



777 North Front Street Project

Initial Study

prepared by

City of Burbank

Community Development Department
150 North Third Street
Burbank, California 91502
Contact: Leonard Bechet, Senior Planner

prepared with the assistance of

Rincon Consultants, Inc.

250 East 1st Street, Suite 301
Los Angeles, California 90012

April 2018

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Initial Study

1 Project Title

777 North Front Street Project (“Project”)

2 Lead Agency Name and Address

City of Burbank
Community Development Department
150 North Third Street
Burbank, California 91502

3 Contact Person and Phone Number

Leonard Bechet, Senior Planner
(818) 238-5250
lbecchet@burbankca.gov

4 Project Location

The Project site is located at 777 North Front Street in the City of Burbank, California. The site is generally bounded by Old Front Street and Interstate Highway 5 (I-5) to the north and east, Front Street to the south and west, Burbank Boulevard is northwest of the site, and Magnolia Boulevard at the southeast end of the site. Figure 1 shows the location of the site in the region, Figure 2 shows the site in its neighborhood context, and Figure 3a through Figure 3d show the existing conditions of the Project site.

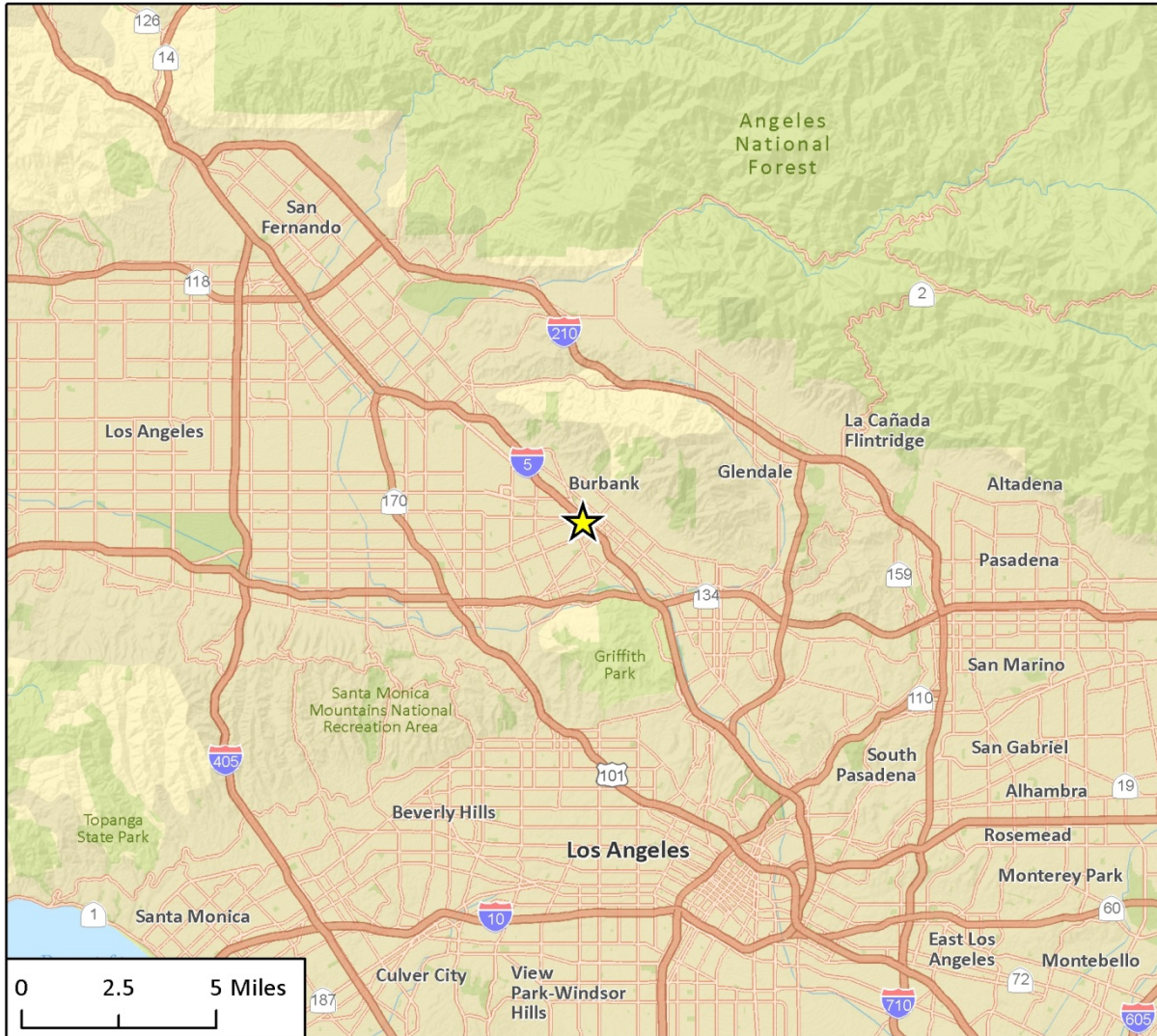
5 Project Sponsor’s Name and Address

SJ4 Burbank LLC c/o La Terra Development
777 South Highway 101, Suite 107
Solana Beach, California 92075

6 Existing Setting

The Project site is an approximately eight-acre, irregularly-shaped parcel that is the former location of the General Water Heater Company (GWHC) from the 1930s until 1961. The Zero Corporation (Zero) manufactured metal cases and other products from approximately 1961 to 1991 in a facility comprised of six buildings. In 1998, the Ford Leasing Development Company (FLDC) purchased the site with the intent to redevelop the property as a car dealership, which did not occur. The site has been dormant since 1991, aside from occasional use for storage and as a filming location for the entertainment industry. The former Zero buildings were demolished with the building slabs left intact in 2004. The site currently contains mounds of soil and construction materials throughout the

Figure 1 Regional Location



Imagery provided by Esri and its licensors © 2017.

★ Project Location

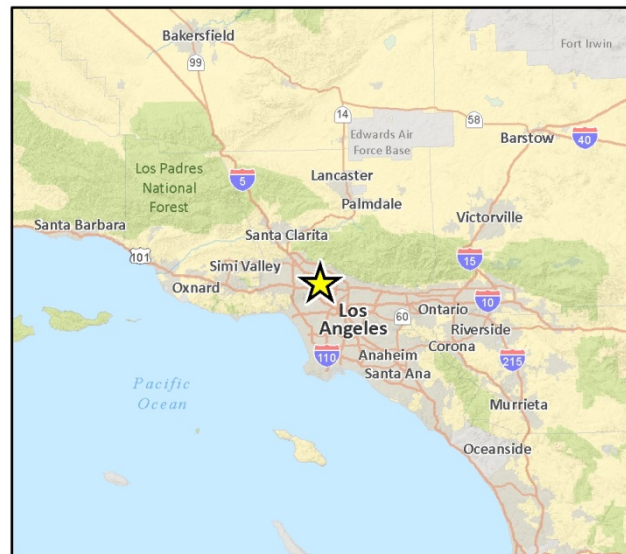


Fig 1 Regional Location_vec

Figure 2 Project Location



Figure 3a Project Site Photograph



View of the Project site looking northeast from the western boundary (at the northern end of the Project site)

Figure 3b Project Site Photograph



View of the Project site looking northeast near the northwestern corner of the Project site

Figure 3c Project Site Photograph



View of the Project site looking southeast from northwestern boundary of the Project site

Figure 3d Project Site Photograph



View of the vacant lot and former building pads

site. The site is partially fenced along Front Street. As shown in Figure 4, a California Department of Transportation (Caltrans) easement is adjacent to the northeast end of the site.

7 General Plan Designation

Downtown Commercial by the General Plan

Mixed Commercial/Office/Industrial by the Burbank Center Plan (Specific Plan)

8 Zoning

Auto Dealership (AD)

9 Description of Project

The proposed Project involves clearing and excavation of the Project site to accommodate new construction of a mixed-use project that would include a total of 572 residential units, 1,067 square feet of retail gallery space, and 317 hotel rooms with ground floor and rooftop retail/restaurant uses (see Figure 4). The development would include three separate buildings: a seven-story building, an eight-story building, and a 15-story building. Parking for the residential and hotel uses is described below.

The residential component of the Project would be developed at a density of approximately 80 units per acre while the retail/hotel portion of the Project would be developed with a floor-to-area ratio (FAR) of 0.55. The overall site would have building coverage of 81 percent and a FAR of 2.9.

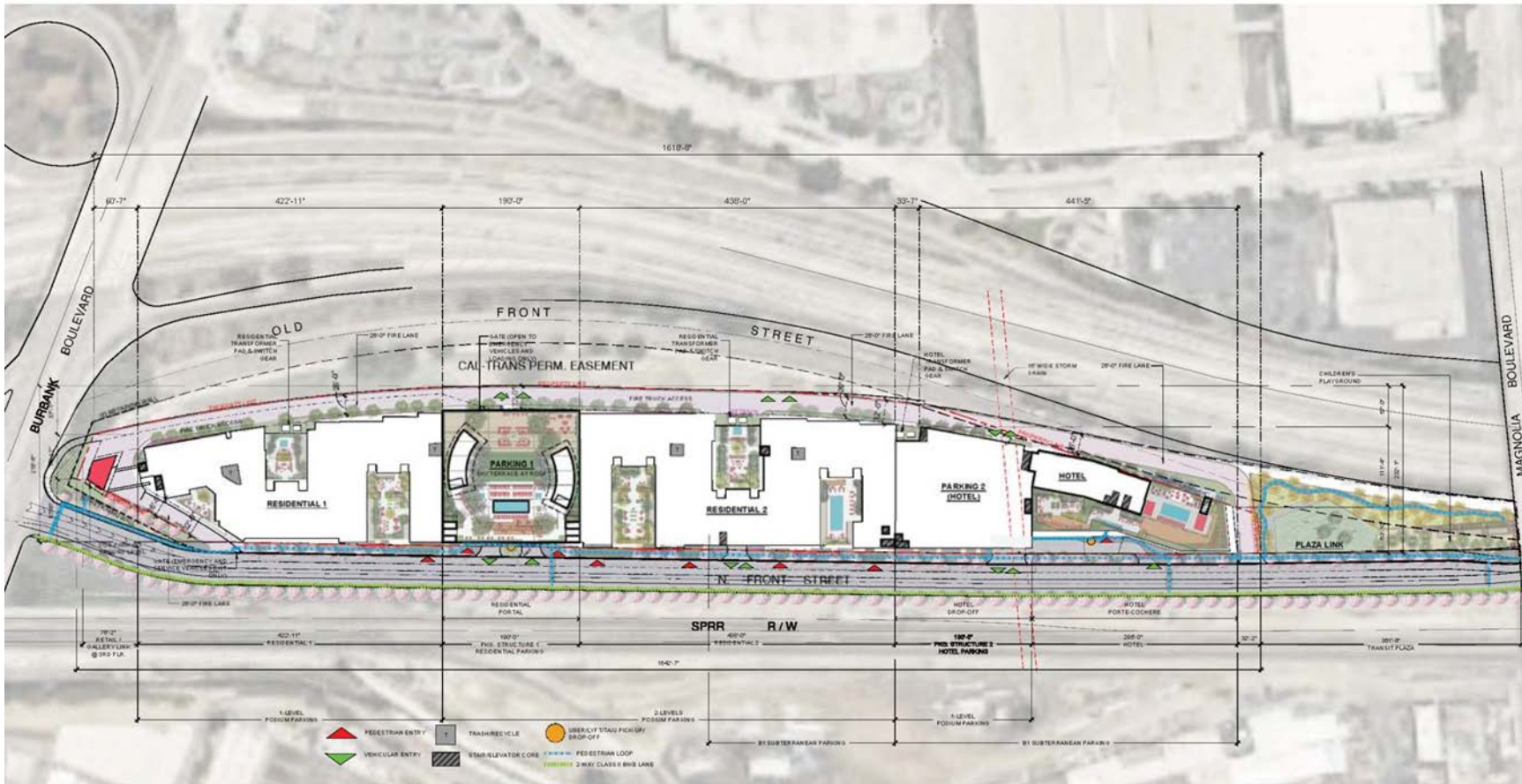
The 572 residential units would be located in two buildings. The proposed seven-story building would contain 262 units, and the eight-story building would contain 310 units. Associated residential common areas may include, but would not be limited to a rooftop terrace, business center/internet café, coffee bar, demonstration kitchen, billiards table, resident lounge, fitness center with indoor exercise studio, resort-style pools with cabanas, jacuzzis, public plaza and bike trail access, pet grooming station, pet park, concierge services, and bike storage.

The hotel would be located in the 15-story building at the southeastern end of the Project site and would include 317 hotel rooms. Associated hotel amenities may include, but would not be limited to, restaurants, café, bar, pool terrace, fitness center, meeting rooms, and lounge. The retail uses would include accessory retail and restaurant uses on the ground floor and rooftop of the hotel, and a 1,067-square foot pedestrian gallery retail/restaurant link on Front Street near the intersection of Burbank Boulevard. Conceptual site renderings are shown in Figure 5 through Figure 9.

Access and Parking

The primary entries for the hotel, retail, and apartments would be provided along Front Street. The project includes 1,141 parking spaces for the residential uses, four parking spaces for the retail gallery, and 317 parking spaces for the hotel. Total parking provided is 1,462 spaces, which exceeds the required parking by one space, for the proposed uses. The Project includes one subterranean level for parking at the southern half of the Project site beneath a portion of the southern residential building and also beneath the hotel. One to two levels of parking would be between grade and the residential units in both residential buildings, as well as a seven-story parking structure between the residential buildings. There would also be a five-story parking structure adjacent to the hotel for hotel parking.

