 2035 Safety Element, https://www.burbankca.gov/documents/173607/1541047/20130213_Chapter+7+-+Safety.pdf/07a23aef-2e79-85f4-5c99-dc174e9ed823?t=1637190580585, Accessed November 26, 2025.

⁹ City of Burbank, California Department of Conservation, Earthquake Hazards Zone Application.

¹⁰ City of Burbank Municipal Code (BMC), Chapter 7, Excavations, Article 1, Grading, Fills and Excavations, 7-1-105: Application For Permit, <https://www.codepublishing.com/CA/Burbank/html/Burbank07/Burbank0701.html#7-1-105>. Accessed November 5, 2025.

Impact WATER-5 Changes in currents or the course of direction of water movements?

Impact WATER-6 Change in the quantity of ground water, either through direct additions or withdrawals, or through interception of aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?

Impact WATER-7 Altered direction of flow of groundwater

Impact WATER-8 Impacts to groundwater quality

Impact WATER-9 Substantial reduction in the amount of groundwater otherwise available for public supplies?

Discussion

The Adopted EIR determined that the Approved Project would not result in significant impacts related to flooding or changes in the amount or direction of surface water. The Adopted EIR concluded that the Approved Project would not affect the quantity of groundwater, but rather, is intended to prevent its degradation. Additionally, the Adopted EIR concluded that the Approved Project was not anticipated to reduce water quality or expose people or property to flood hazards.

Like the Approved Project, the Proposed Project would have no significant impacts related to flooding, surface water, or groundwater. The Project Site contains area designated by Federal Emergency Management Agency (FEMA) as Zone A, which is an area with a one percent annual chance of flooding.¹¹ According to the General Plan's Safety Element, within this area, a flood can be reasonably predicted and thus reasonably mitigated through existing regulatory requirements. The Proposed Project would be required to adhere to the California Building Code (CBC), which contains requirements for constructing structures in flood hazard areas.¹² These requirements are consistent with FEMA requirements for non-residential development in a 100-year flood plain. Section 3106 of the CBC outlines the requirements of new or replacement mechanical and electrical systems proposed within flood hazard zones. Section 3106 only allows the placement of mechanical and electrical systems below the base flood elevation if properly protected to prevent water from entering or accumulating within the system components. Section 3107 of the CBC outlines the building requirements of structures within the FEMA-designated A Zones. Such requirements are that all floors below the base flood elevation must be constructed and engineered to be flood-resistant, or the floor must only be used for storage, parking, access, or foyers. With the implementation of CBC requirements, the Proposed Project would not expose people or property to flood hazards. Additionally, as discussed in Section 4.2, *Water*, of this SEIR, the Proposed Project would not affect the quantity of groundwater, instead, the Proposed Project would remediate volatile organic compounds (VOCs) in the soil and groundwater beneath the Project Site. Like the Approved Project, the Proposed Project would eliminate migration of soil contaminants to the groundwater aquifer and would have no significant impacts to groundwater quality. Therefore, the Proposed Project would be similar to the Approved Project, and less than significant impacts would occur, and no new mitigation measures are needed.

¹¹ Federal Emergency Management Agency (FEMA), FEMA Flood Map Service Center, <https://msc.fema.gov/portal/search?AddressQuery=1234%20Victory%20place%2C%20Burbank>. Accessed October 28, 2025.

¹² City of Burbank, Burbank 2035 Environmental Impact Report, https://www.burbankca.gov/documents/173607/0/Planning_2021_Burbank2035+DEIR.pdf/7b9f4666-6b6e-915e-a2fd-785535462c67?t=1638490370426. Accessed October 28, 2025.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no significant new impacts or changes. No mitigation measures were previously applied under the Adopted Project and no new mitigation measures are identified for the Proposed Project. Impacts would be less than significant.

5.6 Health Risk Assessment

Impact HRA-3 *Alter air movement, moisture, or temperature, or cause any change in climate?*

Impact HRA-4 *Create objectionable odors?*

Discussion

As described in the Adopted EIR, the Approved Project is not of a size or scale that would alter air movement, climate, or temperature, therefore, no impacts on that issue were anticipated. Additionally, anticipated odors produced by the Approved Project would have an insignificant impact, per the Adopted EIR. As discussed, the Proposed Project would replace the legacy SVE treatment system on the Project Site with a smaller, more efficient SVE treatment system. Therefore, the Proposed Project would not modify the size or scale of the Approved Project in a way that would alter air movement, climate, or temperature, nor is the Proposed Project anticipate to result in significant odors. Therefore, the impact would be less than significant, and no mitigation measures would be required.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no significant new impacts or changes. No mitigation measures were previously applied under the Adopted Project and no new mitigation measures are identified for the Proposed Project. Impacts would be less than significant.

5.7 Transportation/Circulation

Impact TRA-1 *Increased vehicle trips or traffic congestion*

Impact TRA-2 *Hazards to safety from design features (e.g. sharp curves or dangerous intersections or incompatible uses (e.g. farm equipment)?*

Impact TRA-3 *Inadequate emergency access or access to safety uses?*

Impact TRA-4 *Insufficient parking capacity on-site or bicyclists?*

Impact TRA-5 *Hazards or barriers for pedestrians or bicyclists?*

Impact TRA-6 *Conflicts with adopted policies supporting alternative transportation (e.g. bus turnout, bicycle racks)?*

Impact TRA-7 *Insufficient parking capacity on-site or bicyclists?*

Impact TRA-8 *Rail waterborne or air traffic impacts.*

Discussion

As described in the Adopted EIR, the Approved Project would only have one to two employees per shift; therefore, no significant impacts to traffic or circulation were anticipated. The Approved Project proposed five parking spaces to accommodate on-site personnel as part of the approved CUP. Furthermore, as

described in the Adopted EIR, the Approved Project was small enough as not to warrant bicycle and pedestrian facilities as required by BMC Section 31-2304 for larger developments.

Like the Approved Project, the Proposed Project would not have a significant impact related to traffic or circulation. The Proposed Project would be a smaller, more optimized SVE treatment system than the existing legacy SVE treatment plant. The Proposed Project would provide two parking spots for employees, visitors, and vendors performing periodic monitoring or other activities during operation of the SVE facility. The Proposed Project does not propose to add any bicycle parking spaces. Additionally, analysis of parking requirements is no longer included in the 2024 CEQA Guidelines Appendix G Checklist; therefore, no parking analysis is required. However, the Proposed Project will provide two parking spaces for the employees that will visit the site on an as-needed basis.

The Project Site would be accessed via the existing driveway off North Victory Place located in the adjacent parcel (APN 2462-017-032) west of the SVE Treatment Plant Property of the Project Site. The Proposed Project would ensure pedestrian access would be provided via a sidewalk along North Victory Place abutting the northern boundary of the Project Site. Therefore, the Proposed Project would provide adequate emergency access to the Project Site and provide adequate pedestrian access.

The Project Site would be served by public transportation in the surrounding area. Public transit access in proximity to the Project Site includes the Empire/Valpreda and Empire/Lincoln bus stops, which are located approximately 430 feet northwest and 0.24-mile northwest of the Project Site, respectively; both serve Metro lines 165 and 294. The Project Site is also served by the Empire/Buena Vista bus stop, which is located approximately 0.37-mile northwest of the Project Site and is served by the City of Burbank NoHo to Airport bus route. Therefore, the Proposed Project would be adequately served by existing transportation system near the Project Site.

Table 5.7-1, Project Consistency with the Burbank2035 General Plan Mobility Element, evaluates the Proposed Project's consistency with applicable policies from the City's General Plan Mobility Element.¹³

¹³ City of Burbank, Burbank2035 General Plan Mobility Element, <https://www.burbankca.gov/documents/173607/240347/20201217-Mobility-Element-001.pdf/1eb8795c-95a9-45f1-da18-64329ddc86b3?t=1608249156213&>. Accessed October 28, 2025.

Table 5.7-1 Proposed Project Consistency with the Burbank 2035 General Plan Mobility Element

General Plan Mobility Element Policies	Proposed Project Consistency Analysis
Policy 1.4: Ensure that future land uses can be adequately served by the planned transportation system.	Consistent: The Proposed Project would be adequately served by existing public transit in proximity to the Project Site. The Project Site would be served by the Empire/Valpreda and Empire/Lincoln bus stops, which are located approximately 430 feet northwest and 0.24-mile northwest of the Project Site, respectively; both serve Metro lines 165 and 294. The Project Site is also served by the Empire/Buena Vista bus stop, which is located approximately 0.37-mile northwest of the Project Site and is served by the City of Burbank NoHo to Airport bus route. The Hollywood Burbank Airport is located approximately 1.3 miles northwest of the Project Site.
Policy 1.7: Ensure that the transportation system enables Burbank residents, employees, and visitors opportunity to live, work, and play throughout the community.	Consistent. As described above, employees, visitors, and vendors performing periodic monitoring or other activities during operation of the SVE facility would be adequately served by existing transportation systems.

Furthermore, the Proposed Project would be generally consistent with the City's Mobility Element and there would be no impacts related to transportation. Therefore, no additional mitigation measures are necessary. Impacts would be less than significant.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no significant new impacts or changes. No mitigation measures were previously applied under the Adopted Project and no new mitigation measures are identified for the Proposed Project. There would be less than significant impacts.

5.8 Biological Resources

Impact BIO-1 *Endangered, threatened, or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?*

Impact BIO-2 *Locally designated species (e.g. heritage trees)*

Impact BIO-3 *Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)?*

Discussion

As described in the Adopted EIR, the Approved Project is located in an industrialized area in an urbanized region and would not impact rare, threatened, or endangered plants, as identified by the California Fish and Game or the U.S. Wildlife Service. Furthermore, according to the Adopted EIR, the California Department of Fish and Game (CDFW) Natural Diversity Database does not report any endangered, threatened, or rare animal species on the Project Site. Therefore, there would be no significant impacts related to endangered, threatened, or rare species or their habitats.

Like the Approved Project, the Proposed Project is located in an industrialized area in an urban region. A Biological Assessment was prepared by Hamilton Biological, Inc., for an established Proposed Project Biological Study Area in October 2024, (see Appendix E, *Biological Assessment*, of this SEIR), which consists

of the existing legacy SVE system and a portion of the existing Burbank Empire Center, approximately two acres and 38 acres, respectively. According to the Biological Assessment, as the extent of undeveloped habitat on the Project Site is very limited, only human-tolerant wildlife species adapted to urban areas in the region are expected to occur on the Project Site.

Additionally, the Biological Assessment reviewed records of special-status species recorded in the general Project vicinity. No special-status species are associated with developed land on the Proposed Project Site. The fragments of non-native grassland/disturbed habitat present on the Proposed Project Site are too limited in size and disconnected from a surrounding matrix of natural communities, to provide potentially suitable habitat for any special-status wildlife species. Fencing around the larger fragment, and regular mowing/weed-whipping of this area, further preclude the ability of wildlife to make use of the larger area of disturbed grassland. Per the Biological Assessment, there were no special status species, endangered species, threatened, or rare species or their habitats observed on the Proposed Project Site. Furthermore, the Biological Resource Assessment did not identify other locally designated species or natural communities. As such, there would be no impacts, and no Proposed Project-specific mitigation measures would be required.

Impact BIO-4 Wetland habitat (e.g. march, riparian and vernal pool)

Discussion

The Adopted EIR concluded that the Approved Project would have not have any significant impacts to wetland habitats. For both the Approved Project and the Proposed Project, the Project Site is highly disturbed and located in an urbanized area. According to the U.S Fish and Wildlife Service, National Wetlands Mapper, there are no wetlands, sensitive natural communities, or riparian habitats found on the Project Site.¹⁴ As such, the Proposed Project would also have no impacts to wetland habitats, and no Proposed Project-specific mitigation measures would be required.

Impact BIO-5 Wildlife dispersal or migration corridors?

Discussion

As discussed above, the Adopted EIR concluded that the Approved Project would have not have any significant impacts to biological resources, including wildlife dispersal or mitigation corridors. Per the Biological Assessment prepared for the Proposed Project (see Appendix E, *Biological Assessment*, of this SEIR) nearly the entire Project Site is fully developed and is entirely surrounded by existing urban development. For these reasons, the Project Site is not expected to play a role in the movement of native terrestrial wildlife through the Project Site or in the vicinity.

The Biological Assessment conducted a survey of the Project Site. One widespread reptile species, the Common Side-blotched Lizard (*Uta stansburiana*), was detected in non-native grassland/disturbed habitat in the southeastern part of the Project Site during the survey. It is likely that one other lizard species, the Western Fence Lizard (*Sceloporus occidentalis*), also occurs. Snakes are unlikely to be present as a small fragment of habitat remains, surrounded by intensive development. No mammals were observed, but it is likely that such species as Botta's Pocket Gopher (*Thomomys bottae*), Norway Rat (*Rattus norvegicus*),

¹⁴ U.S. Fish and Wildlife Service, National Wetlands Mapper, <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>. Accessed October 28, 2025.

House Mouse (*Mus musculus*), California Ground Squirrel (*Otospermophilus beecheyi*), Desert Cottontail (*Sylvilagus audubonii*), Virginia Opossum (*Didelphis virginiana*), and Coyote (*Canis latrans*) may occur.