Figure 4 Project Site Plan



Source: Nadel Architects, 2018

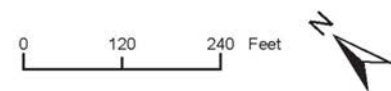


Figure 5 Conceptual Site Rendering – Aerial View of West Elevation

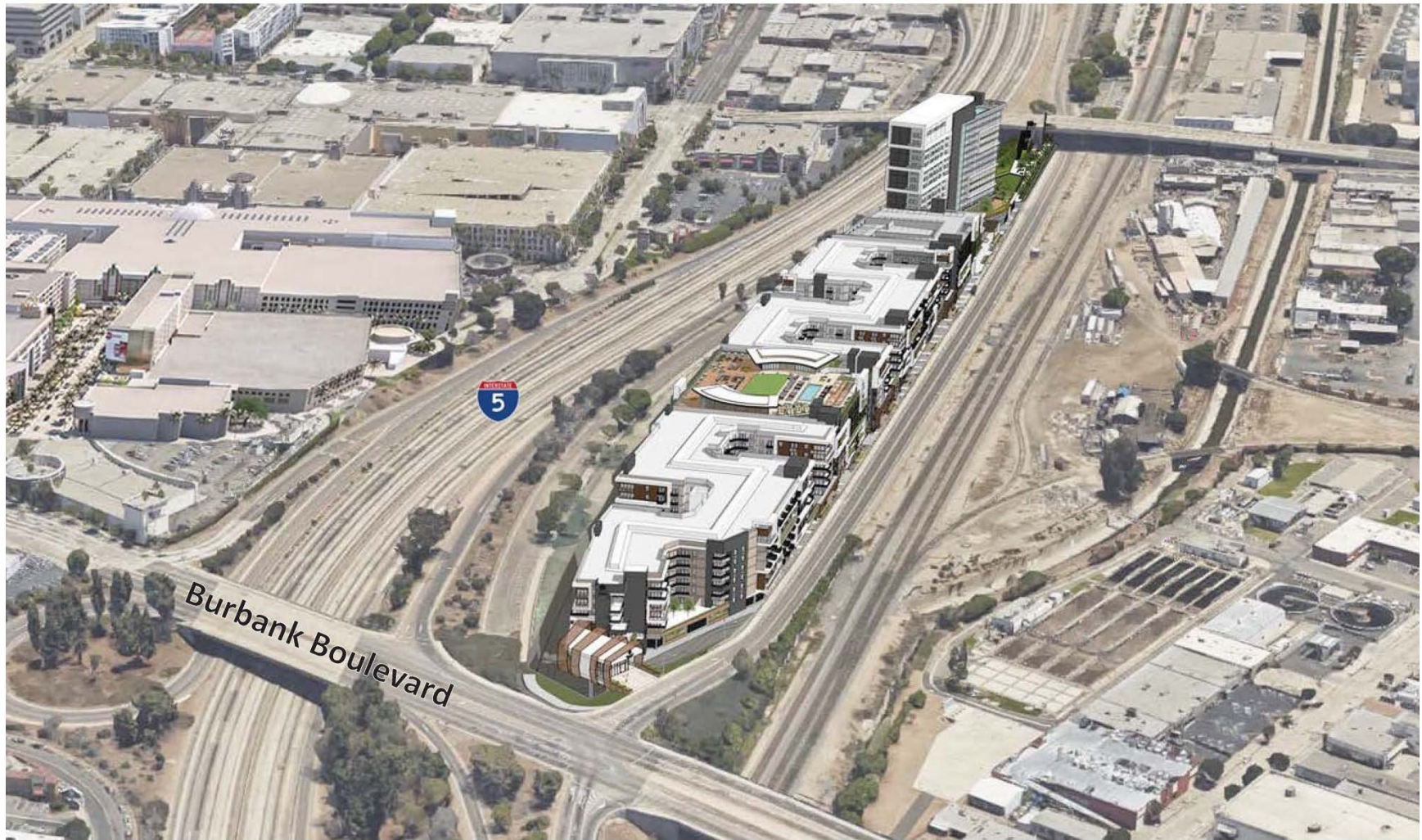


Source: Nadel Architects, 2018

Figure 6 Conceptual Site Rendering – East Elevation (View of Project site Across from I-5 Freeway)



Figure 7 Conceptual Site Rendering – Aerial View of North Elevation



Source: Nadel Architects, 2018

Figure 8 Conceptual Site Rendering – West Elevation



Source: Nadel Architects, 2018

Figure 9 Conceptual Site Rendering – East Elevation



Loading for the residential units would be provided at two loading areas along the northeastern fire truck access lane, and loading for the hotel would be provided via a Loading Dock located at the northwest corner of the building with access along the fire truck access lane. The Project would include widening Front Street to include a turn lane and a bike lane.

Table 1 Project Summary

Project Site Area		8.09 acres (352,297 sf)		
Component	Building Area (sf)	Height	Units/Rooms	
Residential ¹	660,936	-	-	
Building 1	-	7-story	262	
Building 2	-	8-story	310	
Retail	1,067	1-story	-	
Hotel ²	194,881	15-story	317	
Basement	156,575			
Total	1,013,459	-	-	
Open Space Area				
Courtyards	28,897			
Pool Deck	32,303			
Transit Plaza	27,800			
Private Balconies	17,250			
Total area	106,250			
Parking Stalls				
Type	Residential	Hotel	Retail	
Standard	1,119	305	4	
ADA Accessible	22	8	-	
Tandem	63	-	-	
Compact	-	4	-	
Total		1,462³		
Bicycle Stalls				
Type	Residential	Hotel	Retail	
Short-term	14	4	-	
Long-term	43	12	-	
Total		73		

¹ Residential area includes residential space in both Buildings 1 and 2

² Hotel area includes square footage of 317 hotel rooms, a lounge, bar, a meeting room, and a fitness club

³ Total does not include the tandem residential spaces

Construction and Grading

Construction of the proposed Project is expected to be completed in one complete phase over a period of approximately five years, with construction beginning in August 2019 and ending in June 2024. The anticipated schedule for the construction phases are as follows:

- Site Preparation: August – October 2019
- Grading: October – November 2019
- Building Construction: November 2019 – June 2024

The entire Project site would be graded and approximately 90,000 cubic yards of cut soil would be exported from the Project site. Given an estimated haul truck capacity of 24 cubic yards (using tandem trailers), approximately 3,750 haul truck trips would be required for soil export. The Project site would be watered daily as needed to control dust from grading and construction activities.

Building construction would involve widening of Front Street to include a bike lane across the street from the project site that would require approximately 15,000 square feet of additional excavation and paving. Total areas paved both within the Project site and on Front Street would be approximately 1.1 acres.

Landscaping and Open Space

The Project includes approximately 89,000 square feet of common open space, a minimum of approximately 15 percent of which would be landscaped. The Project would include a publicly accessible, privately maintained Plaza Link and pedestrian Bridge that connects the plaza to Magnolia Boulevard and downtown Burbank on City-owned land immediately due south of the Project site. The plaza would be approximately 27,800 square feet. Along the north/northeast as perimeter where the Project site is adjacent to I-5, there would be earth mounds to provide a sound buffer and landscape screening.

Sustainable Design

The Project would be designed to be the equivalent of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) Gold Certified. The Project would also be designed to obtain the WELL Certified under the USGBC. The Project is oriented and designed to minimize site disruptions and maximize pedestrian-oriented landscaped open space. Project design features and materials include sustainable products and locally sourced materials that would include an energy efficient HVAC system and MERV filters, cool roofs, LED lighting, and high performance glazing. Water efficient appliances and fixtures, drip irrigation, and drought tolerant landscaping would be included. Indoor environmental quality favors formaldehyde-free finishes, low-allergen materials, and use of products with minimum off-gassing or low volatile organic compounds (VOC's). Development under the proposed Project would also comply with all applicable California Green Building Standards Code.

Project Design Feature (PDF)

The following PDF is included as part of the Project during the construction period.

Biological PDF – Nesting Birds

While common bird species are not designated special-status species, destruction of their eggs, nests, or nestlings is prohibited by the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFG) (Sections 3503, 3503.5, 3511, and 3513). Potentially suitable habitat for nesting birds exists on-site. If site preparation and construction activities are initiated during the nesting bird season (typically February 1 and August 31, and as early as January 1 for raptors), a preconstruction nesting bird survey must be conducted within seven days prior to initial grading or

vegetation removal to determine the presence/absence, location, and status of any active nests onsite or within 100 feet of the site for nesting birds, or within 500 feet of the site for nesting raptors to comply with State CFGC and federal MBTA regulations. In areas where site access is limited or prohibited (e.g., private property), the area will be surveyed using binoculars. If results of the nesting bird survey identify active nests that could be impacted by project activities, the following measures should be applied:

- If active nests are discovered on the Project site, a qualified biologist will establish an appropriate buffer around each nest(s). Typical buffers range from 100 feet for nesting birds and up to 500 feet for raptor nests, depending on the species.
- No construction within the buffer should occur until a qualified biologist has determined the nest(s) are no longer active. Encroachment into the buffer may occur at the discretion of a qualified biologist in coordination with the City of Burbank.

10 Required Approvals

The following entitlements are required for the proposed development:

- Specific Plan Amendment to the Burbank Center Plan to allow housing
- Development Review
- Planned Development
- Development Agreement
- Vesting Tentative Tract Map

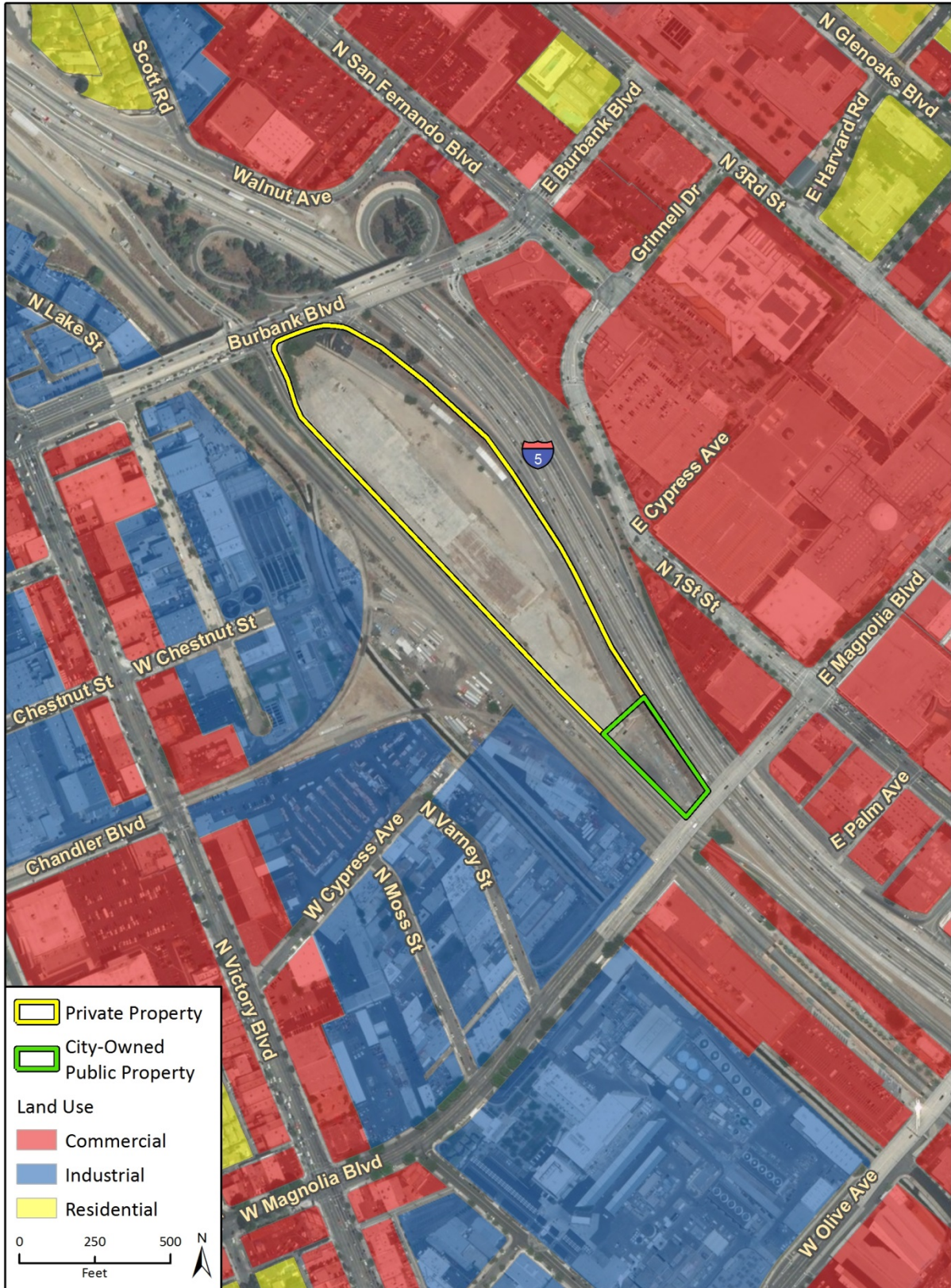
11 Surrounding Land Uses and Setting

The Burbank Metrolink Station is southeast of the Project site, on the west side of North Front Street, which serves as a major public transportation node in the City. The site is located near Downtown Burbank. The City is home to Walt Disney, Warner Brothers, Nickelodeon Animation, and other media companies. A renovation of the Burbank Town Center is currently under city review that can add housing and retail to the community. I-5 separates the Project site from the northeast portion of Downtown Burbank that consists of retail, office and residential land uses. Along the west portion of the Project site, industrial and commercial land uses are located within the immediate blocks surrounding the Project site. Residential areas are located a few blocks west of the Project site, as well as north of the site on the northeast side of I-5. The United Water Services treatment facility located on the Burbank Water and Power (BWP) power plant site is approximately 150 feet southwest of the site. See Figure 10 for a map of the surrounding land uses.

12 Other Public Agencies Whose Approval is Required

The City of Burbank is the lead agency with responsibility for approving the Project. Discretionary approval from other public agencies may include permits from Caltrans and the Regional Water Quality Control Board.

Figure 10 Surrounding Land Uses



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Land Use data provided by County of Los Angeles, 2017.

Fig. 10 Surrounding Land Uses

Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” or “Potentially Significant Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology and Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality |
| <input checked="" type="checkbox"/> Land Use/ Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation / Traffic | <input checked="" type="checkbox"/> Tribal Cultural Resources | <input checked="" type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Mandatory Findings of Significance | | |

Determination

Based on this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

L. J. Bechet

4/2/18

Signature

Date

Leonard Bechet

Senior Planner, City of Burbank

Printed Name

Title

Environmental Checklist

1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project have any of the following impacts?				
a. Substantial adverse effect on a scenic vista	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantial damage to scenic resources, including but not limited to trees, rock outcroppings, and historic buildings along a state scenic highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a. Would the project have a substantial adverse effect on a scenic vista?

As identified in the Conservation and Open Space Element of the City’s 2035 General Plan, scenic vistas in Burbank are limited to the Verdugo Mountains, which are located over a mile and half northeast of the Project site (City of Burbank 2013). The Project site is not located in an area with a viewshed of the Verdugo Mountains, and would not interfere with established views to the northeast. Similarly, the Project site would not interfere with views of the Santa Monica Mountains to the southwest, which are over three miles with intervening development between. Additionally the Project site is relatively flat and does not provide views of either identified scenic vista. Impacts would be less than significant, and further analysis of this issue in an EIR is not warranted.

LESS THAN SIGNIFICANT IMPACT

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings in a state scenic highway?

The Project site does not contain any scenic resources, as identified in the City Open Space and Conservation Element (City of Burbank 2013). Existing vegetation on-site consists of ruderal vegetation and ornamental trees. The Project site does not contain rock outcroppings, or historic buildings on-site. The California Scenic Highway System and the County of Los Angeles Scenic Highways Element indicate that no existing or proposed County or State scenic highways are located in the vicinity of the Project site. The closest scenic highway is the 210 freeway, located over three miles north of the Project site (Caltrans 2011). Therefore, no impact to scenic resources would occur and further analysis of this issue in an EIR is not warranted.

NO IMPACT

- c. *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*

The Project site would be cleared and excavated to accommodate new construction of a mixed-use Project that would include 572 residential units with 1,067 square feet of retail space and 317 hotel rooms with ground floor and rooftop retail/restaurant uses in buildings ranging from one to 15 stories. Implementation of the proposed Project would represent a substantial change in the visual character of the site and fundamentally change the aesthetics of the site. However, the Project site has been dormant since 1991, aside from occasional use for storage and as a filming location for the entertainment industry. The former Zero buildings were demolished with the building slabs left intact in 2004. The Project site is partially fenced along Front Street and currently contains mounds of soil and construction materials throughout the site. Development of the proposed Project would improve the visual character of the site in comparison to the existing conditions. In addition, the proposed mix of land uses and heights of the buildings would be consistent with the surrounding development of Downtown Burbank. Therefore, impacts related to the existing visual character or quality of the site would be less than significant and further analysis of this issue in an EIR is not warranted.

LESS THAN SIGNIFICANT IMPACT

- d. *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

The Project site is surrounded by an urban, industrial area with existing sources of light and glare. Primary sources of light are associated with the vehicles along I-5 and the existing commercial and industrial buildings, including building mounted lighting. New sources of glare would include headlights from cars entering and leaving the site at night, as well as windows on cars and the proposed buildings, which could reflect sunlight during certain times of the day. The proposed Project would incorporate exterior lighting in the form of pedestrian walkway lighting, building mounted lighting, and other safety related lighting. These light sources would add to the existing lighting conditions in the Project area since the site is currently undeveloped. Impacts related to the Project's lighting and glare would be potentially significant and will be analyzed further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

2 Agriculture and Forest Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State’s inventory of forest land. This includes the Forest and Range Assessment Project and the Forest Legacy Assessment Project, along with the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project have any of the following impacts?				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for or cause rezoning of forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

-
- a. *Would the project convert Prime Farmland, Unique Farmland, 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-agricultural use?*
 - b. *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*
-

- c. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*
- d. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*
- e. *Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?*

Based on the Department of Conservation's Farmland Mapping and Monitoring Program and Williamson Act maps, neither the Project nor adjacent properties are State-designated Farmland, enrolled in Williamson Act contracts, or support forest land or resources (California DOC, 2014 and 2016). The Project site is zoned as Auto Dealership (AD). Upon Project approval, the Project site would be rezoned for residential and commercial uses. The Project site is not located on or adjacent to agricultural land or forest land, and the Project would not involve any development that could result in the conversion of Farmland to non-agricultural uses. The Project would have no impact with respect to: the conversion of Farmland to non-agricultural use; conflicts with existing agricultural zoning or Williamson Act contract; the loss of forest land or conversion of forest land to non-forest use; or other conversions of Farmland to a non-agricultural use. No impact would occur and further study of this issue is not warranted.

NO IMPACT

3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project have any of the following impacts?				
a. Conflict with or obstruct implementation of the applicable air quality plan	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>

- a. *Would the project conflict with or obstruct implementation of the applicable air quality plan?*
- b. *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*
- c. *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?*
- d. *Would the project expose sensitive receptors to substantial pollutant concentrations?*

The Project site is located in the South Coast Air Basin (the Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The local air quality management agency is required to monitor air pollutant levels to ensure that applicable air quality standards are met, and, if they are not met, to develop strategies to meet the standards. The SCAQMD has adopted an Air Quality Management Plan (AQMP) that provides a strategy for the attainment of State and federal air quality standards.

Emissions generated by the proposed Project would include temporary construction emissions and long-term operational emissions.

Construction activities such as the operation of construction vehicles and equipment over unpaved areas, grading, trenching, and disturbance of stockpiled soils have the potential to generate fugitive dust (PM10) through the exposure of soil to wind erosion and dust entrainment. In addition, exhaust emissions associated with heavy construction equipment would potentially degrade air quality. Construction emissions could exceed SCAQMD significance thresholds.

Long-term emissions associated with operational impacts would include emissions from vehicle trips, natural gas and electricity use, landscape maintenance equipment, and consumer products and architectural coating associated with development of the Project site. Emissions could exceed SCAQMD significance thresholds. Long-term vehicular emissions could also result in elevated concentrations of carbon monoxide (CO) at congested intersections in the vicinity of the Project site.

Certain population groups, such as children, the elderly, and people with health problems, are considered particularly sensitive to air pollution. Sensitive receptors include land uses that are more likely to be used by these population groups. Sensitive receptors include health care facilities, retirement homes, school and playground facilities, and residential areas.

Impacts related to both temporary construction-related air pollutant emissions and long-term emissions may be potentially significant and will be analyzed further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

e. Would the project create objectionable odors affecting a substantial number of people?

The eight-acre Project site would include commercial and residential land uses with a variety of amenities such as restaurants, office and retail space, open space, and a hotel. Restaurant uses have the potential to generate odors associated with cooking and preparing food. However, restaurant odors are not typically offensive, ventilation systems are usually required to avoid substantial odor impacts, and solid waste generated from the restaurant would be stored in designated areas and containers. In addition, office, retail, and restaurant uses are not listed or identified as land uses associated with Odor Complaints on Figure 4-3 of the 1993 SCAQMD CEQA Air Quality Handbook that require analysis of odor impacts. Substantial objectionable odors are normally associated with uses such as agriculture, wastewater treatment, industrial facilities, or landfills.

Construction activities associated with the development of the Project could result in odorous emissions from diesel exhaust generated by construction equipment. However, due to the temporary nature of such emissions and the highly diffusive properties of diesel exhaust, nearby receptors would not be adversely affected by diesel exhaust odors associated with construction activities. Therefore, development of the proposed mixed-use project would not generate objectionable odors affecting a substantial number of people. Impacts would be less than significant and no further analysis is warranted.

LESS THAN SIGNIFICANT IMPACT

4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project have any of the following impacts?				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Rincon Consultants, Inc. prepared a Biological Resources Assessment (BRA) for the Project in December 2017. The following analysis is based on the information and analysis contained in the BRA that is included as Appendix A.

- a. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?*

A reconnaissance level field survey was conducted on November 22, 2017. No special status plant and wildlife species were observed on the Project site during the survey and none are expected to occur on the Project site based on the lack of suitable habitat. Therefore, the proposed Project is not expected to affect sensitive plant and wildlife species. While common bird species are not designated special-status species, destruction of their eggs, nests, or nestlings is prohibited by the MBTA and CFGC Sections 3503, 3503.5, 3511, and 3513. Potentially suitable habitat for nesting birds exists on-site. Therefore, construction activities and post-construction vegetation maintenance could result in impacts to nesting birds and raptors. However, as discussed in Section 9, *Description of the Project*, the proposed Project includes a Biological Project Design Feature (PDF) that would require the Project site to be surveyed if construction occurs during the nesting bird season. If active nests are identified, buffers would be implemented to minimize impacts to nesting birds. With implementation of the Biological PDF, potential impacts would be less than significant and no further analysis is warranted.

LESS THAN SIGNIFICANT IMPACT

- b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

No sensitive plant communities or habitat types were observed on the Project site during the survey. Therefore, the proposed Project is not expected to affect any sensitive plant communities or habitat types. No impact would occur and no further analysis is warranted.

NO IMPACT

- c. *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

The Project site does not contain any federally protected waters or wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.); riparian habitat or streambed as defined by Section 1600 et seq. of the CFGC; or “waters of the State,” as defined by the Porter-Cologne Water Quality Control Act. Therefore, the proposed Project is not expected to affect any jurisdictional waters and wetlands, and no further analysis is warranted.

NO IMPACT

- d. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

The Project site is located within a highly developed urban area and surrounded by urbanized uses in each direction including roads, highways and commercial uses, with dense residential

development further out. Given the urban nature of the regional vicinity, it is unlikely wildlife utilize the immediate area for regional movement. Furthermore, the CDFW does not include any mapped California Essential Habitat Connectivity areas within the Project site. Therefore, no impacts are anticipated and no further analysis is warranted.

NO IMPACT

- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The Project site is located within a highly developed urban area and surrounded by urbanized uses; however, there are trees located on-site and along the boundaries of the Project site. The City of Burbank Municipal Code Section 7-4-108 provides for the protection of landmark trees, trees of outstanding size and beauty, and dedicated trees. No such trees were observed in the project site during the survey.

If final plans for the proposed Project include the removal of trees on City property (including street trees), the plans will be reviewed through the City's Plan Check process to ensure they comply the Municipal Landscape Ordinance and BMC Section 7-4-111 (Removal for the Purpose of Construction). Therefore, potential conflicts with local policies or ordinances would result in less than significant impacts.

LESS THAN SIGNIFICANT IMPACT

- f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The Project site is not located in an area subject to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other applicable plan. No impact would occur and further analysis of this issue is not warranted.

NO IMPACT

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5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project have any of the following impacts?				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*

According to historic aerial imagery, a structure appears on the Project site beginning as early as 1972 (NETRonline 2017). Subsequent images depict this structure undergoing various alterations through 2004, after which it does not appear on the Project site. This suggests that the structure was removed from the property sometime between 2004 and 2005. Although the structure foundation is still present on the Project site, the building associated with it was less than 50 years old, thus not reaching sufficient age as a cultural resource under CEQA. Therefore, there would be no potential impact to historical resources and further analysis of this issue is not warranted.

NO IMPACT

- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?*
- c. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?*
- d. *Would the project disturb any human remains, including those interred outside of formal cemeteries??*

The proposed Project involves grading to allow for development on the eight acre site, and would require extensive cut and earthwork. Preliminary plans anticipate the Project would require export of approximately 90,000 cubic yards of material. Grading and ground disturbing activity could potentially impact currently unknown subsurface archaeological or paleontological resources or human remains. Impacts would be potentially significant and will be analyzed further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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6 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project have any of the following impacts?				
a. Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Strong seismic ground shaking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Seismic-related ground failure, including liquefaction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Landslides	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Result in substantial soil erosion or the loss of topsoil	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Be located on a geologic unit or soil that is made unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on expansive soil, as defined in Table 1-B of the <i>Uniform Building Code</i> , creating substantial risks to life or property	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Geocon West, Inc. prepared a Geotechnical Report for the Project in February 2016 (Geocon 2016). The following analysis is based on the information and analysis contained in the geotechnical report that will be provided as an appendix to an EIR.

- a.1. *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

Southern California is located in an active seismic region. Moderate to strong earthquakes can occur on numerous local faults. Southern California faults are classified as “active,” “potentially active,” or “inactive.” Faults from past geologic periods of mountain building that do not display any evidence of recent offset are considered “potentially active” or “inactive.” Faults that have historically produced earthquakes or show evidence of movement in the past 11,000 years are known as “active faults.”

The Project site is not within an Alquist-Priolo Earthquake Fault Zone and no active or potentially active faults with the potential for surface fault rupture are known to pass directly beneath the Project site. Therefore, the potential for surface rupture due to faulting occurring beneath the Project site during the design life of the proposed development is considered low. Therefore, potential impacts would be less than significant and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

- a.2. *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*

No known faults cross the Project site; however, the Verdugo Fault is located approximately one mile northeast of the Project site (Geocon 2016). In addition, the Project site is located in the highly seismic Southern California region where several fault systems are considered to be active or potentially active. The site may be subject to ground shaking in the event of an earthquake originating along one of the faults designated as active or potentially active in the vicinity of the Project site. This hazard is common throughout California and the proposed buildings would pose no greater risk to public safety or destruction of property than is already present for the region. Development in Burbank is required to adhere to the Uniform Building Code (UBC) and California Building Code (CBC). The CBC and UBC regulate the design and construction of excavations, foundations, building frames, retaining walls, and other building elements to mitigate the effects of seismic shaking. The impact to people, buildings, or structures on the Project site from strong seismic ground shaking would be reduced by the required conformance with applicable building codes, and accepted engineering practices. Impacts would be less than significant and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

- a.3. *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*

Liquefaction is a phenomenon in which loose, saturated, relatively cohesionless soil deposits lose shear strength during strong ground motions. Primary factors controlling liquefaction include intensity and duration of ground motion, gradation characteristics of the subsurface soils, in-situ stress conditions, and the depth to groundwater (Geocon 2016). The alluvial soils below the groundwater level could be prone to less than 1.1 inches of liquefaction induced settlement during Maximum Considered Earthquake ground motion (Geocon 2016). Because the Project site poses liquefaction risks and requires measures to address liquefaction hazards, this impact is potentially

significant. Potential impacts associated with liquefaction and other seismic related hazards will be addressed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

a.4. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

The Project site is located in an urbanized area. The geologic character of an area determines its potential for landslides. Steep slopes, the extent of erosion, and the rock composition of a hillside all contribute to the potential for slope failure and landslide events. In order to fail, unstable slopes need to be disturbed; common triggering mechanisms of slope failure include undercutting slopes by erosion or grading, saturation of marginally stable slopes by rainfall or irrigation; and, shaking of marginally stable slopes during earthquakes. The topography at the Project site is relatively flat to gently sloping to the southwest. Evidence of ancient landslides or gross slope instabilities at this site was not observed during the investigation. (Geocon 2016)

Therefore, landsliding would not affect Project site development or adjacent properties and impacts related to landslides would be less than significant. Further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

a.5. Would the project result in substantial soil erosion or the loss of topsoil?

Long term and temporary erosion could occur during construction of the proposed Project. However, construction activity would be required to comply with the development standards set forth in Burbank Municipal Code (BMC) Section 7-1-302, which includes standards for mass grading. Nevertheless, potential impacts associated with long term and temporary erosion may occur and will be addressed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

b. Would the project be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Subsidence is the sudden sinking or gradual downward settling of the earth's surface with little or no horizontal movement. Subsidence is caused by a variety of activities, which include, but are not limited to, withdrawal of groundwater, pumping of oil and gas from underground, the collapse of underground mines, liquefaction, and hydrocompaction. Lateral spreading is the horizontal movement or spreading of soil toward an open face. The potential for failure from subsidence and lateral spreading is highest in areas where the groundwater table is high and where relatively soft and recent alluvial deposits exist. As stated in the Geotechnical Report, groundwater was not encountered during Project site exploration and the current groundwater table is sufficiently deep that it not expected to be encountered during construction (Geocon 2016). Therefore, impacts associated with landslide, lateral spreading and subsidence would be less than significant. However, as stated under item *a.3*, the Project site poses liquefaction risks and requires measures to address liquefaction hazards. As such, impacts associated with liquefaction will be addressed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

- c. *Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property?*

Expansive soils are generally clays that increase in volume when saturated and shrink when dried. The soils encountered during Project site exploration are considered to have a “very low” expansive potential (EI = 3) and are classified as “non-expansive” in accordance with the 2013 California Building Code (CBC) Section 1803.5.3 (Geocon 2016). As such, potential impacts would be less than significant and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

- d. *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The proposed Project would be connected to the local wastewater treatment system. Septic systems would not be used. No impact would occur and further analysis of this issue is not warranted.

NO IMPACT

7 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project have any of the following impacts?

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment	■	□	□	□
b. Conflict with any applicable plan, policy, or regulation adopted to reduce the emissions of greenhouse gases	■	□	□	□

- a. *Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. *Would the project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Construction and operation of the proposed Project would generate greenhouse gas (GHG) emissions through the burning of fossil fuels or other emissions of GHGs, thus potentially contributing to cumulative impacts related to global climate change. Emissions could potentially conflict with local and regional plans adopted for the purpose of reducing GHG emissions, including the regional Sustainable Communities Strategy (SCS), the 2008 Burbank Sustainability Action Plan, and the goals and policies of the Burbank 2035 Air Quality Element. Impacts related to GHG emissions would be potentially significant and will be analyzed further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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8 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project have any of the following impacts?