Six bird species were observed including the Rock Pigeon (*Columba livia*), Anna's Hummingbird (*Calypte anna*), Black Phoebe (*Sayornis nigricans*), Common Raven (*Corvus corax*), House Finch (*Haemorhous mexicanus*), and Yellow-rumped Warbler (*Setophaga coronata*). Existing landscaping on the Project Site provides potential nesting sites for birds, and the disruption of any native bird species would represent a violation of the Federal Migration Bird Treaty Act (MBTA) and Sections 3503 and 3513 of the California Fish and Game Code. However, implementation of Proposed Project-specific Mitigation Measure (MM) BIO-1, Protection of Nesting Birds, would reduce potential impacts to nesting birds by requiring that any necessary impacts to vegetation associated with Proposed Project implementation be conducted outside of the typical nesting season for native birds in the region. However, if vegetation removal is conducted during the nesting bird season, a qualified biologist should first conduct a survey to determine whether any native birds are nesting in the area. With implementation of MM BIO-1, impacts to birds would be less than significant.

Mitigation Measures

The Adopted EIR did not implement any mitigation measures for the Approved Project. However, the Proposed Project would implement the following Proposed Project-specific mitigation measure:

MM BIO-1 Protection of Nesting Birds. To avoid potential impacts to nesting birds, any necessary impacts to vegetation associated with project implementation shall be conducted outside of the typical nesting season for native birds in the region. This period is variable, but generally extends from March 1 to August 31. If vegetation removal must be conducted during the nesting bird season, a qualified biologist shall first conduct a survey to determine whether any native birds are nesting in the area. If any active nests are found (i.e., complete nests with at least one egg), they shall be avoided until after all young have fledged from the nest, or work should be carefully monitored by a biologist to ensure against impacts to nesting birds.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no significant new impacts or changes. Although the Adopted EIR did not include mitigation measures for Biological Resources, the Biological Assessment prepared for the Proposed Project introduced new mitigation measures to reduce the Proposed Project's potential impacts to biological resources and be consistent with State and federal regulations regarding nesting birds. With implementation of MM BIO-1, impacts would be reduced to less than significant.

5.9 Energy and Mineral Resources

Impact ENG-1 Conflict with adopted energy conservation plans?

Discussion

According to the Adopted EIR, the Approved Project was determined to not conflict with an adopted energy conservation plan. Like the Approved Project, the Proposed Project would not conflict with an adopted energy conservation Plan. In 2002, California established its Renewable Portfolio Standard (RPS)

program with the goal of increasing the annual percentage of renewable energy in the State's electricity mix by the equivalent of at least 1 percent of sales, with an aggregate total of 20 percent by 2017. Since then, various pieces of legislation have provided further goals. Signed in 2018, Senate Bill (SB) 100 revised the program's goal to achieve the 50 percent renewable resources target by December 31, 2026, and a 60 percent renewable resources target by December 31, 2030. SB 100 also established a further goal to have an electric grid that is entirely powered by clean energy by 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

The Proposed Project would be consistent with City of Burbank Water and Power (BWP) 2024 Integrated Resource Plan (IRP). In accordance with the requirements of "The Clean Energy and Pollution Reduction Act" (SB 350) that was passed in 2015, publicly owned utilities in California with an annual electricity demand greater than 700 gigawatt hours were required to develop an IRP and submit it to the CEC. The IRP is a long-term blueprint for BWP to continue to provide reliable, affordable, and sustainable power for residents and businesses of Burbank. As discussed in the IRP, BWP would be on track to meet 60 percent total renewable energy procurement goal by 2030.¹⁵ The Proposed Project would utilize BWP electricity, which is composed of approximately 38 percent renewable energy as of 2024 and would achieve at least 60 percent renewable energy by 2030.¹⁶ Therefore, the Proposed Project would not conflict with an adopted Energy Conservation Plan. Impacts would be less than significant and no Proposed Project-specific mitigation measures would be required.

Impact ENG-2 *Use non-renewable resources in a wasteful and inefficient manner?*

Discussion

According to the Adopted EIR, the equipment for the construction of the Approved Project would consume fossil fuels at an accelerated rate. As determined in the Adopted EIR, the increased rate of consumption could be mitigated to some extent by the use of energy efficient equipment that is gasoline powered, when available. No substantial increase in demand on energy sources or interference with natural heating or cooling opportunities were anticipated as part of the Approved Project. As stated in the Adopted EIR, water would be consumed at an accelerated rate during grading, excavation, and operation. Such consumption was considered an unavoidable result of the Approved Project. However, the Approved Project was required to reduce fugitive dust, by ceasing all grading and using a water truck during periods of high winds as a condition of approval. As such, the Approved Project was determined to be less than significant in regard to use of non-renewable resources in a wasteful and inefficient manner and no mitigation measures were required.

Like the Approved Project, the Proposed Project would not result in wasteful and inefficient use of non-renewable resources. Energy usage during Project construction and operations would not be considered substantial, as the Proposed Project would involve the dismantling and removal of the existing SVE treatment plant and association structures and installation of new SVE treatment plant, SVE wells, and underground piping. Energy consumption associated with the dismantling of the existing system and the construction of the Proposed Project includes primarily diesel fuel consumption from on-road hauling

¹⁵ Burbank Water and Power (BWP), 2024 Integrated Resource Plan Report, https://burbank.granicus.com/MetaViewer.php?view_id=49&clip_id=10328&meta_id=421247. Accessed October 29, 2025.

¹⁶ Burbank Water and Power (BWP), Burbank's Goal of 100% Zero-Carbon Power Supply by 2040, <https://www.burbankwaterandpower.com/electric/power-sources/power-content-information>. Accessed October 29, 2025.

trips and off-road construction diesel equipment, and gasoline consumption from on-road worker commute and vendor trips. Temporary electric power for as-necessary lighting and electronic computers (such as computers inside temporary construction trailers, and heating, ventilation, and air conditioning) would be powered by a generator. The amount of electricity used during construction would be minimal; typical demand would stem from the use of electrically powered hand tools and several construction trailers by managerial staff during the hours of construction activities.

Transportation energy use during construction would be from transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel or gasoline fuel. The use of energy resources by these vehicles would fluctuate according to the construction phase and would be temporary. Impacts related to transportation energy use during Project construction would be temporary and would not require expanded energy supplies or construction of new infrastructure. Therefore, Project construction would not result in wasteful, inefficient, or unnecessary fuel consumption. Therefore, the Proposed Project would result in a less than significant impact, and no mitigation is required.

During operations, the main electrical supply to the SVE treatment system compound would include a 1,500 kilovolt-amperes (kVA) (480/277-volt secondary voltage) service transformer and a 480/277-volt, 1,600-amp main electrical panel. The transformer would replace the identically sized transformer currently at the SVE treatment plant property of the Project Site (which would be removed during redevelopment of the Project Site) that was used to supply power to the existing legacy SVE treatment plant. The new main electrical panel would be 20 percent smaller than the original panel (1,600 amps versus 2,000 amps), reflecting lower energy demands for the proposed SVE treatment system compared to the existing legacy SVE treatment plant.

Furthermore, BWP is subject to California's Renewable Portfolio Standard (RPS). The RPS requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020 and to 60 percent of total procurement by 2030. As discussed in the IRP, BWP would be on track to meet 60 percent total procurement goal by 2030. Therefore, as the Proposed Project would utilize electricity provided by BWP that is composed of approximately 38 percent renewable energy as of 2024 and would achieve at least 60 percent renewable energy by 2030.^{17,18} Therefore, the Proposed Project would not use non-renewable resources in a wasteful and inefficient manner. Impacts would be less than significant impact and no Proposed Project-specific mitigation is required.

Impact ENG-3 Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?

Discussion

According to the Adopted EIR, the Approved Project Site does not involve land or areas identified by the State Mining and Geology Board as containing mineral deposits designated as being of Statewide or regional significance. The Project Site was determined to be located in an area classified by the State Board of Mines and Geology as MRZ-2. This classification is given to areas where adequate information exists to

¹⁷ BWP, 2024 Power Content Label, <https://www.burbankwaterandpower.com/electric/power-sources/power-content-information>. Accessed October 29, 2025.

¹⁸ BWP, 2024 Integrated Resource Plan, <https://www.burbankwaterandpower.com/2024-irp>. Accessed October 29, 2025.

indicate that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists. Although the potential for mineral extraction on the Project Site may exist the surrounding areas are incompatible with mineral extraction and/or surface mining activities. As stated in the Adopted EIR, the City recognizes and acknowledges that, by approving a non-mining compatible use for the Project Site, it is forfeiting the short-term potential for mineral extraction and or surface mining but not necessarily the long-term potential for conservation for possible future extraction opportunities. Furthermore, as described by the Adopted EIR, no actual mineral resources are known or exist on the Approved Project Site. The Approved Project Site is located in an urbanized area designated for non-mining compatible land uses and mining uses and is not required by any applicable State law or local ordinance.

Like the Approved Project, the Proposed Project would not result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State. According to the General Plan, the City is located atop of the large area classified by the State Mining and Geology Board as MRZ-2, a mineral classification that indicates that mineral resources may be present.¹⁹ As the entire area is urbanized, the General Plan determines that further classification of the MRZ-2 area cannot be done to determine whether there are truly significant mineral resources in the area. Therefore, future mining would not be likely, without destroying the urbanized area and mining would not be feasible. As such, the City is not considered to be a potential future source for mineral resources. Therefore, no impact would occur, and Proposed Project-specific mitigation measures would not be required.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no significant new impacts or changes. No mitigation measures were previously applied under the Adopted Project and no new mitigation measures are identified for the Proposed Project. Impacts would be less than significant.

5.10 Health Risk Hazards

Impact HRH-2 Possible interference with an emergency response plan or emergency evacuation plan?

Discussion

As described in the Adopted EIR, all construction would occur on private property; therefore, the Adopted Project would not interfere with an emergency response plan or emergency evacuation plan. Any street evacuations or other use of blockage of the public right of way shall conform to the requirements of the Standard Specifications for Public Works Construction and the State of California Traffic Manual or other regulations as required by the City of Burbank's Public Works Department (BPWD) at the time of permit approval.

As with the Approved Project, construction related to the Proposed Project would primarily occur on private property and is not anticipated to interfere with an emergency response plan or emergency evacuation plan. As identified by the Safety Element of the General Plan, the closest evacuation route to the Project Site would be North Victory Boulevard, located approximately 250 feet northeast of the Project Site. However, construction would occur on the Project Site and would not require lane closures

¹⁹ City of Burbank, Burbank2035 General Plan, https://www.burbankca.gov/documents/173607/1541047/20130213_Chapter+6+-+Open+Space+and+Conservation.pdf/55d0e063-0c5b-089b-2b44-c27bdbe9648d?t=1637190578199. Accessed October 29, 2025.

along North Victory Boulevard. Should it be determined that construction would require partial closures of the roadways surrounding the Project Site, the Applicant would be required to coordinate with the BPWD to obtain a Street Use Permit prior to construction. Therefore, there would be less than significant impacts to emergency response plans or emergency evacuation plans and no Proposed Project-specific mitigation measures would be required.

Impact HRH-5 Increased fire hazard in areas with flammable brush, grass, or trees?

Discussion

As with the Approved Project, the Proposed Project would be required to comply with fire safety codes. The Proposed Project would comply with the BMC, Chapter 5, Building and Fire safety which adopts the California Fire Code, thus reducing potential fire hazards. According to the State of California Department of Forestry and Fire Protection (CAL FIRE) Fire Hazard Severity Zones (FHSZ) Map, the Proposed Project is located in a Local Responsibility Area (LRA) and is identified as a No Fire Hazard Severity Zone, per Government Code section 51178.²⁰ The nearest Moderate Fire Hazard Severity Zone (MFHSZ) is an LRA, located approximately 0.77 north of the Project Site near the Verdugo Mountains. The nearest Very High Fire Hazard Severity Zone (VHFHSZ) is located in a LRA located approximately 1-mile north of the Project Site in the Verdugo Mountains.²¹ The nearest State Responsibility Area is located approximately 5.9-mile north of the Project Site in the Angeles National Forest.

According to the General Plan Safety Element, the City's location adjacent to the Verdugo Mountains and the Hollywood Hills makes the City susceptible to loss from fire. The City of Burbank Fire Department (BFD) designates two Mountain Fire Zones, located along the foothills of the Verdugo Mountains in northeast Burbank and in the southwestern portion of the City adjacent to the Warner Bros Studios, located approximately 1-mile northeast and 3-miles southwest of the Project Site, respectively. To mitigate wildfire hazards, the City's Emergency Operations Center is activated to coordinate response by staff members and representatives from various staff departments. This includes the Disaster Preparedness Division of the BFD and the City of Burbank Police Department (BPD), which assist with traffic control. In the event of an evacuation, the City would use primary evacuation route including Victory Boulevard, approximately 250 feet northeast of the Project Site. As discussed above, the Proposed Project would not significantly impact emergency evacuation routes or prevent implementation of the City's emergency response plans, including those that address fire hazards. Therefore, the Proposed Project would not cause an increased fire hazard and impacts would be less than significant. No Proposed Project-specific mitigation measures would be required.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no significant new impacts or changes. No mitigation measures were previously applied under the Adopted Project and no new mitigation measures are identified for the Proposed Project. Impacts would be less than significant.

²⁰ California Department of Forestry and Fire Protection (CAL FIRE), Find your Fire Hazard Severity Zone, <https://experience.arcgis.com/experience/5065c998b4b0462f9ec3c6c226c610a9>. Accessed October 27, 2025.

²¹ CAL FIRE, Find your Fire Hazard Severity Zone, <https://experience.arcgis.com/experience/5065c998b4b0462f9ec3c6c226c610a9>. Accessed October 27, 2025.

5.11 Noise

Impact NOI-1 Increases in existing noise levels?

Impact NOI-2 Exposure of people to severe noise levels?