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located in 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, would the project result in a safety hazard for people residing or working in the project area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. For a project near a private airstrip, would it result in a safety hazard for people residing or working in the project area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The proposed Project would involve the development of an eight-acre site that consists of previously developed vacant land. Any hazardous wastes produced by construction activities would be subject to the City’s requirements associated with accumulation time limits, proper storage locations and containers, and proper labeling. As part of removal of any hazardous waste from the Project site, hazardous waste generators are required to use a certified hazardous waste transportation company, which must ship hazardous waste to a permitted facility for treatment, storage, recycling, or disposal. In the long-term, the proposed residential, hotel and commercial uses would not involve the use, transport, or storage of large quantities of hazardous materials. Compliance with applicable regulations would result in impacts associated with the use, transport, or storage of hazardous materials to a less than significant level. Impacts would be less than significant and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

b. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

d. *Would the project be located on a site included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The following databases and listings compiled pursuant to Government Code Section 65962.5 were checked (January 19, 2018) for known hazardous materials contamination at the Project site:

- United States Environmental Protection Agency (U.S. EPA)
 - Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) / Superfund Enterprise Management System (SEMS)/Envirofacts database search
- State Water Resources Control Board (SWRCB)
 - GeoTracker search for leaking underground storage tanks (LUST) and other cleanup sites
- Department of Toxic Substances Control (DTSC)
 - Envirostor database for hazardous waste facilities or known contamination sites
 - Cortese list of Hazardous Waste and Substances Sites

As identified through the U.S EPA system search, the Project site previously had an unpermitted facility that was the point and non-point emissions generator of Trichloroethane (U.S. EPA 2017b).

According to GeoTracker, the Project site has traces of hexavalent chromium (CrVI), which was historically used on the site. CrVI has been detected at 410 ug/kg. (State Water Resources Control Board 2017). Based on the findings of CrVI in soil during the 2009 CalTrans investigation and the documented use of chromium for historical manufacturing at the site, the Regional Water Quality Control Board ordered an investigation of CrVI in soil at the site that remains on-going (Blackstone 2016). There are no LUST cleanup sites within 1,000 feet of the Project. A search of the Envirostor database identified no facilities or other cleanup sites within 1,000 feet of the Project site.

In addition to the identified materials in the database search above, Blackstone Consulting conducted a Phase I Environmental Site Assessment (ESA) in March 2016 and Leighton Consultants conducted a follow up Phase II ESA in July 2016. The results of the Phase II ESA revealed concentrations of volatile organic compounds (VOCs), hexavalent chromium (CrVI), and other heavy metals (lead, zinc, and copper). Without proper remediation of hazardous contaminants on-site prior to grading and construction, construction workers in and others in the vicinity of the Project site could potentially be exposed to contaminants that may be released into the atmosphere during Project site grading. This impact is potentially significant and will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

The educational facility closest to the Project site is Burbank High School (902 N. 3rd Street), located approximately 0.25 miles northeast of the site. As discussed above, operation of the proposed Project would not involve the use or transport of large quantities of hazardous materials. However, due to the proximity of Burbank High School to the Project site, and the potential for release of contamination during the construction period, this impact is potentially significant and will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

- e. *For a project located within 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, would the project result in a safety hazard for people residing or working in the project area?*
- f. *For a project near a private airstrip, would it result in a safety hazard for people residing or working in the project area?*

The Hollywood Burbank Airport is approximately two miles northeast of the Project site; however, the Project site is located outside of the Airport Influence Area and runway protection zones (County of Los Angeles 2003). The Project would not result in a safety hazard for people residing or working in the Project area, and this impact would be less than significant. The Project site is not located in the vicinity of a private airstrip. No further analysis of these issues is warranted.

LESS THAN SIGNIFICANT IMPACT

- g. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The Project would be required to comply with applicable City codes and regulations pertaining to emergency response and evacuation plans maintained by the City police department and fire departments. Construction activities associated with the Project would not include permanent or temporary street closures. The Project would include the development of a 26-foot access road along the northern portion of the site that would accommodate fire truck and other emergency vehicle access. In addition, gates would be included on-site to allow access to the parking area. The proposed project would not involve the development of structures that would alter emergency response or evacuation plans or otherwise potentially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impact would occur and further analysis of this issue is not warranted.

NO IMPACT

- h. Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

The Project site is in an urbanized area that is not located in a wildland fire hazard area as defined by the Department of Forestry and Fire Protection (Department of Forestry and Fire Protection 2011). No impact would occur and further analysis of this issue is not warranted.

NO IMPACT

9 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project have any of the following impacts?				
a. Violate any water quality standards or waste discharge requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or offsite	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Place housing in a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
h. Place structures in a 100-year flood hazard area that would impede or redirect flood flows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including that occurring as a result of the failure of a levee or dam	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Result in inundation by seiche, tsunami, or mudflow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project violate any water quality standards or waste discharge requirements?*
- e. *Would the project create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*
- f. *Would the project otherwise substantially degrade water quality?*

The Project site is within the jurisdiction of the Los Angeles Regional Water Quality Control Board (RWQCB), which is responsible for the preparation and implementation of the water quality control plan for the Los Angeles Region. Regulations under the Federal Clean Water Act require compliance with the National Pollutant Discharge Elimination System (NPDES) storm water permit for projects disturbing more than one acre during construction. All components of the Project would be required to comply with the NPDES Multiple Separate Storm Sewer System (MS4) Permit issued by the Los Angeles RWQCB, which would require implementation of Best Management Practices (BMPs). BMPs would be required to reduce polluted runoff from the Project site by retaining, treating, or infiltrating polluted runoff onsite. The Project developer would also be required to prepare a Standard Urban Storm Water Management Plan (SUSMP), which requires the integration of post-construction BMPs into the site’s overall drainage system. However, the quantity and quality of runoff from the Project site could affect the ability of the existing storm drain system to handle these flows. Because potential runoff from construction and operation of the proposed Project could increase on-site erosion and degrade water quality of runoff, impacts would be potentially significant and will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

- b. *Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering or the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?*

Implementation of the Project would utilize water for construction, operations, and landscape maintenance. The Project site is in the jurisdiction of the BWP and water supply requirements for

the Project would be met by the BWP. The City's water comes from two sources: local groundwater from the San Fernando Valley Groundwater Basin and water purchased from Metropolitan Water District of Southern California. Because a portion of BWP's water supply is from groundwater resources, groundwater could potentially be a source in supplying water to the project site. However, the proposed project would not install a new groundwater pump and would not directly pump groundwater resources. In addition, BWP does not have ownership rights to naturally occurring local groundwater supplies, but is entitled to extract groundwater supplies under terms outlined in the 1979 groundwater adjudication that ensure long-term sustainability. Therefore, potential impacts to groundwater resources would be less than significant.

The water demand generated by the Project for construction and operation will be discussed in a Water Supply Assessment (WSA) that will be prepared for the EIR. The results of the WSA and impact analysis will be provided in the *Utilities and Service Systems* section of the EIR.

LESS THAN SIGNIFICANT IMPACT

- c. *Would the project substantially alter the existing drainage pattern of the site or area, including by altering the course of a stream or river, in a manner that would result in substantial erosion or siltation on or offsite?*
- d. *Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or offsite?*

The Project site is located in an urban area and is almost entirely covered with impervious surfaces. Although the proposed Project would not involve alteration of a stream or river, the Project would require substantial grading and installation of a drainage system that would affect existing drainage conditions compared to the current undeveloped state of the site. Development of the site would involve re-grading of the sites existing conditions and the final site improvement would change the surface runoff pattern. Stormwater runoff could potentially impact erosion or siltation on or off-site. However, as discussed above, all components of the Project would be required to comply with the NPDES MS4 Permit issued by the Los Angeles RWQCB. BMPs and the SUSMP would be required to reduce polluted runoff from the Project site by retaining, treating, or infiltrating polluted runoff onsite, and integrate post-construction BMPs into the site's overall drainage system. These construction and erosion control practices would reduce the potential for adverse effects caused by excavation and general construction. Therefore, impacts related to site drainage and runoff would be less than significant and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

- g. *Would the project place housing in a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map?*
- h. *Would the project place structures in a 100-year flood hazard area that would impede or redirect flood flows?*

The Project site is in Federal Flood Zone X, meaning it is outside the 100-year flood hazard area (FEMA 2008). Zone X represents areas outside the 0.2 percent annual chance floodplain. Since the Project site is not located within a 100-year flood hazard area, the Project would not place housing

or structures that would impede or redirect flood flows. No impact would occur and further analysis of this issue is not warranted.

NO IMPACT

- i. Would the project expose people or structures to a significant risk of loss, injury, or death involving flooding including that occurs as a result of the failure of a levee or dam?*

Based on a review of the Los Angeles County Safety Element (Leighton, 1990), the Project site is located in a potential inundation area for an earthquake-induced dam failure from Hansen Dam and Lopez Dam. However, these dams, as well as others in California, are continually monitored by various governmental agencies (such as the State of California Division of Safety of Dams and the U.S. Army Corps of Engineers) to guard against the threat of dam failure. Current design and construction practices and ongoing programs of review, modification, or total reconstruction of existing dams are intended to ensure that all dams are capable of withstanding the maximum considered earthquake for the site (Geocon 2016). Therefore, although the Project site is located in a potential inundation area, the potential for inundation at the Project site as a result of an earthquake-induced dam failure is considered low, and impacts are less than significant. Further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

- j. Would the project result in inundation by seiche, tsunami, or mudflow?*

Seiches are large waves generated by ground shaking effects within enclosed bodies of water. No major water-retaining structures are located immediately up-gradient from the Project site, therefore flooding from a seismically induced seiche is unlikely (Geocon 2016). Tsunamis are tidal waves generated by fault displacement or major ground movement. Since the Project site is not located within a coastal area, and is located over 15 miles from the Pacific Ocean, tsunamis are not considered a hazard (Geocon 2016). The Project site is not adjacent to any landslide/mudslide hazard zones (Geocon 2016). Therefore, the Project would not expose people or structures to inundation hazards from seiche, tsunami, or mudflows, no impact would occur and further analysis of this issue is not warranted.

NO IMPACT

10 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project have any of the following impacts?				
a. Physically divide an established community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with an applicable habitat conservation plan or natural community conservation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Would the project physically divide an established community?

The proposed Project involves development of residential and commercial uses in an urban area. The Project site consists of eight acres of undeveloped land that is surrounded by commercial and industrial development. The primary entry for the hotel, retail, and apartments would be provided along Front Street. The Project would include a publicly accessible, privately maintained plaza and pedestrian bridge that connects the plaza to Magnolia Boulevard and downtown Burbank on City-owned land immediately due south of the Project site. Therefore, the proposed Project would be compatible with the surrounding land uses and would not divide an established community. No impact would occur and further analysis of this issue is not warranted.

NO IMPACT

b. Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The Project site is currently designated as Downtown Commercial by the General Plan and Mixed Commercial/Office/Industrial by the Burbank Center Plan (Specific Plan). The site is zoned Auto Dealership. As stated in Section 10, *Required Approvals*, development of the proposed Project requires the following amendments and changes to applicable land use documents:

- Specific Plan Amendment to the Burbank Center Plan to allow housing,
- Development Review,
- Planned Development,

- Development Agreement, and
- Vesting Tentative Tract Map.

Consistency of these requested approvals with applicable City and regional land use policies will be analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

- c. Would the project conflict with an applicable habitat conservation plan or natural community conservation plan?*

The Project site is not located in an area subject to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other applicable plan. No impact would occur and further analysis of this issue is not warranted.

NO IMPACT

11 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project have any of the following impacts:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

The Project site is located in an area classified by the California Geological Survey (CGS) as Mineral Resource Zone-2 (MRZ-2). This designation indicates that there are mineral deposits present, or there is a high likelihood of their presence and development should be controlled (Department of Conservation 1979). Further, the City of Burbank General Plan EIR states historically, no mining has occurred in the MRZ-2 area. Conservation of aggregate resources in the City is no longer feasible because the City is urbanized in the MRZ-2 area. The Project would not result in the direct or indirect loss of availability of a known or locally important mineral resource, because urbanization in the MRZ-2 area now precludes mining activities in Burbank (City of Burbank 2013a).

Although there is a possibility that significant mineral resources could be located within the MRZ-2 area, mining would not be feasible. The Project does not propose the exploration, or harvesting of mineral deposits, and would not result in the loss of availability of known mineral resources. Because the Project would not have an adverse effect on mineral resources, further analysis of this issue is not warranted.

NO IMPACT

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12 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in any of the following impacts?				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels above those existing prior to implementation of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above those existing prior to implementation of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located in 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, would the project expose people residing or working in the project area to excessive noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. For a project near a private airstrip, would it expose people residing or working in the project area to excessive noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. *Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

The most common sources of noise in the vicinity of the Project site are transportation-related, such as automobiles, trucks, and motorcycles. Motor vehicle noise is of concern because it is characterized by a high number of individual events that often create a sustained noise level. The primary sources of roadway noise near the Project site are automobiles traveling on Front Street, West Burbank Boulevard, and I-5. In addition, the Project site is located directly adjacent to UPRR tracks located approximately 100 feet west of southwest of the Project site. These sources of noise

have the potential to expose persons to noise levels exceeding standards in the City of Burbank Municipal Code and Burbank 2035 General Plan. In addition, according to the City's General Plan, new construction activities that generate noise are only permitted during the weekday hours of 7 A.M. and 7 P.M. and 8 A.M. to 5 P.M. on Saturday. Traffic and noise levels associated with construction and operation of development under the proposed Project could potentially expose nearby sensitive receptors to unacceptable noise levels. Impacts would be potentially significant and will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

- b. Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Commercial and residential uses are not typically associated with the generation of vibration. Therefore, operation of the proposed Project would not perceptibly increase groundborne vibration or groundborne noise within the Project site above existing conditions. However, construction of the proposed Project would temporarily increase groundborne vibration. Residential neighborhoods are located west and north of the Project site, and construction of the Project could expose receptors to excessive groundborne vibration. Impacts would be potentially significant and will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

- c. Would the project result in a substantial permanent increase in ambient noise levels above levels existing without the project?*
- d. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Implementation of the proposed Project could generate temporary noise increases during construction and long-term increases associated with Project operation.

Nearby noise-sensitive land uses, including the residential land uses nearby the Project site, would be exposed to temporary construction noise during development under the proposed Project. The generation of noise is a function of the type of activity being undertaken and the distance to the receptor location. Construction noise impacts would be potentially significant and will be analyzed further in an EIR.

Noise associated with operation of the proposed Project may be periodically audible at adjacent uses. Noise events that are typical of commercial developments include music and conversations, particularly with the potential restaurant spaces, and the loading and unloading of merchandise and supplies. Retail and restaurant noise levels would vary depending on how the commercial and retail space is filled. Site operations are expected to also involve noise associated with rooftop ventilation, heating systems, and trash hauling. Traffic associated with the residential and commercial land uses would also increase local traffic noise levels. Such increases potentially could be audible at nearby sensitive receivers. Impacts related to operational noise increases would be potentially significant and will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

- e. *For a project located in 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, would the project expose people residing or working in the project area to excessive noise levels?*
- f. *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise?*

As discussed in Section 8, *Hazards and Hazardous Materials*, the Project site is approximately two miles from the Hollywood Burbank Airport. The Project site is not located within the Airport Influence Area and is not located within the 65 dBA CNEL noise contour. Although overflight of aircrafts have the potential to expose people residing or working in the Project area to aircraft noise, this type of noise is common in urban areas. In addition, aircraft noise is intermittent and temporary. Therefore, potential impacts would be less than significant and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

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13 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in any of the following impacts?				
a. Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■

a. *Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

According to the California Department of Finance (DOF), the City of Burbank has a current population of 105,033 with an average household size of 2.50 (DOF 2017). Based on the average household size of 2.50, the increase of 572 housing units would generate a population increase of approximately 1,430 residents. Implementation of the Project has potential to contribute to population growth in the City. Impacts related to population growth are potentially significant and will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

- b. *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*
- c. *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

The Project site is currently undeveloped, and contains no existing structures or housing. Therefore, no residences would be removed and the Project would not displace housing or people. No impact would occur and further analysis of this issue is not warranted.