Discussion

As described in the Adopted EIR, the Approved Project would increase noise levels in the vicinity of the Project Site during construction activities. To mitigate any impacts, construction activities were permitted between 7:00 a.m. and 6:00 p.m. Monday through Friday. According to the Adopted EIR, a severe noise level would violate the noise policies set in Article 2, Noise Control, of Section 21-201 of the Environmental Protection Code of the City. These policies limit mechanical noise from exceeding 5 dB above the existing or ambient noise level. The base levels as defined in the ordinance for residential are 45 dBA at night and 55 dB in the daytime. A noise generator is allowed 5 dB above the base level or the actual measured ambient at the site. Calculations were then carried out on each piece of equipment at the worst-case locations. Results of the calculations found that Approved Project operational noise impacts would be less than significant at the nearest residence. As a result, the Approved Project would comply with the City's Noise Regulations. The Approved Project would have no significant impacts on noise during project construction and operation, and no mitigation measures were implemented.

Proposed Project Construction Noise

Construction noise typically occurs intermittently and varies depending on the nature or phase of construction. Noise generated by construction equipment can reach high levels. During construction, exterior noise levels could affect the noise-sensitive receptors near the construction site. Construction activities would include demolition, grading, infrastructure improvements, SVE treatment system well installation and piping, and treatment plant construction. Such activities may require excavators, loaders, and trucks during demolition; graders, tractors, and dozers during grading; excavators, cranes, trucks, generator sets, and welders during infrastructure improvements; drill rigs, excavators, trucks, generator sets, and welders during SVE well installation and piping; and excavators, tractors, loaders, compactors, forklifts, trucks, generator sets, and welders during treatment plant construction. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Other primary sources of acoustical disturbance would be random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts). Noise generated by construction equipment, including dozers, excavators, loaders, forklifts, and drill rigs, can reach high levels. L_{max} is the maximum level of a noise source environment and is often used as a threshold value for typical noise levels of construction activities. Typical noise levels associated with individual construction equipment are listed in **Table 5.11-1: Typical Construction Noise Levels**.

Table 5.11-1: Typical Construction Noise Levels

Equipment	Typical Noise Level (dBA L_{max}) at 50 feet from Source
Auger Drill Rig	84
Compactor	83
Crane, Mobile	81
Dozer	82

Forklift	75
Grader	85
Loader	79
Tractor	84
Truck	77
1. Calculated using the inverse square law formula for sound attenuation: $dBA_2 = dBA_1 + 20\log(d_1/d_2)$	
2. Where: dBA_2 = estimated noise level at receptor; dBA_1 = reference noise level; d_1 = reference distance; d_2 = receptor location distance.	
Source: Federal Highway Administration, <i>Roadway Construction Noise Model</i> , 2006.	

Daytime construction noise is not typically a concern for human health and is a common occurrence within the urban environment. Construction activity between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between 8:00 a.m. and 5:00 p.m. on Saturdays are exempt from the applicable noise standards. Although construction is not expected to occur outside of these times, a construction noise impact analysis was performed in accordance with the Federal Transit Administration (FTA) thresholds (refer to Appendix F, *Noise and Vibration Technical Memorandum*, to this SEIR).

The Proposed Project's existing surroundings include both residential and commercial uses. Following the FTA methodology for quantitative construction noise assessments, FHWA's Roadway Construction Noise Model (RCNM) was used to predict construction noise. All construction equipment is assumed to operate at the main construction area of each phase during Proposed Project construction.²² During construction, equipment would be operating throughout the Project Site, and not all equipment would be operating at the point closest to the sensitive receptors. Refer to Appendix F, *Noise and Vibration Analysis Technical Memorandum*, to this SEIR for construction noise modeling results.

As mentioned previously, the City exempts construction noise from applicable noise standards when it occurs within the defined construction hours. Nonetheless, for informational purposes only, the analysis prepared for the Proposed Project uses the FTA's criteria of 80 A-weighted decibel scale (dBA) equivalent continuous sound level (L_{eq}) for residential uses and 85 dBA L_{eq} for commercial uses to evaluate construction noise impacts at the nearest receptors.²³

Table 5.11-2: Construction Noise Level shows the maximum noise levels for each individual construction phase, assuming simultaneous use of equipment assumed for each phase. The highest exterior noise level at the residential use located to the northeast of the Project Site is estimated to be 67.0 dBA L_{eq} , which would not exceed the FTA's criteria of 80 dBA L_{eq} for residential uses. At the nearest commercial use, the highest noise level would be 79.9 dBA L_{eq} , which would not exceed the FTA's criteria of 85 dBA L_{eq} for commercial uses.

Table 5.11-2: Construction Noise Level for the Proposed Project

Construction Phase	Receptor Location			Modeled Exterior Noise Level (dBA L_{eq}) ^{2,3}	Noise Threshold (dBA L_{eq}) ⁴	Exceeded?
	Land Use	Direction	Distance (feet) ¹			
Demolition	Residential	Northeast	440	62.7	80	No

²² For the purposes of this analysis, the main construction activity areas during demolition, grading, infrastructure improvements, and treatment plant construction are defined as the anticipated SVE treatment plant construction area. The main construction activity area during SVE well installation and piping is defined as the location of VMP-5. Although some construction activities may occur at distances closer to the nearest properties, construction equipment would be dispersed throughout the Project Site during various construction activities. Therefore, main construction activity areas represent the most appropriate distance based on the sporadic nature of construction activities.

²³ Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, Table 7-3, page 179, September 2018.

Construction Phase	Receptor Location			Modeled Exterior Noise Level (dBA L _{eq}) ^{2,3}	Noise Threshold (dBA L _{eq}) ⁴	Exceeded?
	Land Use	Direction	Distance (feet) ¹			
Demolition	Commercial	West	100	75.6	85	No
Grading	Residential	Northeast	440	67.0	80	No
Grading	Commercial	West	100	79.9	85	No
Infrastructure Improvements	Residential	Northeast	440	60.3	80	No
Infrastructure Improvements	Commercial	West	100	73.2	85	No
SVE Well Installation and Piping	Residential	Northeast	800	56.7	80	No
SVE Well Installation and Piping	Commercial	South	80	76.7	85	No
Treatment Plant Construction	Residential	Northeast	440	65.3	80	No
Treatment Plant Construction	Commercial	West	100	78.2	85	No
1. Distance is from the nearest receptor to the main construction activity area of the construction phase. Not all equipment would operate at the closest distance to the receptor. 2. Modeled noise levels conservatively assume the simultaneous operation of all pieces of equipment. 3. The FTA Noise and Vibration Manual establishes construction noise standards of 80 dBA L _{eq} (8-hour) for residential uses and 85 dBA L _{eq} (8-hour) for commercial uses. Source: Federal Highway Administration, <i>Roadway Construction Noise Model</i> , 2006. Refer to Appendix F for noise modeling results.						

Although the noise generated by the Proposed Project construction would be higher than ambient noise levels, construction would be temporary and cease once the Proposed Project construction is completed. Construction activities would limit construction between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between 8:00 a.m. and 5:00 p.m. on Saturdays, which exempts construction noise from the City's noise standards. While construction may cause short-term annoyance to adjacent uses, it would be temporary and restricted to the hours permitted by the City's Noise Element. In any case, the City exempts noise from construction activities from any noise level limits established. Similar to the Approved Project, the Proposed Project would have less than significant impacts on noise. However, the BMC has since been amended to permit construction activities between 7:00 a.m. and 7:00 p.m. Monday through Friday, and between 8:00 a.m. and 5:00 p.m. on Saturdays. Therefore, construction noise impacts associated with the Proposed Project would be less than significant.

Proposed Project Operational Noise

The Proposed Project's implementation would introduce new noise sources in the Proposed Project vicinity. The Proposed Project's primary noise sources that could potentially impact nearby noise-sensitive land uses include mechanical equipment (e.g., air blower and compressor) and loading/truck noise for waste removal. The General Plan limits noise levels generated by mechanical equipment to 55 dBA L_{eq} and 75 dBA L_{max} during the daytime hours, and 45 dBA L_{eq} and 65 dBA L_{max} during the nighttime hours. Further, the ambient noise level by the Project site is above 65 dBA Community Noise Equivalent Level (CNEL) and therefore noise levels in the surrounding area must not increase by more than 3 dBA CNEL. Per the BMC, the ambient noise level at the nearest residential zones is set to 45 dBA L_{eq} at night and 55 dBA L_{eq} during the day. The ambient noise level in commercial and industrial zones is 65 dBA L_{eq} and 70 dBA L_{eq}

respectively. Noise levels generated by the Proposed Project should not cause the set ambient noise levels at these land uses to increase by more than five decibels.

Mechanical Equipment

Potential stationary noise sources related to long-term Proposed Project operations include mechanical equipment (e.g., blower and compressor). The Proposed Project's mechanical equipment was analyzed, assuming continuous operations of both pieces of equipment for 24 hours. The noise level generated by the blower and compressor is approximately 88.2 dBA L_{eq} at 1 meter and 83 dBA L_{eq} at 1 meter respectively.²⁴ To model the mechanical equipment, the noise levels from both pieces of equipment were summed for a combined reference noise level of 89.3 dBA L_{eq} at 1 meter. When averaged over a 24-hour period, the reference noise level was 96 dBA CNEL at 1 meter. Refer to Appendix F to this SEIR for further analysis details. As indicated in **Table 5.11-3: Hourly Mechanical Equipment Noise Levels** and **Table 5.11-4: 24-Hour Mechanical Equipment Noise Levels**, noise levels from the mechanical equipment would be below the ambient noise levels and would not exceed the City's General Plan and BMC standards. Therefore, the Proposed Project would result in less than significant impacts concerning mechanical equipment noise levels.

Table 5.11-3: Proposed Project Hourly Mechanical Equipment Noise Levels

Receptor	Proposed Project Operational Noise Level - Hourly (dBA L_{eq})	General Plan Stationary Noise Standard (dBA L_{eq}) ²	Exceed?	Municipal Code Ambient Noise Base Level (dBA L_{eq}) ³	Increase over Ambient	Exceed?
Single Family Residences (Northeast)	37.6 ¹	55/45	No	45 ⁴	0.7	No
Commercial (Northwest)	61.6	-	-	65	1.6	No
Industrial (East)	48.8	-	-	70	0.0	No
1. A ten decibel reduction is taken due to noise attenuation from a retaining wall, intervening highway, and highway sound wall between the Project site and the nearest residences. 2. The General Plan limits stationary noise levels at the nearest sensitive land uses to 55 dBA L_{eq} during the day and 45 dBA L_{eq} at night. 3. Per BMC Section 9.3.208, the generated noise levels must not exceed the median ambient noise level at the receptors or the measured ambient noise level, whichever is greater. 4. The residential ambient noise base level is 45 dBA L_{eq} during the nighttime and 55 dBA L_{eq} during the daytime. Equipment noise levels are compared to the 45 dBA nighttime standard as compliance with the stricter nighttime noise standard would mean the noise generated would comply with the daytime noise standard.						

²⁴ Noise levels found in equipment specification sheets provided by Lockheed Martin.

Table 5.11-4: Proposed Project 24-Hour Mechanical Equipment Noise Levels

Receptor	Proposed Project Operational Noise Level – 24-Hour (dBA CNEL)	Ambient Noise Level (dBA CNEL)	Ambient Plus Project Noise Level (dBA CNEL)	Increase over Ambient ²	Exceed?
Single Family Residences (West)	44.3 ¹	72	72.0	0.0	No
Commercial (Northeast)	68.3	72	73.5	1.5	No
Industrial (Northwest)	55.5	72	72.1	0.1	No
1. A ten decibel reduction is taken due to noise attenuation from a retaining wall, intervening highway, and highway sound wall between the Project site and the nearest residences. 2. The General Plan limits the increase in existing ambient noise to 5 dBA CNEL when ambient noise levels are below 60 dBA CNEL and 3 dBA CNEL when ambient noise levels are above 60 dBA CNEL.					

Mobile Traffic Noise

The proposed SVE treatment system would be designed to operate autonomously 24 hours per day, 7 days per week, without an operator on-site. Proposed Project operations would not have continuous staffing or work shifts. Operation and maintenance visits would be made at least one day per week to collect operational data such as flow rates, temperatures, and pressures, and to monitor the influent and effluent VOC concentrations at the proposed SVE treatment system. Further, other special treatment system operations, such as restarting the system after shutdown or unscheduled maintenance, would necessitate an operator trip to the Project site. Since the Proposed Project would generate a minimal number of vehicle trips, mobile noise generated by the Proposed Project would not cause traffic noise to increase in the surrounding area. Thus, impacts related to mobile noise would be less than significant.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no significant new impacts or changes. No mitigation measures were previously applied under the Adopted Project and no new mitigation measures are identified for the Proposed Project. Impacts would be less than significant.

5.12 Public Services

Impact PUB-1 Fire Protection?

Discussion

According to the Adopted EIR, the Approved Project would not have a less than significant impact on fire protection services. Like the Approved Project, the Proposed Project would have less than significant impacts on fire protection services. Fire protection would be provided by the BFD. The nearest fire station would be the Burbank Fire Station 13 and Burbank Fire Station 14 located approximately 1.2-miles northwest and 4.7-miles southwest of the Project Site, respectively. The Proposed Project would be subject to the Burbank Fire fee, a community facility fee that is part of the City's Development Impact Fee (DIF) program.²⁵ Like the Approved Project, the Proposed Project would not cause an increase demand for fire protection services. The Proposed Project would be required to implement code-required safety features that would not exceed capabilities of the Burbank Fire Department. Impacts during construction

²⁵ BMC, Article 22 Community Facility Fee, <https://www.codepublishing.com/CA/Burbank/html/Burbank10/Burbank100122.html>. Accessed October 29, 2025.

and operations of the Proposed Project would be less than significant and no Proposed Project-specific mitigation measures would be required.

Impact PUB-2 Police Protection?