NO IMPACT

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14 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project result in any of the following impacts?

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

1. Fire protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Police protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Other public facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?

The Burbank Fire Department (BFD) provides fire protection services in the City. Currently, BFD maintains approximately one fire station per 18,000 residents. The BFD reviews site plans, construction plans, and architectural plans prior to occupancy to ensure the required fire protection safety features, including building sprinklers and emergency access, are implemented. Development with modern materials and in accordance with current standards, inclusive of fire resistant materials, fire alarms and detection systems, automatic fire sprinklers, would enhance fire safety and would support fire protection services (Title 24, Cal. Code Regs. Part 9). Nevertheless, due to the size and complexity of the Project, operation of the Project could potentially create the need for new or expanded fire protection facilities, the construction of which could cause environmental impacts. This is a potentially significant impact that will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?

The Burbank Police Department (BPD) provides police protection services within the City limits. BPD currently has 168 sworn officers (BPD 2017). The current population is 105,033, which is a ratio of 1.59 officers per 1,000 residents. The nearest police station is located at 200 N 3rd St. approximately 0.43 mile away from the Project site. They provide several programs and services including community outreach, youth academy, and neighborhood watch.

Nevertheless, due to the size and complexity of the Project, operation of the Project could potentially create the need for new or expanded police protection facilities, the construction of which could cause environmental impacts. This is a potentially significant impact that will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?

The Project site is in close proximity to three schools (Burbank Community Day School, Burbank First Academy, and Burbank High School). As discussed in Section 13, *Population and Housing*, the net increase of 572 dwelling units would generate a resident population of approximately 1,430 persons, which would include school-aged children. This impact will be further analyzed in an EIR to determine the estimated number of school-age children associated with the proposed Project.

POTENTIALLY SIGNIFICANT IMPACT

a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?

As identified in the General Plan's EIR, there are more than 700 acres of parkland within the city (Burbank 2013). The majority of this acreage consists of the 500-acre Wildwood Canyon Park, a regional park that is largely undeveloped. There are five parks within approximately one mile of the Project site (Olive Recreation Center, Santa Anita Playlot, Compass Tree Park, Robert R. Ovrom Park and Community Center, and McCambridge Recreation Center). The park nearest to the site is Robert R. Ovrom Park and Community Center located approximately 0.75 mile southeast of the Project site. The proposed Project would also include approximately 89,000 square feet of common open space and a 27,800-square foot privately maintained, publicly accessible plaza. As discussed in Section 13, *Population and Housing*, the addition of 1,430 residential units would generate population growth in the City which, in turn, could increase demand for City parkland resources. However, the project would include approximately 89,000 square feet of on-site common open space (which includes a 27,800 square foot plaza). In addition, BMC Section 10-1-2224, Division 3 (Community Facilities-

Non-Transportation Related Fees) establishes the community facility fees that will be collected from new developments in the City to assure that the current level of service goals are met as a result of any additional demands on public facilities. The fees are calculated at the time of project permitting based on the gross square feet of floor area and type of use for non-residential development and the number of bedrooms for residential development. Therefore, the proposed Project would not result in the need for additional parks and overall impacts would be less than significant. Further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

a.5. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?

Implementation of the proposed Project would increase the local population by approximately 1,430 residents. As such, the proposed Project would incrementally increase the use of the City's public services and facilities. Impacts to the storm drain system (discussed in Section 8, *Hydrology and Water Quality*), solid waste disposal, water usage and wastewater disposal (discussed in more detail in Section 18, *Utilities and Service Systems*) would be potentially significant and addressed in the identified sections.

A significant impact may occur if a project includes substantial employment or population growth that could generate a demand for other public facilities (such as libraries), which would exceed the capacity available to serve the Project site, necessitating a new or physically altered library, the construction of which would have significant physical impacts on the environment. However, increased demand would be nominal because there are three libraries in an approximately two-mile radius of the Project site that would continue to accommodate the needs of the residents. Therefore, impacts would be less than significant and further analysis is not warranted.

LESS THAN SIGNIFICANT IMPACT

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15 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in any of the following impacts?				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

The Project site is served by nearby recreational facilities, including five parks within a one-mile radius (see Section 14, *Public Services*, for details). The proposed Project would also include approximately 89,000 square feet of on-site common open space (which includes a 27,800 square foot plaza). The Project would not increase the use of off-site recreational facilities or other facilities such that physical deterioration of the facilities would occur or be accelerated due to the distance of the parks from the Project site. In addition, as discussed in Section 14, *Public Services*, the Project would be required to pay community facilities fees, which are calculated at the time of project permitting based on the gross square feet of floor area and type of use for non-residential development, and the number of bedrooms for residential development. Therefore, the overall impact to existing parks would be less than significant and further analysis is not warranted.

LESS THAN SIGNIFICANT IMPACT

b. *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The proposed Project would include a publicly accessible, privately maintained plaza, and pedestrian bridge that connects the plaza to Magnolia Boulevard and downtown Burbank on City-owned land immediately due south of the Project site. The plaza would be approximately 27,800 square feet. The site is currently vacant and unimproved. Therefore, the open space associated with the proposed Project would expand recreational facilities and opportunities in the community in comparison to the existing conditions. Impacts would be less than significant and further analysis is not warranted.

LESS THAN SIGNIFICANT IMPACT

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16 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in any of the following impacts?				
a. Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?*
- b. *Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*
- d. *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?*
- e. *Would the project result in inadequate emergency access?*
- f. *Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?*

The proposed Project would involve the new construction of a mixed-use project that would include a total of 572 residential units, 1,067 square feet of retail gallery space, and 317 hotel rooms with ground floor and rooftop retail/restaurant uses. Traffic during construction would include worker-related commuter trips, trucks used for delivering construction equipment, and trucks used for delivering and hauling construction materials and wastes. Traffic during operation would include resident- and worker-commute trips and patrons of the commercial and restaurant uses. Trips generated as a result of the proposed Project have the potential to impact area intersections and roadway segments and contribute to cumulative traffic increases. As such, a traffic analysis will be prepared to analyze the potential traffic impacts based on the City's impact criteria. The proposed Project may also result in hazards, inadequate emergency access, or conflict with applicable plans and policies, including the Los Angeles Congestion Management Plan. Transportation and traffic related impacts would be potentially significant and will be analyzed further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

- c. *Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

The Hollywood Burbank Airport is approximately two miles northeast of the Project site; however, the Project site is located outside of the Airport Influence Area and runway protection zones (County of Los Angeles 2003). Therefore, the Project would not present any impediments to air traffic and would not affect air traffic patterns. No impact to air traffic would occur and further analysis of this issue is not warranted.

NO IMPACT

17 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 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. 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 | ■ | □ | □ | □ |
| b. 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 Section 2024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | ■ | □ | □ | □ |

- a. *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*
- b. *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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

As discussed in Section 5, *Cultural Resources*, there is potential for development of the Project to disturb intact cultural resources. The origin of these resources is unknown, and to date, AB 52 consultation between the City of Burbank and Native American tribes is underway. Therefore, there is potential any of the resources that may be exposed to the Project’s development or disturbance could be of tribal or Native American importance. Due to the potential to impact culturally sensitive resources in the area, impacts may be potentially significant and will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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18 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in any of the following impacts?				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>				
a. <i>Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</i>				
b. <i>Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</i>				

- e. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

The proposed Project would increase demand for water and increase generation of wastewater during construction and operation in comparison to the existing conditions. Burbank's existing wastewater system consists of three types of facilities: gravity collection system pipelines, wastewater pump stations, and a water reclamation plant. The collection system consists of approximately 230 miles of underground pipelines. The majority of the wastewater that flows within the City end up at the Burbank Wastewater Reclamation Plant (BWRP), from which sludge is transported out of the City.

Implementation of the Project would increase the amount of wastewater delivered to the BWRP. In addition, existing sewer lines may require upgrades to accommodate Project-generated wastewater. Therefore, impacts are potentially significant and will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

- c. *Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Development of the proposed Project would alter the existing amount of impervious surfaces, which would alter the existing drainage patterns. Since Project development would result in the disturbance of more than one acre, the Project would be required to develop a Stormwater Pollution Prevention Plan (SWPPP) in order to manage and properly maintain stormwater during both construction and operation of the Project. Although the development of the SWPPP would ensure that the Project employs best management practices (BMP's) to control and maintain stormwater on-site, the exact location and capacity of the drainage facilities servicing the Project is unknown, which is a potentially significant impact. This impact is potentially significant and will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

- d. *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Implementation of the Project would utilize water for construction, operations, and landscape maintenance. The demand generated by the Project during construction and operation will be discussed in a Water Supply Assessment that will be prepared for the proposed Project. This is a potentially significant impact that will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

- f. *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*
- g. *Would the project comply with federal, state, and local statutes and regulations related to solid waste?*

The City of Burbank owns and operates one active landfill, Burbank Landfill, located in the Verdugo Mountains. The Burbank Recycling Center is a private/public partnership that houses a materials recovery facility, buyback drop-off center, used-oil center, compost corner, and learning center. The

facility collects and diverts waste that contributes to landfill capacity, and has an expected closure date of 2053 (City of Burbank 2013). The landfill currently has a remaining capacity of 5,174,362 cubic yards as of 2010, with the maximum throughput capacity of 240 tons per day (CalRecycle 2018).

The Project would generate both construction and operational solid waste, which would be disposed of at the aforementioned landfill and other collection centers. The introduction of hotel, residential, commercial, and retail uses, would all contribute daily solid waste that would be diverted to the local landfills. Due to the magnitude of the Project, impacts would be potentially significant and will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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19 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, 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?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a. *Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, 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 noted in Section 4, *Biological Resources*, implementation of the proposed project would have potentially significant impacts to biological resources due to the possible presence of federal and/or state-listed species and will be further analyzed in an EIR. As noted under Section 5, *Cultural Resources*, and Section 17, *Tribal Cultural Resources*, development of the project has the potential to adversely affect historic and cultural resources. Impacts to cultural and tribal cultural resources would be potentially significant and will be analyzed further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

b. Does the project have impacts that are individually limited, but cumulatively considerable?

In combination with other planned and pending development in the area, development of the proposed project could contribute to significant cumulative impacts. In particular, cumulative impacts could occur with respect such issues as transportation, air quality, greenhouse gases, biological resources, hazardous materials, and noise. The cumulative effects of development under the project, in combination with other planned projects in the vicinity, would be potentially significant and will be analyzed further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

In general, impacts to human beings are associated with air quality, hazards and hazardous materials, and noise impacts. Potentially significant impacts could result related to the emission of criteria air pollutants exceeding local thresholds, emissions of hazards and hazardous materials, transportation and congestion, and excessive generation of construction and operational noise. Because the project has the potential to cause adverse effects to human beings, these impacts discussed throughout the Initial Study are potentially significant, and will be analyzed further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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Appendix A

Biological Resources Assessment



777 North Front Street Project

Biological Resources Assessment

prepared for
City of Burbank
Community Development Department
150 North Third Street
Burbank, California 91502
Contact: Leonard Bechet, Senior Planner

prepared by
Rincon Consultants, Inc.
350 East 1st Street Suite 301
Los Angeles, California 90012

January 2018

777 North Front Street Project

Biological Resources Assessment

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January 2018



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This report prepared on 50 percent recycled paper with 50 percent post-consumer content.

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Appendix B	Special Status Species Evaluation Table
Appendix C	Flora and Fauna Compendium
Appendix D	Representative Site Photographs

1 Introduction

1.1 Project Location

The proposed project involves construction of a mixed-use development located at 777 North Front Street (Assessor's Parcel Number [APN] 2449-037-013) in the City of Burbank, Los Angeles County, California. The regional location is depicted in Figure 1. As shown in Figures 2 and 3, the project site is bounded by West Burbank Boulevard to the north and Varney Street to the south. The Golden State Freeway (Interstate [I] 5) is present approximately 30 feet east of the eastern boundary of the project site with ruderal vegetation in between. North Front Street occurs to the west of the project site. The site is bounded by transportation corridors with surrounding land uses consisting of commercial businesses and an urban three-story shopping mall. For the purposes of this report, the area used for assessment was the entire project site as it appears in Figure 3.

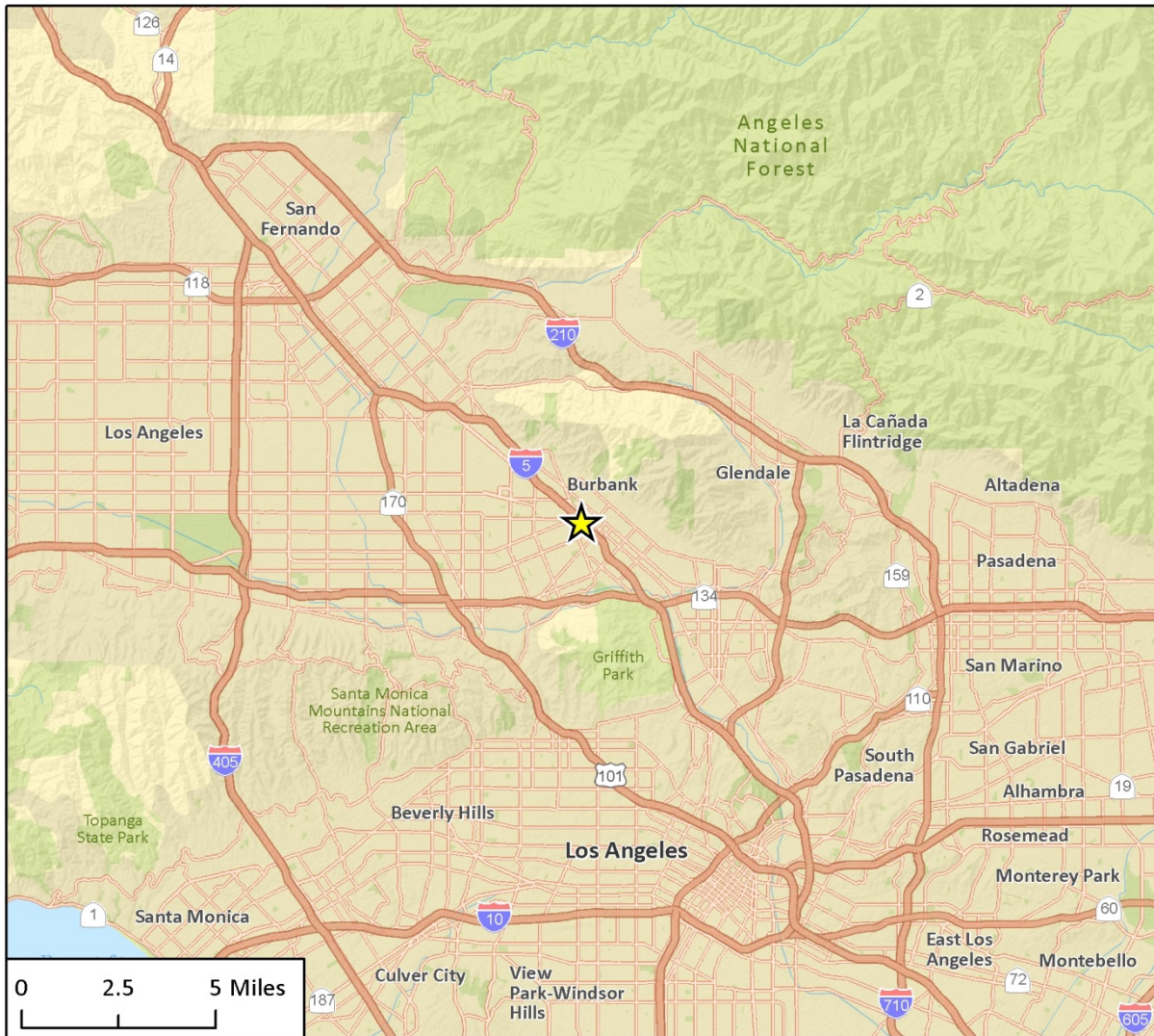
1.2 Project Description

The project site is an eight-acre, irregularly-shaped parcel that is currently occupied by concrete slabs and an abandoned section of old Front Street. The project site would be cleared and excavated to accommodate new construction of a mixed-use project that would include a total of 572 residential units, 1,067 square feet of retail gallery space, and 317 hotel rooms with ground floor and rooftop retail/restaurant uses (see Figure 2). The residential portion of the project would be developed to a density of approximately 80 units per acre, while the retail/hotel portion of the project would be developed with a floor-to-area ratio (FAR) of 0.55. The overall site would have a total building coverage of 81 percent, and a FAR of 2.9.