Discussion

According to the Adopted EIR, the Approved Project would have no impact on police protection services. Like the Approved Project, the Proposed Project would have no significant impact on police protection services. Police protection would be provided by BPD and the Los Angeles County Sheriff's Department. The nearest police station is the Burbank Police Department, and the Los Angeles County Sheriff Department located approximately 0.9-mile and 1-mile east of the Project Site, respectively. The Proposed Project would be subject to the Burbank Police fee, a development fee that is part of the City's DIF program. Additionally, the Proposed Project would be enclosed on all sides by an 8-foot-tall stucco wall and chain link fence with privacy mesh that would be secured to prevent unauthorized entry. There would be less than significant impacts related to police protection during construction and operations of the Proposed Project, and no Proposed Project-specific mitigation would be required.

Impact PUB-3 Schools?

Impact PUB-4 Maintenance of public facilities, including roads?

Discussion

According to the Adopted EIR, the Approved Project would have no impact on schools and maintenance of public facilities, including roads. Like the Approved Project, the Proposed Project would have no impact on schools or the maintenance of public facilities, including roads, because the Proposed Project would not result in an increase in population or an increase in students in the City. Therefore, there would be no significant impact on schools. Additionally, the Proposed Project would be an industrial project and would not result in an additional need for other public facilities such as roads. There would be no impact during construction and operations of the Proposed Project, and no Proposed Project-specific mitigation would be required.

Impact PUB-5 Other governmental services?

Discussion

According to the Adopted EIR, the Approved Project would have no impact on other governmental services. Like the Approved Project, the Proposed Project would have no impact on other governmental services as the Proposed Project would not result in an increase in population in the City. Therefore, there would be no significant impacts to other governmental services such as libraries. Additionally, the Proposed Project would be an industrial project with no residential component and would not result in an additional need for other governmental services. There would be no impact during construction and operations of the Proposed Project, and no Proposed Project-specific mitigation would be required.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no significant new impacts or changes. No mitigation measures were previously applied under the Adopted Project and no new mitigation measures are identified for the Proposed Project. Impacts would be less than significant.

5.13 Utilities and Service Systems

Impact UTI-1 Power or natural gas?

Impact UTI-2 Communications systems?

Discussion

As described in the Adopted EIR, the Approved Project would not produce a significant increase in demand for utility services. The Adopted EIR determined that existing facilities would be sufficient to handle electrical power demand. Therefore, it concluded that impacts would be less than significant, and no mitigation was required. As with the Approved Project, the Proposed Project would not produce a significant increase in demand for utility services. The Proposed Project would replace the identically sized transformer currently at the SVE treatment plant property of the Project Site (which would be removed during redevelopment of the Project Site) that was used to supply power to the existing legacy SVE treatment plant. The new main electrical panel would be 20 percent smaller than the original panel (1,600 amps versus 2,000 amps), reflecting lower energy demands for the proposed SVE treatment system compared to the existing legacy SVE treatment plant. Additionally, the Proposed Project is not located near a cell tower and would not impact telephone or cable systems and would not encroach on communication systems. The Proposed Project would have no significant impact to communication systems as no new phone and cable services would be provided to the Proposed Project. The Proposed Project would not require new or upgraded communications facilities as it would only require employees on-site on an on-needed basis. Moreover, the Proposed Project would not utilize natural gas. Therefore, impacts to power or natural gas and communications systems would be less than significant, and no Proposed Project-specific mitigation measures are required.

Impact UTI-3 Local and regional water treatment or distribution facilities?

Discussion

As described in the Adopted EIR, the Approved Project would have a less than significant impact with regards to local and regional water treatment or distribution facilities. According to the Adopted EIR, as part of the Approved Project, the Applicant would be required to pay a Sewer Facilities Charge as established by the BPWD, thereby mitigating impacts to existing sewer system capacity to a level of non-significance. Furthermore, as described by the Adopted EIR, existing sewer and water facilities would have sufficient capabilities of handling water and were demands. Therefore, impacts would be less than significant, and no mitigation measures were required.

Like the Adopted Project, the Approved Project would result in less than significant impacts in regard to local and regional water treatment and distribution. The Proposed Project would introduce a smaller SVE which would require a similar amount of water during construction and operation as the Approved Project. The BWP would have sufficient water to meet the Proposed Project's demands. According to the BWP 2020 Urban Water Management Plan (UWMP), water supplies would meet the service area's water demands for normal, single-dry and multiple dry-year conditions through 2045. Water utilized during construction and operation of the Project Site would be treated at the Burbank Water Reclamation Plant (BWRP), which currently treats approximately 9.0 million gallons a day (MGD) of tertiary treatment standards. As of September 2010, the design capacity of the BWRP increased to 12.5 MGD with the installation of a two million gallon Equalization Basin (EQ basin). Furthermore, like the Approved Project,

the Proposed Project would be required to pay a Sewer Connections Fee, as indicated by BMC Title 8.²⁶ Therefore, impacts would be less than significant, and no mitigation measures would be required.

Impact UTI-4 Sewer or septic tanks?

Discussion

As described in the Adopted EIR, potential impact of discharges into the City's sewers will be mitigated because the Applicant would need to obtain an industrial pre-treatment permit from the BPWD, pursuant to BMC Chapter 25. This process requires the installation of on-site pre-treatment of wastewater as necessary to meet all federal, State, and local limits prior to disposal into the City sewer system. Like the Approved Project, the Proposed Project would be required to obtain a wastewater discharge permit per BMC Title 8, Chapter 1 (Formerly BMC Chapter 25) through the BPWD.²⁷ Furthermore, the Proposed Project would not include a septic system. Impacts would be less than significant with implementation of the wastewater discharge permit and no Proposed Project-specific mitigation measures would be required.

Impact UTI-5 Storm water drainage?

Discussion

As described in the Adopted EIR, it was determined that there could be the potential for the Approved Project's untreated soil to drain into the City's storm drain. However, impacts to storm water drainage were determined to be less than significant with the adoption of a drainage plan. Like the Approved Project, the Proposed Project would be required to comply with applicable regulations as they pertain to storm water. The Proposed Project would be required to comply with BMC Title 9, Chapter 3, Article 4, Section 9-3-414, Storm Water Pollution Control Measures for Development Planning, which establishes the provisions for construction activities and facility operations of development projects to comply with Standard Urban Stormwater Mitigation Plan (SUSMP) requirements.²⁸ As part of the provisions, sites are required to be designed to control pollutants, pollutant loads, and runoff volume to the maximum extent feasible by minimizing impervious surface area and controlling runoff from imperviously surfaces through infiltration, evapotranspiration, bioretention and/or rainfall harvest and use. The Proposed Project would comply with BMC Title 9, Chapter 3, Article 4, Section 9-3-414, and impacts would be less than significant. No Proposed Project-specific mitigation measures would be required.

Impact UTI-6 Solid waste disposal?

Discussion

As described in the Adopted EIR, solid waste would be generated by employees at the Project Site; however, this impact would be considered insignificant because only one to two employees were anticipated to be required for the Approved Project. Furthermore, as described in the Adopted EIR, the potential impact of the Approved Project on solid waste disposal would be mitigated to a level of insignificance by application of the City's Source Reduction and Recycling Element and State Solid Waste, Assembly Bill (AB) 939, and hazardous waste laws. Like the Approved Project, the Proposed Project would

²⁶ BMC, Title 8 Public Utilities, <https://www.codepublishing.com/CA/Burbank/#!/Burbank08/Burbank0801.html#8-1-107>. Accessed October 28, 2025.

²⁷ BMC, Title 8 Public Utilities.

²⁸ BMC, Title 9 Building Regulations, Chapter 4, Environmental Protection, <https://www.codepublishing.com/CA/Burbank/#!/Burbank09/Burbank0903.html#9-3-414>. Accessed October 24, 2025.

not generate significant solid waste. Employees would come to the Project Site on an on-needed basis; therefore, the Proposed Project would not result in significant generation of solid waste. Furthermore, the Proposed Project would be required to comply with the following regulations:

- **AB 341.** The purpose of AB 341 is to reduce GHG emissions by recycling commercial solid waste rather than diverting it for landfill disposal and to expand the opportunity for additional recycling services and recycling manufacturing facilities in California. In addition to Mandatory Commercial Recycling, AB 341 sets a statewide goal for 75 percent disposal reduction by the year 2020.
- **AB 939 California Integrated Waste Management Act of 1989.** AB 939 established the California Integrated Waste Management Board (CIWMB) to oversee integrated waste management and compliance that focused on source reduction, recycling, composting, and land disposal of waste. AB 939 requires every city and county in California to divert 50 percent of its waste from landfills whether through waste reduction, recycling, or other means. Compliance with AB 939 is measured in part by comparing solid waste disposal rates for a jurisdiction with target disposal rates. Actual rates at or below target rates are consistent with AB 939. AB 939 also requires California counties to show 15 years of disposal capacity for all jurisdictions in the county or show a plan to transform or divert its waste.
- **Los Angeles Countywide Integrated Waste Management Plan (CIWMP).** AB 939 mandates each county to prepare and administer a CIWMP. The CIWMP is comprised of the county's and its cities solid waste reduction planning documents, an Integrated Waste Management Summary Plan (Summary Plan) and a Countywide Siting Element (CSE). The County of Los Angeles Department of Public Works (LACDPW) is responsible for preparing the Summary Plan and CSE. The Summary Plan was approved by CalRecycle in June 1999 and describes the steps to be taken by local agencies, acting independently and together, to achieve the state mandated diversion rate by integrating strategies aimed toward reducing, reusing, recycling, diverting, and marketing solid waste generated within the County. The CSE, approved by CalRecycle in June 1998, identifies how the County and its cities would meet their long-term disposal capacity needs for a 15-year planning period to safely handle solid waste generated in the County that cannot be reduced, recycled, or composted.
- **Burbank Municipal Code.** Title 4, Chapter 2, Article 1, Solid Waste Management, of the BMC establishes regulatory compliance for the collection, removal, and disposal of garbage, solid waste, green waste, and recyclable material within the City.²⁹
- **Burbank Construction and Demolition Debris Diversion Ordinance.** The Construction and Demolition Debris Ordinance was designed to meet the goals of the California Waste Management Act (SB 1374), which requires all cities and counties in the State to reduce the amount of waste materials deposited in landfills by 65 percent. The ordinance requires new building projects meeting specified size requirements to divert and recycle at least 65 percent of their construction and demolition debris. To obtain a building permit from the City, proponents

²⁹ BMC, Title 4, Health and Sanitation, Chapter 2 Solid Waste, Weeds, and Litter, <https://www.codepublishing.com/CA/Burbank/#1/html/Burbank04/Burbank0402.html>. Accessed October 30, 2025.

for projects meeting specified size requirements must prepare and implement a Waste Management Plan (WMP) that outlines how much scrap and debris would be generated during construction, what proportion of this debris would be diverted and how, and the final destination for both the diverted and non-diverted components of construction debris.

- **City of Burbank Sustainability Action Plan and Zero Waste Policy.** In January 2008, the City Council adopted the Sustainability Action Plan to support the United Nations' Urban Environmental Accords. The Sustainability Action Plan addresses the City's efforts toward providing a clean, healthy, and safe environment. The Accords include 21 specific actions organized into seven urban themes designed to collectively address urban sustainability concerns. The themes include energy, waste reduction, urban design, urban nature, transportation, environmental health, and water. Action items related to waste include zero waste, manufacturer responsibility, and consumer responsibility. As part of the Sustainability Action Plan, the City adopted the Zero Waste Strategic Plan, which includes a goal to achieve zero waste by 2040. The Zero Waste Plan includes four basic strategies, with a priority placed on "upstream" solutions to eliminate waste before it is created. The plan also includes actions to build on the City's traditional "downstream" recycling programs to fully utilize the existing waste diversion infrastructure. The four basic strategies include:
 1. Advocate for Manufacturer Responsibility for Product Waste and Support Elimination of Problem Materials
 2. Adopt New Rules and Incentives to Reduce Waste
 3. Expand and Improve Local and Regional Recycling and Composting
 4. Educate, Promote, and Advocate a Zero Waste Sustainability Agenda

The Proposed Project would be required to comply with all state and local regulations as described above. Through compliance of federal, State, and local solid waste management rules and regulations the Proposed Project would have a less than significant impact related to solid waste disposal and no mitigation measures would be required.

Impact UTI-7 Local or regional water supplies?

Discussion

As described in the Adopted EIR, the Approved Project would be anticipated to have impact on local or regional water supplies; however, existing facilities are capable of handling this demand. Therefore, impacts would be less than significant, and no mitigation measures would be required. Like the Approved Project, the Proposed Project would not be anticipated to have impacts on local or regional water supplies. In Burbank, water is supplied by the BWP Water Division, which provides potable water, water for fire protection services, and recycled water within the City. The City's water comes from two sources: water purchased from the Metropolitan Water District of Southern California and a regional wholesaler and State Water Project (SWP) contractor, and local groundwater from the San Fernando Valley Groundwater Basin. According to the 2020 UWMP, adopted June 2021, water supplies for the City are expected to remain unchanged until 2045, and increases in demands are largely expected to be met using treated, imported water.³⁰ The Proposed Project would utilize water for dust control during construction. During

³⁰ BWP, 2020 Urban Water Management Plan, https://www.burbankwaterandpower.com/images/administrative/downloads/BWP_2020UWMP_Final.pdf. Accessed October 30, 2025.

operations of the Proposed Project, accumulated liquid (water and dissolved-phase VOCs) would be pumped. Water would be sampled and tested in a licensed Lockheed Martin approved receiving facility. Water use would be temporary and would not generate excess demand of water during construction and operations. Therefore, impacts would be less than significant, and no Proposed Project-specific mitigation measures would be required.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no significant new impacts or changes. No mitigation measures were previously applied under the Adopted Project and no new mitigation measures are identified for the Proposed Project. Impacts would be less than significant.