The 572 residential units would be located in two separate buildings. The proposed seven-story building would contain 262 units, and the eight-story building would contain 310 units. Associated residential common areas may include, but would not be limited to a rooftop terrace, business center/internet café, coffee bar, demonstration kitchen, billiards table, resident lounge, fitness center with indoor exercise studio, resort-style pools with cabanas, jacuzzis, public park and bike trail access, pet grooming station, pet park, concierge services, bike storage, and Metrolink rail line access.

The hotel use would be located in a 15-story building at the southeastern end of the property, and contain 317 hotel rooms. Associated hotel amenities may include, but would not be limited to, restaurants, café, bar, pool terrace, fitness center, meeting rooms, and lounge. The commercial uses would include accessory retail and restaurant uses on the ground floor and rooftop of the hotel and a pedestrian gallery retail/restaurant link in a one-story building on Front Street near the intersection of Burbank Boulevard.

Figure 1 Regional Location Map



Imagery provided by Esri and its licensors © 2017.

★ Project Location

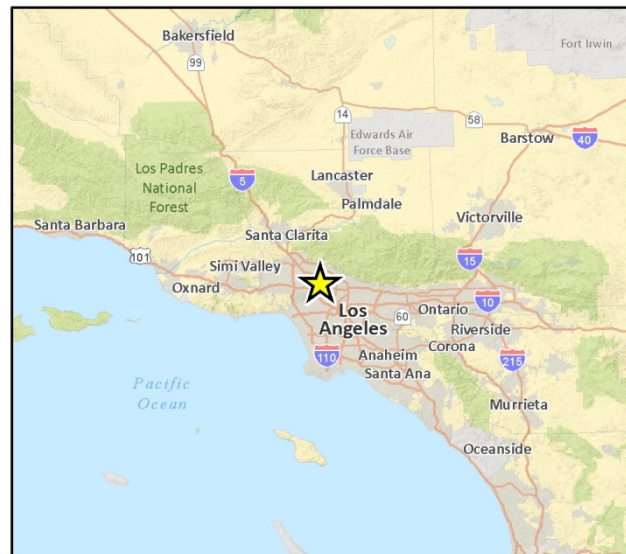
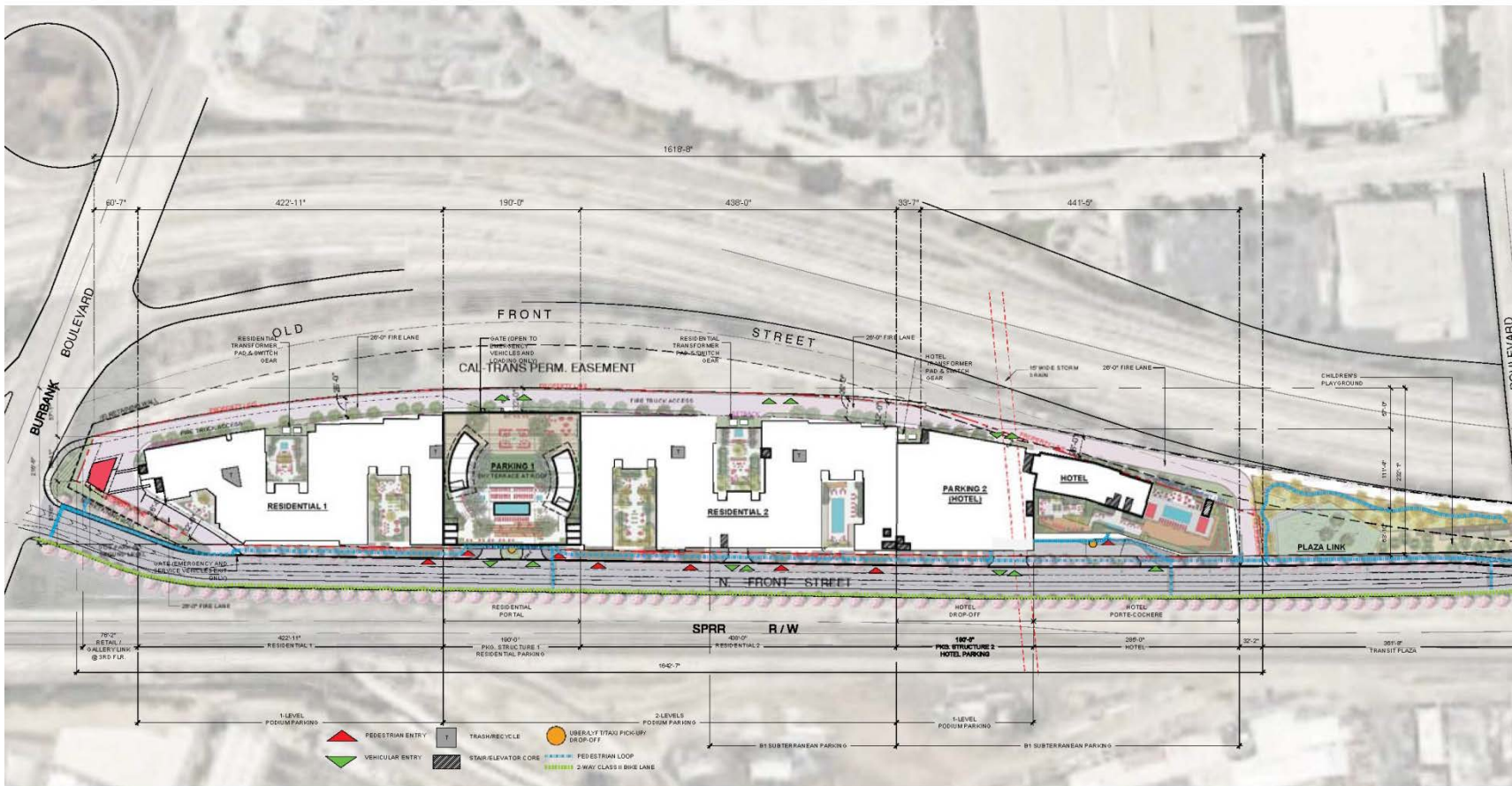


Fig 1 Regional Location_vec

Figure 2 Site Plan



Source: Nadel Architects, 2018



Figure 3 Land Cover Types



Imagery provided by Google and its licensors © 2017.

2 Methodology

2.1 Regulatory Overview

Regulated or sensitive resources studied and analyzed herein include special status plant and wildlife species, nesting birds and raptors, sensitive plant communities, jurisdictional waters and wetlands, wildlife movement, and locally protected resources, such as protected trees.

2.1.1 Environmental Statutes

For the purpose of this report, potential impacts to biological resources were analyzed based on the following statutes:

- California Environmental Quality Act (CEQA)
- Federal Endangered Species Act (ESA)
- California Endangered Species Act (CESA)
- Federal Clean Water Act (CWA)
- California Fish and Game Code (CFGC)
- Migratory Bird Treaty Act (MBTA)
- The Bald and Golden Eagle Protection Act
- Porter-Cologne Water Quality Control Act
- City of Burbank Municipal Code
- City of Burbank General Plan

A discussion of the regulatory framework for each of the above statutes is presented in Appendix A.

2.1.2 Guidelines for Determining CEQA Significance

The following threshold criteria, as defined by the CEQA Guidelines Appendix G Initial Study Checklist, were used to evaluate potential environmental effects. Based on these criteria, the proposed project would have a significant effect on biological resources if it would:

- a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFW).
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.

2.2 Field Reconnaissance Survey

Rincon Associate Biologist, Amy Leigh Trost, conducted a reconnaissance level field survey on November 22, 2017, from 8:50 to 9:30 am. The purpose of the survey was to document existing biological conditions within the project site, including plant and wildlife species, vegetation communities, jurisdictional waters and wetlands, and the potential for presence of special status species and/or habitats. The biologist conducted the survey on foot. Weather conditions during the survey included an average temperature of 77 degrees Fahrenheit, winds between zero and three miles per hour, with zero percent cloud cover. Because of the heavily urbanized area, a two mile search radius was used to run a species query in the California Natural Diversity Database (CNDDDB). A 9-Quad search of the California Native Plant Society (CNPS) database was conducted. Search results of the query can be found in Appendix B. A compendium of all flora and fauna observed during the survey can be found in Appendix C. Site photographs of the project site can be found in Appendix D.

3 Existing Conditions

3.1 Physical Characteristics

The project site consists of two land cover types and is surrounded by development and transportation corridors (Figure 3). Large scale commercial retail stores are located west of the project site with I-5 and a three-story urban shopping mall located to the east. Major city boulevards occur to the north and south of the project site. The general topography of the project site is flat, situated between 575 to 590 feet above mean sea level in the Burbank quadrangle at approximately 34.183380 degrees latitude and -118.316704 degrees longitude (United States Geological Survey Topographic Quadrangle Maps; Google Earth 2017).

3.1.1 Watershed and Drainages

The project site is located within the Los Angeles River watershed under hydrologic unit code (HUC) 8. No natural drainage features or lakes exist on or near the project site. A concrete-lined channel is present approximately 350 feet west of the project site and runs south parallel to the site for approximately 0.32 miles. The site mostly consists of concrete pads with the surrounding land area being heavily urbanized and developed.

3.1.2 Soils

According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey, the project site has soil map composition of urban land-palm view-Tujunga gravelly complex with slopes between zero and nine percent (USDA NRCS 2017). Soils are deep to very deep well-drained soils formed in alluvial fans from granitic rock sources.

3.2 Vegetation

The project site is comprised of ruderal and developed land types. During the survey various species of ornamental palm trees (*Palmaceae*), mulefat (*Baccharis salicifolia*), laurel sumac (*Malosma laurina*), and tree tobacco (*Nicotiana glauca*) were observed near the northern end of the project site. Telegraph weed (*Heterotheca grandiflora*), Russian thistle (*Kali tragus*), and fountain grass (*Pennisetum setaceum*) were observed scattered throughout the project site. Concrete slabs were present throughout a majority of the project site with graveled areas encompassing the remainder of the site. Stockpiles of soil are staged along the eastern edge of the project site with steel beams and concrete k-rails staged near the center of the site.

3.3 General Wildlife

The project site and surrounding area provide habitat for wildlife species that commonly occur in residential urban areas in the region. Wildlife species observed during the survey included American crow (*Corvus brachyrhynchos*), house finch (*Haemorphus mexicanus*), lesser goldfinch (*Spinus psaltria*), and mourning dove (*Zenaida macroura*).

4 Sensitive Biological Resources

This section discusses sensitive biological resources observed on the project site, and evaluates the potential for the project site to support other sensitive biological resources. Local, state, and federal agencies regulate special status species and require an assessment of their presence or potential presence to be conducted on-site prior to the approval of any proposed development on a property. Assessments for the potential occurrence of special status species are based upon known ranges, habitat preferences for the species, species occurrence records from the CNDDDB, species occurrence records from other sites in the vicinity of the survey area, and previous reports for the project site. The potential for each special status species to occur in the survey area was evaluated according to the following criteria:

- **No Potential.** Habitat on and adjacent to the site is clearly unsuitable for the species requirements (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).
- **Low Potential.** Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.
- **Moderate Potential.** Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.
- **High Potential.** All of the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.
- **Present.** Species is observed on the site or has been recorded (e.g., CNDDDB, other reports) on the site recently (within the last 5 years).

4.1 Special Status Species

4.1.1 Special Status Plant and Wildlife Species

For the purposes of this report, special status species are those plants and animals listed, proposed for listing, or candidates for listing as Threatened or Endangered by the USFWS under the ESA; those listed or candidates for listing as Rare, Threatened, or Endangered under CESA or the Native Plant Protection Act; those identified as Fully Protected under Sections 3511, 4700, 5050, and 5515 of the CFGC; Species of Special Concern (SSC) identified by CDFW; and plants occurring on Ranks 1 and 2 of the California Native Plant Society's California Rare Plant Rank (CRPR) system per the following definitions.

- List 1A = Plants presumed extinct in California.
- List 1B.1 = Rare or endangered in California and elsewhere; seriously endangered in California (over 80% of occurrences threatened/high degree and immediacy of threat).
- List 1B.2 = Rare or endangered in California and elsewhere; fairly endangered in California (20-80% occurrences threatened).

- List 1B.3 = Rare or endangered in California and elsewhere, not very endangered in California (<20% of occurrences threatened or no current threats known).
- List 2A = Plants presumed extirpated in California, but more common elsewhere.
- List 2B = Rare, threatened or endangered in California, but more common elsewhere.

Based on a query of CNDDDB and CNPS there are five special status plant species and three special status animal species documented within a 2-mile radius of the project site (Appendix B).

- Parish's brittle scale (*Atriplex parishii*); CRPR 1B.1
- Nevin's barberry (*Berberis nevinii*); CRPR 1B.1, Federally endangered/State endangered
- Round-leaved filaree (*California macrophylla*); CRPR 1B.2
- San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*); CRPR 1B.1; Proposed Federally threatened/State endangered
- Mesa horkelia (*Horkelia cuneata* var. *puberula*); CRPR 1B.1
- California glossy snake (*Arizona elegans occidentalis*); SSC
- Big free-tailed bat (*Nyctinomops macrotis*); SSC
- Least Bell's vireo (*Vireo bellii pusillus*); Federally endangered/State endangered

Parish's brittle scale typically occurs in habitats with vernal pools and dry alkali flats with fine soils; habitat that was not found on or near the project site. Nevin's barberry typically occurs in habitats of coastal and/or riparian scrub upon steep north-facing slopes. The project site is primarily flat and covered with concrete slabs and gravel. Round-leaved filaree habitat consists of clay soils in valley and foothill grasslands; habitat that was not found on or near the project site. San Fernando Valley spineflower typically occurs in coastal scrub and valley and foothill grasslands with sandy soils; habitat that was not found on or near the project site. Mesa horkelia typically occurs in chaparral, cismontane woodland, and/or coastal scrub habitat; habitat that was not found on or near the project site. California glossy snakes are distributed sporadically between the San Francisco Bay area south to Baja California and typically inhabit scrub and grassland habitats. Least Bell's vireo are summer residents of Southern California in low riparian areas near waterways or dry river bottoms. All seven species were evaluated for potential to occur within the survey area and results of this evaluation can be found in Appendix B.