5.14 Aesthetics

As discussed in the Adopted EIR, the Project Site is primarily comprised of industrial uses. Existing conditions of the Project Site consist of asphalt pavement, concrete pads, and treatment system building made up of concrete masonry-unit blocks. The enclosure surrounding the equipment is made of concrete blocks and steel screen. The Approved Project consists of a 50-foot stack and a one-story building and screen enclosure that are approximately 20 feet tall. The SVE treatment plant property currently has five parking spaces for the existing legacy SVE treatment plant. The remaining half of the property is vacant and mostly consists of exposed soil and ruderal vegetation. Ten existing palm trees are on the southern portion of the SVE treatment plant property. The SVE treatment plant property also currently contains five parking spaces.

Surrounding properties continue to contain a variety of urban uses as described in the Adopted EIR. The Adopted EIR identified I-5 freeway and Metrolink as land uses to the north and south of the Approved Project. Land uses to the east, west, and north involved a combination of commercial, industrial, residential, and office uses. Additionally, the Adopted EIR described three schools located in the vicinity of the Approved Project, including the Monterey Avenue School (2,400 feet to the south), Burbank High School (3,100 feet to the east), and Providencia School (6,300 feet to the west). According to the Adopted EIR, the Project Site was also located adjacent to the 200-foot KCRA monopole.

However, since the adoption of the Adopted EIR, the surrounding environment has been further developed with new commercial uses. New commercial uses surrounding the Project Site include the Costco Wholesale Warehouse Store and Costco Gas Station surrounded by surface parking to the south of the Project Site, across the Metrolink and Amtrak railroad tracks. To the west is the Burbank Empire Center, which was constructed in 2000. The Empire Center includes a variety of one-story big box retail stores, restaurants, and surface parking. The surrounding environment includes a variety of land uses in an urban context including residential, commercial, and industrial uses.

Existing land uses around the Project Site today include the Metrolink Antelope Valley Line railroad tracks and I-5 to the north as well as commercial and single-family residential uses farther north across Victory Place. The Animal Walk of Fame animal shelter, I-5, and the Burbank Animal Shelter, area also located to the east of the Project Site across North Victory Place. The railroad tracks to the south of the Project Site serve the Metrolink, Amtrak Pacific Surfliner, and Amtrak Coast Starlight lines. The schools located near the Project Site are still part of the surrounding land uses; however, the 200-foot KCRA-TV monopole is no longer located adjacent to the Project Site.

Impact AES-1 *Impacts on scenic vistas or a scenic highway*

Impact AES-2 *Have a demonstrable aesthetic effect.*

Discussion

As described in the Adopted EIR, the Approved Project would not have a significant effect on aesthetics. The Approved Project would be similar in bulk and scale to existing developments in the surrounding area and would not cause obstructions of scenic vistas or views. However, the Adopted EIR determined that the fifty-foot high, eighteen-inch diameter stack could create a visual impact. Such an impact was not expected to be significant, given the industrial nature of the area and the existence of a previously approved 200-foot-high monopole for KCRA-TV on an adjacent property. While not an identified mitigation measure, the Adopted EIR required that the Approved Project paint the stack a color similar to that of the sky, as was approved by the KCRA-TV monopole as a condition of approval. Additionally, the Adopted EIR required that the Approved Project provide landscaping, including trees on the Project Site as required by code. Therefore, the Adopted EIR determined that there would be no impacts related to scenic vistas or scenic highways and impacts related to aesthetic effects would be less than significant.

Like the Approved Project, the Proposed Project would not create a significant impact on scenic vistas, scenic highways, or have demonstrable aesthetic effects. As described in the General Plan, scenic vistas within the City include views of the Verdugo Mountains to the northeast and views of the eastern Santa Monica Mountains to the south.³¹ The Verdugo Mountains and the Santa Monica Mountains are located approximately two miles to the northeast and 32 miles west of the Proposed Project, respectively. As described in Chapter 2, *Project Description*, the Proposed Project would include a 15-foot exhaust stack which is shorter than the legacy system's existing 50-foot stack, this reducing the visibility of the exhaust stack. The 15-foot exhaust stack would not obstruct views of the Verdugo Mountains as they would still be fully visible for public vantage points or have a demonstrable aesthetic effect on the surrounding environment. Additionally, the Proposed Project would not be located near an officially designated scenic resource and would not impact scenic highways. The nearest officially designated scenic highway is the Angeles Crest Highway (Route 2), located approximately nine miles east of the Project Site.³² Therefore, like the Approved Project, the Proposed Project would not have a significant impact on scenic vistas, scenic highways, or aesthetic effects. Impacts would be less than significant, and no Proposed Project-specific mitigation measures would be necessary.

Impact AES-3 *Create light or glare?*

Discussion

As discussed in the Adopted EIR, the Approved Project would not create new sources of light or glare. The Approved Project was determined to be consistent with the Illuminating Engineering Society Lighting Handbook standards. Additionally, the Adopted EIR determined that the single-story building and 50-foot exhaust stack would not cast a significant shadow that would reduce sunlight on adjacent properties. Therefore, the Adopted EIR determined that impacts related to light or glare would be less than significant. Like the Approved Project, the Proposed Project would not cause significant light or glare. The

³¹ City of Burbank, Burbank2035 General Plan Open Space and Conservation Element, https://www.burbankca.gov/documents/173607/1541047/20130213_Chapter+6+-+Open+Space+and+Conservation.pdf/55d0e063-0c5b-089b-2b44-c27bdbe9648d?version=1.0&t=1637161778199&imagePreview=1. Accessed September 26, 2025.

³² California Department of Transportation, California State Scenic Highway System Map, <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>. Accessed September 26, 2025.

Proposed Project would be consistent with any applicable standards obtained in the BMC Article 11, General Property Development Regulation, which specifies that outdoor lighting fixtures would be installed in a manner that minimizes negative impacts from light pollution including light trespass, spillover, and glare and shall ensure that lighting is hooded, shielded, and/or oriented to deflect light away from adjacent properties.³³ The Proposed Project would abide by BMC Article 11, and shield any light from adjacent properties; and therefore not create new sources of light or glare. As such, less than significant impacts would occur, and no Proposed Project-specific mitigation measures would be necessary.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no significant new impacts or changes. No mitigation measures were previously applied under the Adopted Project and no new mitigation measures are identified for the Proposed Project. Impacts would be less than significant.

5.15 Cultural Resources

Impact CUL-1 Disturb paleontological resources?

Discussion

According to the Adopted EIR, the Approved Project would have no significant impacts related to paleontological resources because it would be located on a previously disturbed site in a developed area. The Adopted EIR also noted that the Project Site is located in a commercial area and there are no known sites or areas in the vicinity associated with ethnic cultural heritage or religious or sacred uses, nor are there any known archeological, or historical resources.

As part of the preparation of this SEIR, a Cultural Resources Assessment was prepared by BCR Consulting, LLC for the Proposed Project in September 2024, which included an archaeological and paleontological records search, a Sacred Land File search and pedestrian survey of the Project Site 2024 (refer to Appendix G, *Cultural Resources Assessment*, to this SEIR). According to the Cultural Resources Assessment, the Project Site is underlain by alluvial deposits dating from the Quaternary (Pleistocene to Holocene). Quaternary alluvial units are considered to be fossiliferous and highly paleontologically sensitive. The records search conducted did not indicate any fossil localities within the Project Site or within a one-mile radius of the Project Site. However, any fossil specimens recovered from the Project would be scientifically significant. As such, excavation activity associated with the development of the Project Site could have an impact on the paleontological resources.

To reduce the potential impact to a paleontological resource, the Proposed Project would implement Proposed Project-specific MM CUL-1, *Paleontological Resource Mitigation Program*, which requires that a paleontological resource mitigation program be put in place to monitor, salvage, and curate any recovered fossils from the study area. With implementation of this mitigation measure, impacts to paleontological resources would be reduced to less than significant.

Mitigation Measure

MM CUL-1 Paleontological Resource Mitigation Program.

³³ BMC, Article 11, General Property Development Regulations, <https://www.codepublishing.com/CA/Burbank/#!/html/Burbank10/Burbank100111.html>. Accessed November 3, 2025.

Any fossil specimens recovered from the Project would be scientifically significant. Excavation activity associated with the development of the Project area would impact the paleontologically sensitive Quaternary units, and it is the recommendation of the Western Science Center that a paleontological resource mitigation program be put in place to monitor, salvage, and curate any recovered fossils from the study area.

Impact CUL-2 Disturb archaeological resources?

Discussion

According to the Adopted EIR, the Approved Project would have no significant impacts related to archaeological resources. To support this SEIR, a Cultural Resources Assessment prepared for the Proposed Project included a records search to review any cultural studies conducted within a 0.5-mile radius of the Project Site (Cultural Resources Study Area). According to the record search, 30 cultural resource studies have taken place within the Cultural Resources Study Area, resulting in the recording of eight cultural resources. Of these studies, one has occurred within the Project Site; however, this study resulted in no cultural resources identified within the Project Site. While no specific archeological resources were recorded on the Project Site, there remains a potential for ground disturbing activities to result in the inadvertent discovery of archaeological resources. Therefore, the Cultural Resources Assessment concluded that earthwork activities could have a potential impact to archaeological resources. Therefore, the Proposed Project would implement Proposed Project-specific MM CUL-2, Inadvertent Discovery of Cultural Resources, which would provide a process for treatment of any archaeological resources inadvertently discovered during Project. Implementation of MM CUL-2, requiring a cessation of construction activity, notification to the City, and consultation with a qualified archaeologist to evaluate the site and make the necessary findings, would reduce potential impacts to archaeological resources to less than significant.

Mitigation Measure

MM CUL-2 Inadvertent Discovery of Cultural Resources.

If cultural resources are encountered during ground-disturbing activities, work in the immediate area shall halt and the Archaeological Monitor, shall evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for California Register of Historical Resources (CRHR) eligibility. If the discovery proves to be significant under CEQA, such that the discovery proves to be eligible for the CRHR and cannot be avoided by the Project, additional work such as data recovery, excavation, and archaeological mitigation may be warranted to mitigate any significant impacts. In the event that an identified cultural resource is of Native American origin, the Archaeological Monitor shall immediately notify the City of Burbank Community Development Department's Planning Division to implement Native American consultation procedures.

Impact CUL-3 Affect Historical Resources?

Discussion

The Project Site and existing legacy SVE system are not listed in the National Register of Historic Places or the California Register of Historical Resources (California Register).^{34,35} According to the National Register of Historic Places, the closest historical resource to the Project Site would be located approximately 0.96 mile east of the Project Site. As part of the preparation of the Cultural Resources Assessment, a field survey was conducted, and one historic-period resource, a concrete-lined drainage ditch (designated KIM2402-H-1), was identified. The Cultural Resources Assessment evaluated KIM2402-H-1 for potential eligibility as a historic resource with the California Register. It was found to not meet eligibility criteria for the California Register and as such it is not recommended as a historical resource under CEQA. Based on these findings, the Proposed Project would not cause a substantial adverse change in the significance of historical resources, and a less than significant impact would occur. No Proposed Project-specific mitigation is required.

Impact CUL-4 Have the potential to cause a physical change which would affect unique ethnic cultural values?

Discussion

According to the Adopted EIR, the Approved Project would not cause a physical change which would affect unique ethnic cultural values. Like the Approved Project, the Proposed Project would not cause a significant physical change at the Project Site as it would require the construction of a new SVE treatment system, which would replace the existing legacy SVE system with a smaller and more optimized system. Therefore, the Proposed Project would not have the potential to cause a physical change which would affect unique ethnic cultural values. Impacts would be less than significant, and no Proposed Project-specific mitigation measures are required.

Impact CUL-5 Restrict existing religious or sacred uses within the potential impact area?

Discussion

According to the Adopted EIR, the Approved Project would not restrict religious or sacred uses within the Project Site. In preparation of this SEIR, a Sacred Land File Search conducted with the Native American Heritage Commission (NAHC) resulted in positive findings for the Fernandeno Tataviam Band of Mission Indians. The NAHC did not indicate the nature or location of the resource(s) but recommended contacting the Fernandeno Tataviam Band of Mission Indians for consultation. On October 8, 2024, the City contacted the 16 Tribal representatives from nine Tribes, including the Fernandeno Tataviam Band of Mission Indians, with formal notification of the Proposed Project and to provide the opportunity to consult on the Proposed Project pursuant to AB 52. Two Tribes responded to the consultation request, including the Gabrieleno/Tongva San Gabriel Band of Mission Indians and the Fernandeno Tataviam Band of Mission Indians. The Fernandeno Tataviam Band of Mission Indian confirmed receipt on October 28, 2024, and after discussion with the City, the Tribe decided on March 10, 2025 that no further consultation was required as the Proposed Project was considered below the threshold of “low sensitivity.” The

³⁴ National Parks Service, National Register of Historic Places, <https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466>. Accessed October 28, 2025.

³⁵ California State Parks, California Historic Resources, <https://ohp.parks.ca.gov/listedresources/>. Accessed October 28, 2025.

Gabrieleno/Tongva San Gabriel Band of Mission Indians provided a letter dated November 1, 2024, requesting further consultation and confirming that construction activities on the Project Site has a high potential to impact historic and prehistoric Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Therefore, as a result of this consultation and to address potential impacts to Tribal Cultural Resources, the Proposed Project would implement MM TCR-1, *Native American Monitoring Program*, which provides a monitoring protocol to protect any unrecorded Tribal Cultural Resources that may be discovered during construction of the Proposed Project. With implementation of this mitigation measure, impacts to Tribal Cultural Resources would be less than significant.