No special status plants were observed during the survey. No special status plant species have a moderate to high potential to occur within the project site and there is little to no potential for any special status plants to occur on site due to the developed land type and general lack of native vegetation within the survey area. Therefore, no further analyses of these species are included in the report.

Special status wildlife species typically have specific habitat requirements which may include, but are not limited to, vegetation communities, elevational levels and topography, and availability of primary constituent elements (i.e., space for individual and population growth, breeding, foraging, and shelter).

Of the three special status wildlife species that occur within two miles of the project site, all three were excluded from having the potential to occur in the project site based on the lack of suitable habitat.

No special status wildlife species were observed during the survey and therefore, no further analyses of species are included in the report. No nesting birds were observed during the survey, but potentially suitable nesting bird habitat was observed at the northern tip of the project site.

4.1.2 Nesting Birds

Under the provisions of the MBTA, it is unlawful “by any means or manner to pursue, hunt, take, capture (or) kill” any migratory birds except as permitted by regulations issued by the USFWS. The term “take” is defined by the USFWS regulation to mean to “pursue, hunt, shoot, wound, kill, trap, capture or collect” any migratory bird or any part, nest, or egg of any migratory bird covered by the MBTA, or to attempt those activities. In addition, sections 3503, 3503.5, 3511, and 3513 of the CFGC describe unlawful take, possession, or destruction of birds, nests, and eggs. Fully protected birds (Section 3511) may not be taken or possessed except under specific permit. Section 3503.5 of the CFGC protects all birds-of-prey and their eggs and nests against take, possession, or destruction of nests or eggs. While common birds are not special-status species, destruction of eggs/nests/nestlings is prohibited by law and must be avoided.

The project site is developed with ruderal vegetation and trees located along the eastern border and northern tip. Vegetation and trees on site may potentially support nesting birds.

4.2 Sensitive Plant Communities

Plant communities are considered sensitive biological resources if they have limited distributions, have high wildlife value, include sensitive species, and/or are particularly susceptible to disturbance. The CDFW ranks sensitive communities as “threatened” or “very threatened” and keeps records of their occurrences in CNDDDB. Similar to special status plant and wildlife species, vegetation alliances are ranked 1 through 5 based on NatureServe’s (2012) methodology, with alliances ranked globally (G) or statewide (S) as 1 through 3 considered sensitive.

Southern Cottonwood Willow Riparian Forest and Southern Sycamore Alder Riparian Woodland are both documented within CNDDDB as occurring within a 2-mile radius of the project site. However, no sensitive plant communities or habitat types were observed on-site. Therefore, no further analysis of sensitive plant communities or habitat is included in this report.

4.3 Jurisdictional Waters and Wetlands

The project site does not contain any federally protected waters or wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.); riparian habitat or streambed as defined by Section 1600 et seq. of the CFGC; or “waters of the State”, as defined by the Porter-Cologne Water Quality Control Act. The nearest riverine body is the Los Angeles River located approximately 1.70 miles south from the southernmost point of the project site. A concrete-lined channel is present approximately 350 feet west of the project site and runs parallel with the site for about 0.32 miles.

4.4 Wildlife Movement

Wildlife movement corridors, or habitat linkages, are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Such linkages may serve a local purpose, such as providing linkage between foraging

and denning areas, or they may be regional in nature. Some habitat linkages may serve as migration corridors, wherein animals periodically move away from an area and then subsequently return. Others may be important as dispersal corridors for young animals. A group of habitat linkages in an area can form a wildlife corridor network.

The project site is located within a highly developed urban area and surrounded by urbanized uses in each direction including roads, highways and commercial uses, with dense residential development further out. Given the urban nature of the regional vicinity, it is unlikely wildlife utilize the immediate area for regional movement. Furthermore, the CDFW does not include any mapped California Essential Habitat Connectivity areas within the project site. Therefore, no further analysis of wildlife movement is included within this report.

4.5 Resources Protected By Local Policies and Ordinances

4.5.1 Protected Trees

The City of Burbank Municipal Code Section 7-4-108 provides for the preservation and protection of landmark trees, trees of outstanding size and beauty, and dedicated trees. In addition, Article 1. Trees, Shrubs and Plants in Chapter 4, Title 7 of the Charter of the City of Burbank provides many more provisions towards the preservation and protection of trees, shrubs and plants within the city limits of Burbank. In addition, the City's Municipal Code Section 7-4-111 regulates the removal of trees on City property (City trees).

No landmark trees, trees of outstanding size and beauty, and dedicated trees were observed on the project site during the survey. City trees are located adjacent to the project site along Front Street.

4.6 Adopted or Approved Plans

The project site is not subject to any Habitat Conservation Plans, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, conservation plans are not addressed further in this analysis.

5 Impact Analysis and Mitigation Measures

5.1 Special Status Species

The proposed project would have a significant effect on biological resources if it would:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

No special status plant and wildlife species were observed in the project site during the survey and none are expected to occur on the project site based on the lack of suitable habitat. Therefore, the proposed project is not expected to affect sensitive plant and wildlife species.

Potentially suitable habitat for nesting birds exists on-site. If site preparation and construction activities are initiated during the nesting bird season (typically February 1 and August 31, and as early as January 1 for raptors), a preconstruction nesting bird survey must be conducted within seven days prior to initial grading or vegetation removal to determine the presence/absence, location, and status of any active nests on-site or within 100 feet of the site for nesting birds, or within 500 feet of the site for nesting raptors to comply with State CFGC and federal MBTA regulations. In areas where site access is limited or prohibited (e.g., private property), the area will be surveyed using binoculars. If results of the nesting bird survey identify active nests that could be impacted by project activities, the following measures should be applied:

- If active nests are discovered on the project site, a qualified biologist will establish an appropriate buffer around each nest(s). Typical buffers range from 100 feet for nesting birds and up to 500 feet for raptor nests, depending on the species.
- No construction within the buffer should occur until a qualified biologist has determined the nest(s) are no longer active. Encroachment into the buffer may occur at the discretion of a qualified biologist in coordination with the City of Burbank.

If the recommended mitigation measures are implemented successfully, potential impacts to nesting birds and raptors will be less than significant.

5.2 Sensitive Plant Communities

The proposed project would have a significant effect on biological resources if it would:

- b) Have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations by the California Department of Fish and Wildlife or US Fish and Wildlife Service.

No sensitive plant communities or habitat types were observed in the project site during the survey. Therefore, the proposed project is not expected to affect any sensitive plant communities or habitat types.

5.3 Jurisdictional Waters and Wetlands

The proposed project would have a significant effect on biological resources if it would:

- c) Adversely impact federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) either individually or in combination with the known or probable impacts of other activities through direct removal, filling, hydrological interruption, or other means.

The project site does not contain any federally protected waters or wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.); riparian habitat or streambed as defined by Section 1600 et seq. of the CFGC; or “waters of the State”, as defined by the Porter-Cologne Water Quality Control Act. Therefore, the proposed project is not expected to affect any jurisdictional waters and wetlands.

5.4 Wildlife Movement

The proposed project would have a significant effect on biological resources if it would:

- d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.

The proposed project is located within an urbanized setting surrounded by developed land. Therefore, the proposed project is not expected to affect wildlife movement.

5.5 Local Policies and Ordinances

The proposed project would have a significant effect on biological resources if it would:

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

The project site is located within a highly developed urban area and surrounded by urbanized uses; however, there are trees located on-site and along the boundaries of the project site.

The City of Burbank Municipal Code Section 7-4-108 provides for the protection of landmark trees, trees of outstanding size and beauty, and dedicated trees. No such trees were observed in the project site during the survey.

If final plans for the proposed project include the removal of trees on City property (including street trees), the plans will be reviewed through the City’s Plan Check process to ensure they comply the City’s Municipal Code Section 7-4-111 (Removal for the Purpose of Construction). Therefore, potential conflicts with local policies or ordinances would result in less than significant impacts.

5.6 Adopted or Approved Plans

The proposed project would have a significant effect on biological resources if it would:

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan.

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The project site is not subject to any Habitat Conservation Plans, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the proposed project is not expected to affect adopted or approved plans.

6 Limitations, Assumptions, and Use Reliance

This Biological Resources Assessment has been performed in accordance with professionally accepted biological investigation practices conducted at this time and in this geographic area. The biological investigation is limited by the scope of work performed. Biological surveys for the presence or absence of certain taxa have been conducted as part of this assessment but were not performed during a particular blooming period, nesting period, or particular portion of the season when positive identification would be expected if present, and therefore, cannot be considered definitive. The biological surveys are limited also by the environmental conditions present at the time of the surveys. In addition, general biological (or protocol) surveys do not guarantee that the organisms are not present and will not be discovered in the future within the site. In particular, mobile wildlife species could occupy the site on a transient basis, or re-establish populations in the future. Our field studies were based on current industry practices, which change over time and may not be applicable in the future. No other guarantees or warranties, expressed or implied, are provided. The findings and opinions conveyed in this report are based on findings derived from site reconnaissance, jurisdictional areas, review of CNDDDB RareFind V.5, and specified historical and literature sources. Standard data sources relied upon during the completion of this report, such as the CNDDDB, may vary with regard to accuracy and completeness. In particular, the CNDDDB is compiled from research and observations reported to CDFG that may or may not have been the result of comprehensive or site-specific field surveys. Although Rincon believes the data sources are reasonably reliable, Rincon cannot and does not guarantee the authenticity or reliability of the data sources it has used. Additionally, pursuant to our contract, the data sources reviewed included only those that are practically reviewable without the need for extraordinary research and analysis.

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Appendix A

Regulatory Guidance

Regulatory Setting

Special status habitats are vegetation types, associations, or sub-associations that support concentrations of special status plant or wildlife species, are of relatively limited distribution, or are of particular value to wildlife.

Listed species are those taxa that are formally listed as endangered or threatened by the federal government (e.g. U.S. Fish and Wildlife Service [USFWS]), pursuant to the Federal Endangered Species Act (FESA) or as endangered, threatened, or rare (for plants only) by the State of California (i.e. California Fish and Game Commission), pursuant to the California Endangered Species Act or the California Native Plant Protection Act. Some species are considered rare (but not formally listed) by resource agencies, organizations with biological interests/expertise (e.g. Audubon Society, CNPS, The Wildlife Society), and the scientific community.

The following is a brief summary of the regulatory context under which biological resources are managed at the federal, state, and local levels. A number of federal and state statutes provide a regulatory structure that guides the protection of biological resources. Agencies with the responsibility for protection of biological resources within the project site include:

- U.S. Army Corps of Engineers (wetlands and other waters of the United States);
- Regional Water Quality Control Board (waters of the State);
- U.S. Fish and Wildlife Service (federally listed species and migratory birds);
- California Department Fish and Wildlife (riparian areas and other waters of the State, state-listed species);
- City of Burbank Municipal Code
- City of Burbank General Plan

U.S. Army Corps of Engineers

Under Section 404 of the Clean Water Act, the U.S. Army Corps of Engineers (USACE) has authority to regulate activities that could discharge fill of material or otherwise adversely modify wetlands or other “waters of the United States.” Perennial and intermittent creeks are considered waters of the United States if they are hydrologically connected to other jurisdictional waters. The USACE also implements the federal policy embodied in Executive Order 11990, which is intended to result in no net loss of wetland value or acres. In achieving the goals of the Clean Water Act, the USACE seeks to avoid adverse impacts and offset unavoidable adverse impacts on existing aquatic resources. Any fill or adverse modification of wetlands that are hydrologically connected to jurisdictional waters would require a permit from the USACE prior to the start of work. Typically, when a project involves impacts to waters of the United States, the goal of no net loss of wetland acres or values is met through compensatory mitigation involving creation or enhancement of similar habitats.

Regional Water Quality Control Board

The State Water Resources Control Board (SWRCB) and the local Central Coast Regional Water Quality Control Board (RWQCB) have jurisdiction over “waters of the State,” pursuant to the Porter-

Cologne Water Quality Control Act, which are defined as any surface water or groundwater, including saline waters, within the boundaries of the State. The SWRCB has issued general Waste Discharge Requirements (WDRs) regarding discharges to “isolated” waters of the State (Water Quality Order No. 2004-0004-DWQ, Statewide General Waste Discharge Requirements for Dredged or Fill Discharges to Waters Deemed by the U.S. Army Corps of Engineers to be Outside of Federal Jurisdiction). The Central Coast RWQCB enforces actions under this general order for isolated waters not subject to federal jurisdiction, and is also responsible for the issuance of water quality certifications pursuant to Section 401 of the Clean Water Act for waters subject to federal jurisdiction.

United States Fish and Wildlife Service

The USFWS implements the Migratory Bird Treaty Act (16 United States Code [USC] Section 703-711) and the Bald and Golden Eagle Protection Act (16 USC Section 668). The USFWS and National Marine Fisheries Service (NMFS) share responsibility for implementing the Federal Endangered Species Act (FESA) (16 USC § 153 et seq.). The USFWS generally implements the FESA for terrestrial and freshwater species, while the NMFS implements the FESA for marine and anadromous species. Projects that would result in “take” of any federally listed threatened or endangered species are required to obtain permits from the USFWS or NMFS through either Section 7 (interagency consultation with a federal nexus) or Section 10 (Habitat Conservation Plan) of FESA, depending on the involvement by the federal government in permitting and/or funding of the project. The permitting process is used to determine if a project would jeopardize the continued existence of a listed species and what measures would be required to avoid jeopardizing the species. “Take” under federal definition means to harass, harm (which includes habitat modification), pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Proposed or candidate species do not have the full protection of FESA; however, the USFWS and NMFS advise project applicants that they could be elevated to listed status at any time.

California Department of Fish and Wildlife

The California Department of Fish and Wildlife (CDFW) derives its authority from the Fish and Game Code of California. The California Endangered Species Act (CESA) (Fish and Game Code Section 2050 et. seq.) prohibits take of state listed threatened, endangered or fully protected species. Take under CESA is restricted to direct mortality of a listed species and does not prohibit indirect harm by way of habitat modification. The CDFW also prohibits take for species designated as Fully Protected under the Code.

California Fish and Game Code sections 3503, 3503.5, and 3511 describe unlawful take, possession, or destruction of birds, nests, and eggs. Fully protected birds (Section 3511) may not be taken or possessed except under specific permit. Section 3503.5 of the Code protects all birds-of-prey and their eggs and nests against take, possession, or destruction of nests or eggs.

Species of Special Concern (SSC) is a category used by the CDFW for those species which are considered to be indicators of regional habitat changes or are considered to be potential future protected species. Species of Special Concern do not have any special legal status except that which may be afforded by the Fish and Game Code as noted above. The SSC category is intended by the CDFW for use as a management tool to include these species into special consideration when decisions are made concerning the development of natural lands. The CDFW also has authority to administer the Native Plant Protection Act (NPPA) (Fish and Game Code Section 1900 et seq.). The NPPA requires the CDFW to establish criteria for determining if a species, subspecies, or variety of

native plant is endangered or rare. Under Section 1913(c) of the NPPA, the owner of land where a rare or endangered native plant is growing is required to notify the department at least 10 days in advance of changing the land use to allow for salvage of plant.

Perennial and intermittent streams and associated riparian vegetation, when present, also fall under the jurisdiction of the CDFW. Section 1600 et seq. of the Fish and Game Code (Lake and Streambed Alteration Agreements) gives the CDFW regulatory authority over work within the stream zone consisting of, but not limited to, the diversion or obstruction of the natural flow or changes in the channel, bed, or bank of any river, stream or lake.