As with potential archaeological resources, any ground disturbing construction activities for the Proposed Project has to the potential to uncover previously unknown religious or sacred uses that may include the burial of human remains. Therefore, the Proposed Project would implement MM TCR-2, *Discoveries of Tribal Cultural Resources*, and MM CUL-3, *Inadvertent Discovery of Human Remains*, which would require examination by an on-call archeologist and require a cessation of construction activity until the County corner can evaluate the discovery and made the necessary findings, and provide a process for treatment of any human remains inadvertently discovered during Project implementation. With implementation of this mitigation measure, impacts to human remains would be less than significant.

Mitigation Measures:

MM TCR-1 Native American Monitoring Program.

Prior to construction, it is the goal of this monitoring program to avoid impacts to all Tribal Cultural Resources (TCRs), both recorded and unrecorded, as feasible during project grading/construction. The monitoring program shall ensure a good faith effort is made to avoid impacts to TCRs.

The Project Applicant/Permittee shall be required to retain and compensate for the services of a Tribal Monitor/Consultant (Monitor) who is a representative of the Gabrieleno San Gabriel Band of Mission Indians (GSGBMI). Outreach shall be made to the point of contact for GSGBMI identified during consultation no less than 2 weeks prior to project construction to obtain a Monitor. The Applicant shall also obtain an on-call archaeologist that meets Secretary of Interior Professional Qualifications (Archaeologist) to support any discovery efforts.

Prior to construction initiation, the Monitor and/or other designee of GSGBMI shall be afforded the opportunity to conduct an on-site visual evaluation of the project location, including the surrounding areas.

Additionally, prior to construction initiation, there shall be an on-site, pre-grading meeting with the Monitor(s), the grading contractor, and the Applicant, and the on-call Archaeologist to discuss monitoring protocol and safety. This on-site, pre-grading meeting shall take place within 1 week of construction initiation, or on the first day of grading prior to initiation.

MM TCR-2 Discoveries of Tribal Cultural Resource.

If any TCRs are discovered during the project, the Monitor(s) shall be authorized to stop and redirect construction work to assess the nature and significance of the find. The on-

call Archaeologist shall also be notified to support assessment of the find. Work shall halt within 50 feet of the find to facilitate this assessment, and a barrier, such as flagging tape or caution tape, shall be placed around the avoidance area to ensure the find and any nearby deposits are avoided. Work can continue in other portions of the site as long as sufficient monitoring coverage can be provided for both the assessment of the find and construction work in other areas. Once construction work has been halted/redirected, specific criteria of potential significance shall be determined. This includes first determining the existence of any of the following:

- Possible human remains;
- A prehistoric feature such as a fire hearth or rock cairn, ceremonial shrines and shelters
- Midden deposit; including cultural landscapes, and mineral sources
- Prehistoric artifacts, lithic scatter, manuport artifacts, utilized stone or marine shell.
- A discrete concentration of tribal historic refuse; or
- An tribal historic feature.

If any of these items are found, the on-call Archaeologist shall map the location with a handheld global positioning system (GPS) unit, photograph the find (with the exception of human remains), and record the resource on the requisite CA DPR 523 series site form.

The City of Burbank (City) and representatives of the GBSBMI shall confer regarding significance of the resource and eligibility as a TCR, while the on-call Archaeologist shall make a recommendation to the City as to the find's significance as a Historical Resource and/or Unique Archaeological Resource under CEQA. Once determination of significance is applied, the City, in consultation with representatives of GSGBMI Tribal government, such as the Chair and/or Tribal Cultural Resource Manager, and on-call Archaeologist shall then develop and implement a written Treatment Plan that outlines treatment of the resource.

Preservation in place via a project redesign and creation of an open space area around the resources to avoid in perpetuity any further impacts to the resources is the preferred treatment option. However, should it be determined by the City that preservation in place is infeasible for the project, then the Treatment Plan shall outline the option of excavation of the resource and reburial on site in an area that can be protected in perpetuity. If no portion of the site can feasibly be protected in perpetuity, as determined by the City, then the material shall be curated at a repository in the County that meets criteria outlined by the American Alliance of Museums. The Applicant shall be responsible for all fees related to curation, to include obtaining additional archaeological staff and Monitors, as needed, to support excavation, materials needed for the collection of resources, and donation to, and long-term management by, the repository.

Construction work shall not recommence in the vicinity of the cultural deposit until a significance determination has been made for the find, the find has been sufficiently recorded, and the redesign or excavation treatment effort has been executed. The

remainder of the construction work shall also be monitored by the on-call Archaeologist or their designee, alongside the tribal Monitor.

At the completion of grading, monitoring, and treatment, a report of findings shall be prepared by the on-call Archaeologist and submitted to the City and representatives of GSGBMI Tribal government for review. Once final, it shall be submitted to the NAHC for inclusion into the Sacred Lands File (SLF) Database, as well as submitted to the South Central Coastal Information Center (SCCIC) along with site records. The report shall be in the format consistent with the State of California Office of Historic Preservation Planning Bulletin No. 4, "Archaeological Resource Management Report (ARMR): Recommended Contents and Format."

MM CUL-3 Inadvertent Discovery of Human Remains.

In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner shall notify the NAHC, which will determine and notify an MLD. Preservation in place and avoidance of identified remains shall be considered the only mitigation option.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no new significant impacts or changes. No mitigation measures were previously applied under the Adopted Project; however, based on the recommendations of the Cultural Resources Assessment, the Proposed Project would implement MM CUL-1, MM CUL-2, MM TCR-1, and MM CUL-3. Impacts would be less than significant with mitigation incorporated.

5.16 Recreation

Impact REC-1 Increase the demand for neighborhood or regional parks or other recreational facilities?

Discussion

As described in the Approved EIR, the Approved Project would have a minimal impact on recreational and open space facilities; however, impacts would be offset by the payment of Community Facilities Fees required by code for new construction. Impacts to the increase in demand for neighborhood parks or other recreational facilities would be less than significant. Like the Approved Project, the Proposed Project would not induce substantial population growth which would affect parks or recreational facilities.

During construction of the Proposed Project, the use of public parks and recreational facilities by construction workers would be expected to be limited, as construction workers are highly transient in their work locations and are more likely to utilize parks and recreational facilities near their places of residence. Therefore, any resulting increase in the use of parks and recreation during construction would be temporary and negligible.

Upon completion of the Proposed Project, the Proposed Project would result in a smaller SVE system with wells, piping, blower, process vessels, and a smaller stack which would not lead to an increase in population at the Project Site. Due to the industrial nature of the Proposed Project, the Proposed Project does not include residential uses; therefore, it is unlikely that the Proposed Project would generate an increase in demand for recreational facilities. Furthermore, the Proposed Project would be required to comply with BMC, Title 10, Zoning Regulations, Article 22 Community Facilities Fee which requires that development pay a community facilities fee, including a parks and recreation fee.³⁶ Impacts would be less than significant, and no mitigation measures would be required.

Impact REC-2 Affect existing recreational opportunities?

Discussion

As described in the Adopted EIR, the Approved Project would have no impact on existing recreational opportunities as none are located on the Project Site. Therefore, the Approved Project would have no impact on existing recreational opportunities, and no mitigation measures would be required. Like the Approved Project, the Proposed Project would not affect existing recreational opportunities. As such, there would be no impacts, and no mitigation measures would be required.

Conclusion

When compared to the Adopted EIR's thresholds, the Proposed Project would result in no significant new impacts or changes. No mitigation measures were previously applied under the Adopted Project and no new mitigation measures are identified for the Proposed Project. Impacts would be less than significant.

³⁶ BMC, Title 10, Zoning Regulations, Article 22, Community Facility Fees,
<https://www.codepublishing.com/CA/Burbank/#!/html/Burbank10/Burbank100122.html>. Accessed October 27, 2025.

6.0 OTHER CEQA CONSIDERATIONS

6.1 Additional CEQA Issue Areas

Introduction

The adopted 1995 Focused Environmental Impact Report (Adopted EIR) for the approved Soil Vapor Extraction System Project (Approved Project) was certified before the California Environmental Quality Act (CEQA) Guidelines, Appendix G included thresholds of significance for the potential environmental impacts of Agriculture and Forestry Resources; Greenhouse Gas (GHG) Emissions; Tribal Cultural Resources; and Wildfire. Under CEQA, changes in the policy and regulatory environment can constitute new information per CEQA Guidelines Section 21166(c); however, the CEQA Guidelines are not a regulatory requirement. Rather, they provide suggestions and guidance for how lead agencies could analyze a project's environmental impacts, though the ultimate thresholds of significance in an EIR are at the discretion of the lead agency. As such, the proposed Soil Vapor Extraction System Upgrade Project (Proposed Project) is not required to be assessed for new impacts related to these environmental impacts. However, the City of Burbank (City), as the Lead Agency, has voluntarily chosen to go beyond the requirements of CEQA and has performed an assessment of the Proposed Project for these issue areas, which has been provided for informational purposes below.

Agriculture and Forestry Resources

Introduction

At the time the Adopted EIR for the Approved Project was certified, impacts to agricultural resources were analyzed under *Land Use and Planning* section and limited to whether a project would affect agricultural operations through the implementation of incompatible uses. As such, the Proposed Project's impacts related to agricultural operations are included in Chapter 5, *Effects Found Not Significant*, of this Supplemental Environmental Impact Report (SEIR). Since the certification of the Adopted EIR, Appendix G was amended to include additional significance criteria for both agriculture and the provision of forestry resources thresholds in 2009 as identified in Impacts AG-1 through AG-5 below. As discussed above, while not mandated, the City has voluntarily chosen to evaluate these thresholds below for informational purposes below.

- | | |
|--------------------|---|
| Impact AG-1 | <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agriculture use?</i> |
| Impact AG-2 | <i>Conflict with existing zoning of agricultural use or a Williamson Act contract?</i> |
| Impact AG-3 | <i>Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 1220 (g))), or as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</i> |
| Impact AG-4 | <i>Result in the loss of forest land or conversion of forest land to non-forest use?</i> |

Impact AG-5 Involve other changes in the existing environment, which, due to their location or nature could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Discussion

The Proposed Project's location at 1234 North Victory Place, 1501 North Victory Place, 1800 West Empire Avenue, and 1301 North Victory Place (Project Site) is located in an urban setting and is primarily composed of areas mapped as Urban and Built-Up Land.¹ It is currently developed with Approved Project, including the legacy soil vapor extraction (SVE) treatment system. The closest area of protected farmland to the Project Site is Prime Farmland, located approximately 12 miles north from the Project Site. There is no land subject to Williamson Act within the City.² Furthermore, the Proposed Project Site does not include agriculture, forest land, or timberland-related activities on the Project Site or among its permitted uses. The City of Burbank Zoning Ordinance (Zoning Ordinance) does not include agriculture as a permitted use in the General Industrial (M-2) Zone. Accordingly, the Proposed Project would have no potential to convert farmlands to non-agricultural use, would not conflict with zoning for agricultural use or any Williamson Act contracts, would not conflict with forest land or timberland zoning, result in the loss of forest land, or the conversion of farmland or forest land to non-agricultural or non-forestland use, and no impact would occur. Therefore, no impact would occur, and no Proposed Project-specific mitigation measures would be required.

Greenhouse Gas Emissions

Introduction

Since the certification of the Adopted EIR, Appendix G was amended to include significance thresholds in for GHG emissions in 2010 as identified in Impacts GHG-1 and GHG-2 below. As discussed above, while not mandated, the City has voluntarily chosen to evaluate these thresholds below for informational purposes. This section analyzes Proposed Project-related GHG emissions by determining the consistency of the Proposed Project with applicable regulations, plans, and policies to reduce GHG emissions based, in part, on the Air Quality Analysis Technical Memorandum prepared for the Proposed Project, included in Appendix D, *Air Quality Analysis Technical Memorandum*, of this SEIR.

Impact GHG-1 Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Discussion

As discussed in the Appendix D, the Proposed Project's construction-generated emissions are short-term and of temporary duration, lasting only as long construction activities occur. Sources of emissions during construction would include site grading, motor vehicle exhaust associated with construction equipment and worker trips, and the movement of construction equipment, exclusively on paved surfaces. Due to the temporary nature of construction, emissions are considered to be less than significant, and no Proposed Project-specific mitigation measures would be required.

¹ California Department of Conservation, California Important Farmland Finder, <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed November 5, 2025.

² California Department of Conservation, California Williamson Act Enrollment Finder, <https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/index.html>. Accessed November 5, 2025.

Operational emissions would be generated by vehicles traveling to and from the Project Site for maintenance, testing, monitoring, and loading. These trips would be infrequent and would only require one or two vehicle trips per day. Since mobile emissions generated from the Proposed Project would be minimal, the Proposed Project's operational emissions are considered to be less than significant. Therefore, the Proposed Project would have less than significant GHG emission impacts and no Proposed Project-specific mitigation measures would be required.

Impact GHG-2 Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Discussion

The following analysis focuses on the Proposed Project's consistency with Statewide, regional, and local plans adopted for the purpose of reducing and mitigating GHG emissions. The following discussion analyzes the Proposed Project's consistency with the Southern California Association of Governments (SCAG) 2024-2050 Regional Transportation/Sustainable Communities Strategy (RTP/SCS) also known as Connect SoCal 2050 (Connect SoCal 2050) and the Burbank2035 General Plan (General Plan).

2024-2050 RTP/SCS

The Proposed Project would be consistent with the following Regional Planning Policies, as discussed in Connect SoCal 2050.

Table 6-1: Proposed Project Consistency with the Connect SoCal 2050

Regional Planning Policies	Proposed Project Consistency Analysis
Policy 51: Reduce hazardous air pollutants and greenhouse gas emissions and improve air quality throughout the region through planning and implementation efforts.	Consistent. The Proposed Project would replace the legacy SVE treatment system with a smaller, more efficient system capable of handling the lower flowrates and higher VOC concentrations anticipated during source area removal. The existing SVE well network cannot adequately target the source areas, vapor monitoring points (VMP)-3 and VMP-5, as defined in Chapter 2, <i>Project Description</i> , due to their location and lack of access to the proposed SVE wells, thereby necessitating the installation of 27 additional SVE wells for source area removal as part of the Proposed Project. As such, the Proposed Project would improve air quality and would reduce hazardous air pollutants compared to existing conditions and improve air quality throughout the region.
Policy 52: Support investments that reduce hazardous air pollutants and greenhouse gas emissions.	Consistent. The Proposed Project would replace the legacy SVE treatment system with a smaller more efficient system that would extract soil vapors containing concentrations of VOCs from beneath the SVE well field and treat the vapors prior to release to the atmosphere. As such, the Proposed Project would be consistent with this policy and would reduce hazardous air pollutants.
Policy 53: Reduce the exposure and impacts of emissions and pollutants and promote local and regional efforts that improve air quality for vulnerable populations, including but not limited to Priority Equity Communities and the Assembly Bill (AB) 617 Communities.	Consistent. The Proposed Project would replace the legacy SVE treatment system with a smaller more efficient system that would extract soil vapors containing concentrations of VOCs from beneath the SVE well field and treat the vapors prior to release to the atmosphere. As discussed in Appendix D, <i>Air Quality Analysis Technical Memorandum</i> , the Proposed Project would have less than significant impacts on sensitive

	receptors. As described in Appendix D, the nearest sensitive receptors are the residences located approximately 440 feet to the northeast of the Project Site. Project construction and operations would not exceed South Coast Air Quality Management District (SCAQMD) thresholds.
Source: SCAG, 2024-2025 RTP/SCS, Chapter 3, The Plan, https://scag.ca.gov/sites/default/files/2024-05/23-2987-connect-social-2024-final-ch-03-our-plan-040424.pdf . Accessed November 5, 2025.	

Burbank2035 General Plan

The General Plan, adopted in 2013, includes goals, policies, and programs that would reduce GHG emissions generated by land uses within the City. The General Plan includes an Air Quality and Climate Change Element, which is designed to reduce the City’s air pollutant emissions and comply with Statewide goals. The Air Quality and Climate Change Element contain the following goals and policies that reduce GHG emission impacts.

Table 6-2: Proposed Project Consistency with the Burbank2035 General Plan

Goals and Policies	Proposed Project Consistency Analysis
Goal 1 Reduction of Air Pollution: The health and sustainability of the city, county, and basin are improved by planning and programs that reduce air pollutants. Policies that reduce fossil fuel combustion (by reducing vehicle miles traveled and promoting conservation and use of renewable energy) lessen adverse impacts on both air quality and climate change.	Consistent. The Proposed Project would replace the legacy SVE treatment system with a smaller more efficient system that would extract soil vapors containing concentrations of VOCs from beneath the SVE well field. The Proposed Project would result in short-term and temporary construction emissions. Sources of emissions during construction would be from Project Site grading, motor vehicle exhaust associated with construction equipment and worker trips, and movement of construction equipment. Operational emissions would be generated by vehicles traveling to and from the Project Site for maintenance, testing, monitoring, and loading. These trips would be infrequent and would only require one or two vehicle trips per visit; therefore, GHG emissions would be less than significant. This is similar to existing conditions and therefore no net new GHG emissions exist. Employees, visitors, and vendors would visit the Project Site for performing periodic monitoring or other activities during operation of the Proposed Project. As these visits would be periodic, VMT impacts would be less than significant. Additionally, the Proposed Project would have a smaller electrical panel than the legacy SVE system, reflecting lower energy demands for the proposed SVE treatment system compared to the existing legacy SVE treatment plant. Therefore, the Proposed Project would lessen adverse impacts on air quality and climate change and impacts.
Policy 1.6: Require measures to control air pollutant emissions at construction sites and during soil-disturbing or dust-generating activities (i.e., tilting, landscaping) for projects requiring such activities.	Consistent. The Proposed Project would adhere to SCAQMD Rule 403 (Fugitive Dust) which requires the use of best available control measures for all sources including watering of the Project Site to prevent excessive amounts of dust.
Goal 2 Sensitive Receptors: Burbank is committed to reducing the exposure of	Consistent. As discussed in Appendix D, impacts related to odors associated with the Proposed Project’s construction would be temporary in nature as odors may be generated from emissions

sensitive receptors to toxic air contaminants and odors.	from architectural coatings and paving activities and would not affect a substantial number of people. The Proposed Project would be required to adhere to SCAQMD Rule 402, which prohibits the discharge of any air contaminant which would cause injury, detriment, nuisance, or annoyance to any considerable number of persons. As discussed in Appendix C, <i>Constructional and Operational Health Risk Assessment</i> , SCAQMD's New Source Review of Toxic Air Contaminants (Rule 1401) specifies limits for maximum individual cancer risk, cancer burden, and noncancer acute and chronic hazard index (HI). The Health Risk Assessment determined that impacts to toxic air contaminants and maximum cancer risk would be far below the SCAQMD threshold. The Proposed Project would comply with SCAQMD 1401. Therefore, the Proposed Project would not expose sensitive receptors to toxic air contaminants and odors.
Source: City of Burbank, Burbank2035 General Plan Air Quality and Climate Change Element, https://www.burbankca.gov/documents/173607/1541047/20130213_Chapter+2+-+Air+Quality+and+Climate+Change.pdf/fbfff81a-953a-48e4-94d3-6d060d1f5bae?t=1637190550466. Accessed November 5, 2025.	

City of Burbank Greenhouse Gas Reduction Plan Update

City Council adopted the City of Burbank Greenhouse Gas Reduction Plan (GGRP) on February 19, 2013, a standalone planning document that accompanies Chapter 2, Air Quality and Climate Change Element, of the General Plan. The document has since been updated as of May 3, 2022. The GGRP is an implementation document for the General Plan and includes an inventory of current GHG emissions and emission targets. The GGRP lists GHG Emission Reduction Measures and actions to provide strategies that will achieve GHG emissions reduction necessary to meet the Community's reduction target for 2030 (49 percent below 2010) and provide substantial progress towards meeting the longer-term target of carbon neutrality by 2045, which aligns with the State's established goals. To be consistent with the GGRP, future developments must meet the GHG efficiency threshold of 3.12 metric tons of carbon dioxide equivalent (MTCO₂e) per service person. This threshold would apply for any development with a pre-2030 buildout or initial operational year. For projects that do not meet this efficiency threshold, they would be required to implement mitigation measures to reduce their operational emissions. However, the Proposed Project includes upgrades to existing infrastructure and therefore would not generate significant new GHG emissions. Additionally, the Proposed Project modeling conservatively included two daily passenger cars and one heavy-duty truck. This is similar to existing conditions and therefore no net new GHG emissions exist. The Proposed Project is consistent with the GGRP. Overall, the Proposed Project would be consistent with the applicable plans that reduce GHG emissions. As such, impacts would be less than significant, and no Proposed Project-specific mitigation measures would be required.

Noise

Introduction

The Adopted EIR of the Approved Project was certified before the requirement to analyze the potential environmental impacts of Noise, specifically related to groundborne vibration and exposure of excessive noise to those occupying nearby airports or air strips, which was incorporated into the CEQA Guidelines pursuant to Public Resources Code (PRC) Section 21084.2. As discussed, although not mandated, the City has voluntarily chosen to evaluate the Proposed Project's impacts on noise related to vibration and noise impacts to airports and air strips through Impact NOI-3 and NOI-4 for informational purposes below. This

analysis is based, in part, on the analysis contained in Appendix F, *Noise and Vibration Technical Memorandum*, to this SEIR.

Impact NOI-3 Generate excessive groundborne vibration or groundborne noise levels?

Discussion

Construction Vibration

Increases in groundborne vibration levels attributable to the Proposed Project would be primarily associated with short-term construction-related activities. Proposed Project construction could result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved. Construction activities could occur as close as 80 feet from the nearest structure. **Table 6-3: Typical Construction Equipment Vibration Levels** identifies vibration velocity levels at 25 feet and 80 feet for various types of equipment likely to operate at the Project Site during construction.

Table 6-3: Proposed Project Typical Construction Equipment Vibration Levels

Equipment	Peak Particle Velocity at 25 feet (in/sec)	Peak Particle Velocity at 80 feet (in/sec)
Vibratory compactor/roller	0.210	0.037
Large Bulldozer	0.089	0.016
Loaded Trucks	0.076	0.013
Small Bulldozer	0.003	0.001
Source: Federal Transit Administration, <i>Transit Noise and Vibration Impact Assessment Manual</i> , 2018.		

The City has not adopted specific standards for vibration impacts during construction. Therefore, the California Department of Transportation' (Caltrans) *Transportation and Construction Vibration Guidance Manual* (2020) is used to evaluate construction vibration impacts related to potential building damage. Based on the Caltrans criteria, construction vibration impacts would be significant if vibration levels exceed 0.25 in/sec peak particle velocity (PPV) at the nearby structures, which is the distinctly perceptible threshold for humans and is below the limit for potential building damage at older structures. As shown in **Table 6-3**, the vibration velocities at 80 feet from construction equipment could be up to 0.037 in/sec PPV at the nearest structure. Therefore, construction vibration would not exceed the 0.25 in/sec PPV threshold of perception and would be below the structural damage threshold for older structures. Thus, vibration impacts during Proposed Project construction would be less than significant. No Proposed Project-specific mitigation would be required.

Operational Vibration

The Proposed Project would not generate groundborne vibration during operations that could be felt at surrounding uses. Proposed Project operations would not involve railroads or substantial heavy truck operations and therefore would not result in vibration impacts at surrounding uses. As a result, impacts from vibration associated with the Proposed Project's operation would be less than significant, and no Proposed Project-specific mitigation is required.

Impact NOI-4 *For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the Project area to excessive noise levels?*

Discussion

The nearest airport to the Project Site is the Hollywood Burbank Airport located approximately 1.3 miles northwest of the Project Site. The Proposed Project is not located within the current noise contours for the airport and would not be impacted by airport noise.³ Additionally, there are no private airstrips located within the Proposed Project vicinity. Therefore, the Proposed Project would not expose people residing or working in the Proposed Project area to excessive airport- or airstrip-related noise levels and no Proposed Project-specific mitigation is required.

Tribal Cultural Resources

Introduction

The Adopted EIR of the Approved Project was certified before the requirement to analyze the potential environmental impacts of Tribal Cultural Resources, incorporated into the CEQA Guidelines in 2015 pursuant to PRC Section 21084.2.⁴ As discussed, although not mandated, the City has voluntarily chosen to evaluate the Proposed Project's impacts on Tribal Cultural Resources through Impact TCR-1 and TCR-2 for informational purposes below. This analysis is based, in part, on the Cultural Resources Assessment prepared by BCR Consulting LLC, included in Appendix G, *Cultural Resources Assessment*, to this SEIR as well as Tribal consultation supporting documentation included in Appendix G, *Tribal Consultation*, to the SEIR.

Impact TCR-1 *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or*

Impact TCR-2 *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

³ Hollywood Burbank Airport, Current Noise Contour, August 2021, <https://www.hollywoodburbankairport.com/wp-content/uploads/2022/05/Current-Noise-Contour.pdf>. Accessed October 27, 2025.

⁴ PRC §21084.2, https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=21084.2. Accessed October 27, 2025.

Discussion

According to the Cultural Resources Assessment (Appendix G of this SEIR), the Project Site is not listed by the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). Therefore, the Proposed Project does not contain any resources that are listed as likely to have historic significance defined in PRC Section 5020.1(k).

As defined by PRC Section 21074, Tribal Cultural Resources are defined as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe”. A Sacred Lands File (SLF) search with the Native American Heritage Commission (NAHC) was conducted to determine if any sacred lands or traditional cultural properties on file with the NAHC were within or near the Project Site. The NAHC’s SLF record was positive, indicating that there is a record of sacred lands on the Project Site.⁵ A sacred land is considered culturally sensitive, having special or social significance to Native American Tribes.

As discussed, the Adopted EIR was certified before AB 52, which requires public agencies to consult with California Native American tribes on proposed projects that could impact tribal cultural resources under the CEQA. While not required to comply with AB 52, the City has voluntarily chosen to go beyond the requirements of CEQA and provide formal notification to the California Native American Tribal representatives identified by NAHC. AB 52 allows tribes 30 days after receiving notification to request consultation. On October 8, 2024, the City contacted representatives of the following Tribes:

- Cahuilla Band of Indians
- Fernandeno Tataviam Band of Mission Indians
- Gabrieleño Band of Mission Indians – Kizh Nation
- Gabrieleño/Tongva San Gabriel Band of Mission Indians
- Gabrieliño Tongva Indians of California Tribal Council
- Gabrieliño/Tongva Nation
- Gabrieliño-Tongva Tribe
- Santa Rosa Band of Cahuilla Indians
- Soboba Band of Luiseno Indians

The City contacted the 16 Tribal representatives from nine Tribes on October 8, 2024, with formal notification of the Proposed Project and to provide the opportunity to consult on the Proposed Project (see Appendix H to this SEIR). Two Tribes responded to the consultation request, including the Gabrieleno/Tongva San Gabriel Band of Mission Indians and the Fernandeno Tataviam Band of Mission Indians. The Fernandeno Tataviam Band of Mission Indian confirmed receipt on October 28, 2024, and after discussion with the City, the Tribe decided on March 10, 2025, that no further consultation was required as the Proposed Project was considered below the threshold of “low sensitivity.” The Gabrieleno/Tongva San Gabriel Band of Mission Indians provided a letter dated November 1, 2024, requesting further consultation and confirming that construction activities on the Project Site has a high potential to impact historic and prehistoric Tribal Cultural Resources as defined in PRC Section 21074. Therefore, as a result of this consultation and to address potential impacts to Tribal Cultural Resources, the Proposed Project would implement MM TCR-1, *Native American Monitoring Program*, which provides

⁵ Native American Heritage Commission, Native American Contact List, August 16, 2024.

a monitoring protocol to protect any unrecorded Tribal Cultural Resources that may be discovered during construction of the Proposed Project. With implementation of this mitigation measure, impacts to Tribal Cultural Resources would be less than significant.

As with potential archaeological resources, any ground disturbing construction activities for the Proposed Project has to the potential to uncover previously unknown religious or sacred uses. Therefore, the Proposed Project would implement MM TCR-2, *Discoveries of Tribal Cultural Resources*, and MM CUL-3, *Inadvertent Discovery of Human Remains*, which would require examination by an on-call archaeologist and require a cessation of construction activity until the County corner can evaluate the discovery and made the necessary findings, and provide a process for treatment of any human remains inadvertently discovered during Project implementation. With implementation of this mitigation measure, impacts to human remains would be less than significant.

Mitigation Measures:

MM TCR-1 Native American Monitoring Program.

Prior to construction, it is the goal of this monitoring program to avoid impacts to all Tribal Cultural Resources (TCRs), both recorded and unrecorded, as feasible during project grading/construction. The monitoring program shall ensure a good faith effort is made to avoid impacts to TCRs.

The Project Applicant/Permittee shall be required to retain and compensate for the services of a Tribal Monitor/Consultant (Monitor) who is a representative of the Gabrieleno San Gabriel Band of Mission Indians (GSGBMI). Outreach shall be made to the point of contact for GSGBMI identified during consultation no less than 2 weeks prior to project construction to obtain a Monitor. The Applicant shall also obtain an on-call archaeologist that meets Secretary of Interior Professional Qualifications (Archaeologist) to support any discovery efforts.

Prior to construction initiation, the Monitor and/or other designee of GSGBMI shall be afforded the opportunity to conduct an on-site visual evaluation of the project location, including the surrounding areas.

Additionally, prior to construction initiation, there shall be an on-site, pre-grading meeting with the Monitor(s), the grading contractor, and the Applicant, and the on-call Archaeologist to discuss monitoring protocol and safety. This on-site, pre-grading meeting shall take place within 1 week of construction initiation, or on the first day of grading prior to initiation.

MM TCR-2 Discoveries of Tribal Cultural Resources.

If any TCRs are discovered during the project, the Monitor(s) shall be authorized to stop and redirect construction work to assess the nature and significance of the find. The on-call Archaeologist shall also be notified to support assessment of the find. Work shall halt within 50 feet of the find to facilitate this assessment, and a barrier, such as flagging tape or caution tape, shall be placed around the avoidance area to ensure the find and any nearby deposits are avoided. Work can continue in other portions of the site as long as sufficient monitoring coverage can be provided for both the assessment of the find and construction work in other areas. Once construction work has been halted/redirected, specific criteria of potential significance shall be determined. This includes first determining the existence of any of the following:

- Possible human remains;
- A prehistoric feature such as a fire hearth or rock cairn, ceremonial shrines and shelters
- Midden deposit; including cultural landscapes, and mineral sources
- Prehistoric artifacts, lithic scatter, manuport artifacts, utilized stone or marine shell.
- A discrete concentration of tribal historic refuse; or
- A tribal historic feature.

If any of these items are found, the on-call Archaeologist shall map the location with a handheld global positioning system (GPS) unit, photograph the find (with the exception of human remains), and record the resource on the requisite CA DPR 523 series site form.

The City of Burbank (City) and representatives of the GBSBMI shall confer regarding significance of the resource and eligibility as a TCR, while the on-call Archaeologist shall make a recommendation to the City as to the find's significance as a Historical Resource and/or Unique Archaeological Resource under CEQA. Once determination of significance is applied, the City, in consultation with representatives of GSGBMI Tribal government, such as the Chair and/or Tribal Cultural Resource Manage, and on-call Archaeologist shall then develop and implement a written Treatment Plan that outlines treatment of the resource.

Preservation in place via a project redesign and creation of an open space area around the resources to avoid in perpetuity any further impacts to the resources is the preferred treatment option. However, should it be determined by the City that preservation in place is infeasible for the project, then the Treatment Plan shall outline the option of excavation of the resource and reburial on site in an area that can be protected in perpetuity. If no portion of the site can feasibly be protected in perpetuity, as determined by the City, then the material shall be curated at a repository in the County that meets criteria outlined by the American Alliance of Museums. The Applicant shall be responsible for all fees related to curation, to include obtaining additional archaeological staff and Monitors, as needed, to support excavation, materials needed for the collection of resources, and donation to, and long-term management by, the repository.

Construction work shall not recommence in the vicinity of the cultural deposit until a significance determination has been made for the find, the find has been sufficiently recorded, and the redesign or excavation treatment effort has been executed. The remainder of the construction work shall also be monitored by the on-call Archaeologist or their designee, alongside the tribal Monitor.

At the completion of grading, monitoring, and treatment, a report of findings shall be prepared by the on-call Archaeologist and submitted to the City and representatives of GSGBMI Tribal government for review. Once final, it shall be submitted to the NAHC for inclusion into the Sacred Lands File (SLF) Database, as well as submitted to the South Central Coastal Information Center (SCCIC) along with site records. The report shall be in the format consistent with the State of California Office of Historic Preservation Planning Bulletin No. 4, "Archaeological Resource Management Report (ARMR): Recommended Contents and Format."

MM CUL-3 Inadvertent Discoveries of Human Remains.

In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner shall notify the NAHC, which will determine and notify an MLD. Preservation in place and avoidance of identified remains shall be considered the only mitigation option.

Wildfire

Introduction

The Adopted EIR of the Approved Project was certified before the potential environmental impacts of Wildfire, incorporated into the CEQA Guidelines in 2018, pursuant to SB 1241.⁶ As such, the Proposed Project is not required to be assessed for new impacts related to Wildfire; however, the City has voluntarily chosen to provide an analysis of potential impacts related to Wildfire for informational purposes in Impact WF-1 through Impact WF-4 below.

- Impact WF-1 Substantially impair an adopted emergency response plan or emergency evacuation plan?***
- Impact WF-2 Due to slope, prevailing winds, and other factors, exacerbate wildfire risk, and thereby expose project occupants to pollutant concentrations from wildfire or the uncontrolled spread of wildfire?***
- Impact WF-3 Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may***

⁶ California Natural Resources Agency, Final Statement of Reasons and Regulatory Action Amendments to the State CEQA Guidelines, November 2018, https://resources.ca.gov/CNRALegacyFiles/ceqa/docs/2018_CEQA_Final_Statement_of%20Reasons_111218.pdf. Accessed November 5, 2025.

exacerbate fire risk or that may result in temporary or ongoing impact to the environment.

Impact WF-4 *Expose people or structures to a significant risk, including downslope or downstream flooding or landslides, as a result of runoff post-fire slope instability, or drainage changes?*

Discussion

According to the State of California Department of Forestry and Fire Protection (CAL FIRE) Fire Hazard Severity Zones (FHSZ) Map, the Proposed Project is located in a Local Responsibility Area (LRA) and is identified as a No Fire Hazard Severity Zone, per Government Code Section 51178.⁷ The nearest Moderate Fire Hazard Severity Zone (MFHSZ) is within an LRA, located approximately 0.77 north of the Project Site near the Verdugo Mountains. The nearest Very High Fire Hazard Severity Zone (VHFHSZ) is located within an LRA located approximately one mile north of the Project Site in the Verdugo Mountains.⁸ The nearest State Responsibility Area is located approximately 5.9-mile north of the Project Site in the Angeles National Forest.

While the Project Site is not located in a VHFHSZ, the General Plan's Safety Element states that the City's location adjacent to the Verdugo Mountains and the Hollywood Hills makes the City susceptible to loss from fire. The City of Burbank Fire Department (Fire Department) designates two Mountain Fire Zones, located along the foothills of the Verdugo Mountains in northeast area of the City and in the southwestern portion of the City adjacent to the Warner Bros Studios, located approximately one mile northeast and three miles southwest of the Project Site, respectively. To mitigate wildfire hazards, the City's Emergency Operations Center is activated to coordinate response by staff members and representatives from various staff departments. This includes the Disaster Preparedness Division of the Fire Department and the City of Burbank Police Department, which assist with traffic control. In the event of an evacuation, the City would use primary evacuation route including Victory Boulevard, approximately 250 feet northeast of the Project Site. Furthermore, the City would promote the use and maintenance of back-up power generators in critical facilities that would serve as emergency shelters. The Proposed Project design and site access would be required to adhere to the requirements of the City's Building Code, including the City's Fire Code. Accordingly, the Proposed Project would not expose people or structures, either directly or indirectly to a significant risk of loss, injury, or death, involving wildland fires, and impacts would be less than significant, and no Proposed Project-specific mitigation measures would be required.

6.2 Significant and Unavoidable Impacts

CEQA Guidelines Section 15126.2(a)(b) requires an EIR to identify and focus on the significant environmental effects of the Proposed Project, including effects that cannot be avoided if the Proposed Project were implemented. Based on the analyses contained in this SEIR, the City has determined that the Proposed Project in conjunction with other cumulative development in the City and as identified in **Table 3-1: Cumulative Project List**, would not result in any Proposed Project-level or cumulative significant and unavoidable impacts.

⁷ California Department of Forestry and Fire Protection (CAL FIRE), Find your Fire Hazard Severity Zone, <https://experience.arcgis.com/experience/5065c998b4b0462f9ec3c6c226c610a9>. Accessed October 27, 2025.

⁸ CAL FIRE, Find your Fire Hazard Severity Zone.

6.3 Growth Inducing Impacts

To assess the potential for growth-inducing impacts, the project's characteristics that may encourage and facilitate activities that individually or cumulatively may affect the environment must be evaluated (CEQA Guidelines Section 15126.2(e)). CEQA Guidelines, as interpreted by the City, state that a significant growth-inducing impact may result if the project would:

- Induce substantial population growth in an area (for example, by proposing new homes and commercial or industrial businesses beyond the land use density/intensity envisioned in the general plan);
- Substantially alter the planned location, distribution, density, or growth rate of the population of an area; or
- Include extensions of roads or other infrastructure not assumed in the general plan or adopted capital improvements project list, when such infrastructure exceeds the needs of the project and could accommodate future developments.

As previously discussed, the Proposed Project would replace the existing legacy SVE treatment system with an upgraded SVE treatment system. As described in Chapter 5, *Effects Found Not Significant*, Land Use and Planning, the Proposed Project would be consistent with the General Plan and Zoning Ordinance. Neither the Approved Project nor the Proposed Project is open to the public or would draw new population to the Project Site. As with the Approved Project, the Proposed Project is not expected to change the number of employees required, which is anticipated to be on an as-needed basis for maintenance. It replaces existing infrastructure with upgraded technology and as such would not include new infrastructure not assumed in the General Plan or any other City planning documents. Therefore, the Proposed Project would not result in significant growth inducing impacts.

6.4 Mandatory Findings of Significance

PRC Section 21083 requires lead agencies to make a finding of a "significant effect on the environment" if one or more of the following conditions exist:

- 1) A proposed project has the potential to degrade the quality of environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife species to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- 2) Has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- 3) The possible effects of a project are individually limited but cumulatively considerable.
- 4) The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.

As discussed in Chapter 5, *Effects Not Found Significant*, of this SEIR, the Proposed Project would not have a significant impact to Biological Resources or Cultural Resources. Implementation of MM BIO-1, which would protect nesting birds during construction activities of the Proposed Project, would reduce impacts to less than significant. Similarly, the Proposed Project would implement MM CUL-1, MM CUL-2, MM TCR-1, and MM CUL-3, which would reduce impacts to a less than significant level. These MMs would require

the Proposed Project to implement a Paleontological Resource Mitigation Program and Native American Monitoring Program as well as provides process and procedures for construction crews should they inadvertently discover cultural resources, or human remains during construction activities. As such, the Proposed Project would not degrade the quality of environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife species to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

As discussed in Section 6.2, *Significant and Unavoidable Impacts*, above, the Proposed Project would have no significant and unavoidable impacts to the environment. Additionally, as discussed in this chapter as well as Chapter 5, *Effects Not Found Significant*, of this SEIR, the Proposed Project would be consistent with the applicable plans, policies and objectives of the City as well as the regulatory agencies identified in this SEIR. Therefore, the Proposed Project would not compromise or disadvantage long-term environmental goals.

Additionally, as discussed in Chapter 4, *Environmental Impact Analysis*, the cumulative impact analysis for the Proposed Project found that the Project would not have a cumulatively considerable impact and would not have any significant cumulative impacts. Therefore, the Proposed Project would not result in any effects that are individually limited but cumulatively considerable. As discussed herein and throughout this SEIR, the Proposed Project would not result in any environmental effects that would have an adverse effect on human beings, either directly or indirectly.

6.5 Alternatives

CEQA Guidelines Section 15126.6(a), requires that an EIR “describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.” The Adopted EIR included a reasonable range of alternatives including: No Project, Alternative Vapor Treatment Technologies, Alternative Sites, and Other Soil Remediation Technologies, see Appendix A. As discussed in Chapter 2, *Project Description* of this SEIR, the Proposed Project would be similar in nature to the Approved Project; therefore, the alternatives discussed in the Adopted EIR remain applicable to the Proposed Project and no additional alternatives analysis is required within this SEIR.

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