Local Jurisdiction

The City of Burbank Municipal Code (Code) provides detailed explanations regarding trees and vegetation within the city limits of Burbank, California. Chapter 4 of Title 7 of the Code defines and describes jurisdiction and control, the Master Street Tree Plan, the removal of trees, plants, and shrubs, the protection of trees, restricted removal of certain trees and more. The City of Burbank General Plan (General Plan) provides a broad based outline of overall goals for the City of Burbank as well as codified ordinances.

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Appendix B

Special Status Species Evaluation Table

Special Status Plant and Animal Species in the Regional Vicinity* of the Project Site

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale
Plants				
<i>Acanthoscyphus parishii</i> var. <i>parishii</i> Parish's oxytheca	None/None G4?T3T4 / S3S4 4.2	Chaparral, lower montane coniferous forest. Sandy or gravelly places. 1220-2600 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Arctostaphylos glandulosa</i> ssp. <i>gabrielensis</i> San Gabriel manzanita	None/None G5T3 / S3 1B.2	Chaparral. Rocky outcrops; can be dominant shrub where it occurs. 960-2015 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Arenaria paludicola</i> marsh sandwort	Endangered/ Endangered G1 / S1 1B.1	Marshes and swamps. Growing up through dense mats of Typha, Juncus, Scirpus, etc. in freshwater marsh. Sandy soil. 3-170 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Asplenium vespertinum</i> western spleenwort	None/None G4 / S4 4.2	Chaparral, cismontane woodland, coastal scrub. Rocky sites. 180-1000 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Astragalus brauntonii</i> Braunton's milk-vetch	Endangered/None G2 / S2 1B.1	Chaparral, coastal scrub, valley and foothill grassland. Recent burns or disturbed areas; usually on sandstone with carbonate layers. Soil specialist; requires shallow soils to defeat pocket gophers and open areas, preferably on hilltops, saddles or bowls between hills. 3-640 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.

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Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale
<i>Astragalus pycnostachyus</i> var. <i>lanosissimus</i> Ventura Marsh milk- vetch	Endangered/ Endangered G2T1 / S1 1B.1	Marshes and swamps, coastal dunes, coastal scrub. Within reach of high tide or protected by barrier beaches, more rarely near seeps on sandy bluffs. 1-35 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Astragalus tener</i> var. <i>titi</i> coastal dunes milk- vetch	Endangered/ Endangered G2T1 / S1 1B.1	Coastal bluff scrub, coastal dunes, coastal prairie. Moist, sandy depressions of bluffs or dunes along and near the Pacific Ocean; one site on a clay terrace. 1-45 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Atriplex coulteri</i> Coulter's saltbush	None/None G3 / S1S2 1B.2	Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland. Ocean bluffs, ridgetops, as well as alkaline low places. Alkaline or clay soils. 2-460 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Atriplex parishii</i> Parish's brittlescale	None/None G1G2 / S1 1B.1	Vernal pools, chenopod scrub, playas. Usually on drying alkali flats with fine soils. 5-1420 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has been documented within 2 miles of the project site but was not observed during the survey.
<i>Atriplex serenana</i> var. <i> davidsonii</i> Davidson's saltscale	None/None G5T1 / S1 1B.2	Coastal bluff scrub, coastal scrub. Alkaline soil. 0-460 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale
<i>Berberis nevinii</i> Nevin's barberry	Endangered/ Endangered G1 / S1 1B.1	Chaparral, cismontane woodland, coastal scrub, riparian scrub. On steep, N-facing slopes or in low grade sandy washes. 290-1575 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has been documented within 2 miles of the project site but was not observed during the survey.
<i>California macrophylla</i> round-leaved filaree	None/None G3? / S3? 1B.2	Cismontane woodland, valley and foothill grassland. Clay soils. 15-1200 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has been documented within 2 miles of the project site but was not observed during the survey.
<i>Calochortus catalinae</i> Catalina mariposa-lily	None/None G4 / S4 4.2	Valley and foothill grassland, chaparral, coastal scrub, cismontane woodland. In heavy soils, open slopes, openings in brush. 15-700 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Calochortus clavatus</i> var. <i>gracilis</i> slender mariposa-lily	None/None G4T2T3 / S2S3 1B.2	Chaparral, coastal scrub, valley and foothill grassland. Shaded foothill canyons; often on grassy slopes within other habitat. 210-1815 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Calochortus plummerae</i> Plummer's mariposa-lily	None/None G4 / S4 4.2	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest. Occurs on rocky and sandy sites, usually of granitic or alluvial material. Can be very common after fire. 60-2500 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has been documented within 2 miles of the project site but was not observed during the survey.

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Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale
<i>Calochortus weedii</i> var. <i>intermedius</i> intermediate mariposa-lily	None/None G3G4T2 / S2 1B.2	Coastal scrub, chaparral, valley and foothill grassland. Dry, rocky open slopes and rock outcrops. 60-1575 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Calystegia felix</i> lucky morning-glory	None/None GHQ / SH 3.1	Meadows and seeps, riparian scrub. Sometimes alkaline, alluvial. 30-215 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Camissoniopsis lewisii</i> Lewis' evening- primrose	None/None G4 / S4 3	Valley and foothill grassland, coastal bluff scrub, cismontane woodland, coastal dunes, coastal scrub. Sandy or clay soil. 0-300 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Centromadia parryi</i> ssp. <i>australis</i> southern tarplant	None/None G3T2 / S2 1B.1	Marshes and swamps (margins), valley and foothill grassland, vernal pools. Often in disturbed sites near the coast at marsh edges; also in alkaline soils sometimes with saltgrass. Sometimes on vernal pool margins. 0-975 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Centromadia pungens</i> ssp. <i>laevis</i> smooth tarplant	None/None G3G4T2 / S2 1B.1	Valley and foothill grassland, chenopod scrub, meadows and seeps, playas, riparian woodland. Alkali meadow, alkali scrub; also in disturbed places. 5-1170 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale
<i>Chorizanthe parryi</i> var. <i>fernandina</i> San Fernando Valley spineflower	Proposed Threatened/ Endangered G2T1 / S1 1B.1	Coastal scrub, valley and foothill grassland. Sandy soils. 15-1015 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has been documented within 2 miles of the project site but was not observed during the survey.
<i>Chorizanthe parryi</i> var. <i>parryi</i> Parry's spineflower	None/None G3T2 / S2 1B.1	Coastal scrub, chaparral, cismontane woodland, valley and foothill grassland. Dry slopes and flats; sometimes at interface of 2 vegetation types, such as chaparral and oak woodland. Dry, sandy soils. 90-1220 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Cladium californicum</i> California saw-grass	None/None G4 / S2 2B.2	Meadows and seeps, marshes and swamps (alkaline or freshwater). Freshwater or alkaline moist habitats. -20-2135 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Clinopodium</i> <i>mimuloides</i> monkey-flower savory	None/None G3 / S3 4.2	North coast coniferous forest, chaparral Streambanks, mesic sites. 305-1800 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Convolvulus simulans</i> small-flowered morning-glory	None/None G4 / S4 4.2	Chaparral, coastal scrub, valley and foothill grassland. Wet clay, serpentine ridges. 30-700 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.

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Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale
<i>Cuscuta obtusiflora</i> var. <i>glandulosa</i> Peruvian dodder	None/None G5T4T5 / SH 2B.2	Marshes and swamps (freshwater). Freshwater marsh. 15-280 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Diplacus johnstonii</i> Johnston's monkeyflower	None/None G4 / S4 4.3	Lower montane coniferous forest. On scree, in rocky or gravelly sites. Also in disturbed areas. 975-2920 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Dodecahema</i> <i>leptoceras</i> slender-horned spineflower	Endangered/ Endangered G1 / S1 1B.1	Chaparral, cismontane woodland, coastal scrub (alluvial fan sage scrub). Flood deposited terraces and washes; associates include Encelia, Dalea, Lepidospartum, etc. Sandy soils. 200-765 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Dudleya multicaulis</i> many-stemmed dudleya	None/None G2 / S2 1B.2	Chaparral, coastal scrub, valley and foothill grassland. In heavy, often clayey soils or grassy slopes. 15-790 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Galium angustifolium</i> ssp. <i>gabrielense</i> San Antonio Canyon bedstraw	None/None G5T3 / S3 4.3	Chaparral, lower montane coniferous forest. Dry rocky or sandy granitic slopes and ridges. 1200-2650 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale
<i>Galium grande</i> San Gabriel bedstraw	None/None G1 / S1 1B.2	Cismontane woodland, chaparral, broad-leaved upland forest, lower montane coniferous forest. Open chaparral and low, open oak forest; on rocky slopes; probably undercollected due to inaccessible habitat. 425-1450 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Galium johnstonii</i> Johnston's bedstraw	None/None G4 / S4 4.3	Chaparral, lower montane coniferous forest, pinyon and juniper woodland, riparian woodland. 1220-2300 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Helianthus nuttallii</i> ssp. <i>parishii</i> Los Angeles sunflower	None/None G5TH / SH 1A	Marshes and swamps (coastal salt and freshwater). 10-1524 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Heuchera caespitosa</i> urn-flowered alumroot	None/None G3 / S3 4.3	Lower montane coniferous forest, upper montane coniferous forest, cismontane woodland, riparian forest. Rocky sites. 1155-2650 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Hordeum intercedens</i> vernal barley	None/None G3G4 / S3S4 3.2	Valley and foothill grassland, vernal pools, coastal dunes, coastal scrub. Vernal pools, dry, saline streambeds, alkaline flats. 5-1000 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.

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<i>Horkelia cuneata</i> var. <i>puberula</i> mesa horkelia	None/None G4T1 / S1 1B.1	Chaparral, cismontane woodland, coastal scrub. Sandy or gravelly sites. 15-1645 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has been documented within 2 miles of the project site but was not observed during the survey.
<i>Juglans californica</i> southern California black walnut	None/None G3 / S3 4.2	Chaparral, coastal scrub, cismontane woodland. Slopes, canyons, alluvial habitats. 50-900 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i> Coulter's goldfields	None/None G4T2 / S2 1B.1	Coastal salt marshes, playas, vernal pools. Usually found on alkaline soils in playas, sinks, and grasslands. 1-1375 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Lepechinia fragrans</i> fragrant pitcher sage	None/None G3 / S3 4.2	Chaparral. 20-1310 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Lepidium virginicum</i> var. <i>robinsonii</i> Robinson's pepper- grass	None/None G5T3 / S3 4.3	Chaparral, coastal scrub. Dry soils, shrubland. 4-1435 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.

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<i>Lilium humboldtii</i> ssp. <i>ocellatum</i> ocellated humboldt lily	None/None G4T3 / S3 4.2	Chaparral, coastal scrub, cismontane woodland, lower montane coniferous forest, riparian forest. Yellow-pine forest or openings, oak canyons. 30-1800 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Linanthus concinnus</i> San Gabriel linanthus	None/None G2 / S2 1B.2	Lower montane coniferous forest, upper montane coniferous forest, chaparral. Dry rocky slopes, often in Jeffrey pine/canyon oak forest. 1310-2560 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Linanthus orcuttii</i> Orcutt's linanthus	None/None G3 / S2 1B.3	Chaparral, lower montane coniferous forest, pinyon and juniper woodland. Sometimes in disturbed areas; often in gravelly clearings. 915-2145 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Malacothamnus davidsonii</i> Davidson's bush-mallow	None/None G2 / S2 1B.2	Coastal scrub, riparian woodland, chaparral, cismontane woodland. Sandy washes. 150-1525 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Muhlenbergia californica</i> California muhly	None/None G4 / S4 4.3	Coastal scrub, chaparral, lower montane coniferous forest, meadows and seeps. Usually found near streams or seeps. 100-2000 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.

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Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale
<i>Nasturtium gambelii</i> Gambel's water cress	Endangered/ Threatened G1 / S1 1B.1	Marshes and swamps. Freshwater and brackish marshes at the margins of lakes and along streams, in or just above the water level. 5-330 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Navarretia fossalis</i> spreading navarretia	Threatened/None G2 / S2 1B.1	Vernal pools, chenopod scrub, marshes and swamps, playas. San Diego hardpan & San Diego claypan vernal pools; in swales & vernal pools, often surrounded by other habitat types. 15-850 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Navarretia prostrata</i> prostrate vernal pool navarretia	None/None G2 / S2 1B.1	Coastal scrub, valley and foothill grassland, vernal pools, meadows and seeps. Alkaline soils in grassland, or in vernal pools. Mesic, alkaline sites. 3-1235 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Orcuttia californica</i> California Orcutt grass	Endangered/ Endangered G1 / S1 1B.1	Vernal pools. 10-660 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Phacelia hubbyi</i> Hubby's phacelia	None/None G4 / S4 4.2	Chaparral, coastal scrub, valley and foothill grassland. Gravelly, rocky areas and talus slopes. 0- 1000 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.

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<i>Phacelia stellaris</i> Brand's star phacelia	None/None G1 / S1 1B.1	Coastal scrub, coastal dunes. Open areas. 3-370 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Pseudognaphalium leucocephalum</i> white rabbit-tobacco	None/None G4 / S2 2B.2	Riparian woodland, cismontane woodland, coastal scrub, chaparral. Sandy, gravelly sites. 35-515 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Quercus durata</i> var. <i>gabrielensis</i> San Gabriel oak	None/None G4T3 / S3 4.2	Chaparral, cismontane woodland. 450-1000 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Quercus engelmannii</i> Engelmann oak	None/None G3 / S3 4.2	Cismontane woodland, chaparral, riparian woodland, valley and foothill grassland. 50-1300 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Ribes divaricatum</i> var. <i>parishii</i> Parish's gooseberry	None/None G4TX / SX 1A	Riparian woodland. Salix swales in riparian habitats. 65-300 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.

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<i>Romneya coulteri</i> Coulter's matilija poppy	None/None G4 / S4 4.2	Coastal scrub, chaparral. In washes and on slopes; also after burns. 20-1200 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Rupertia rigida</i> Parish's rupertia	None/None G4 / S4 4.3	Chaparral, lower montane coniferous forest, cismontane woodland, meadows and seeps, pebble plain, valley and foothill grassland. 700-2500 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Scutellaria bolanderi</i> ssp. <i>austromontana</i> southern mountains skullcap	None/None G4T3 / S3 1B.2	Chaparral, cismontane woodland, lower montane coniferous forest. In gravelly soils on streambanks or in mesic sites in oak or pine woodland. 425-2000 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Senecio astephanus</i> San Gabriel ragwort	None/None G3 / S3 4.3	Chaparral, coastal bluff scrub. Rocky slopes. 400-1500 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Sidalcea neomexicana</i> salt spring checkerbloom	None/None G4 / S2 2B.2	Playas, chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub. Alkali springs and marshes. 3-2380 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.

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<i>spermolepis lateriflora</i> western bristly scaleseed	None/None G5 / SH 2A	Sonoran desert scrub. Rocky or sandy. 365-670 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Symphyotrichum defoliatum</i> San Bernardino aster	None/None G2 / S2 1B.2	Meadows and seeps, cismontane woodland, coastal scrub, lower montane coniferous forest, marshes and swamps, valley and foothill grassland. Vernal mesic grassland or near ditches, streams and springs; disturbed areas. 2-2040 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Symphyotrichum greatae</i> Greata's aster	None/None G2 / S2 1B.3	Chaparral, cismontane woodland, broad-leaved upland forest, lower montane coniferous forest, riparian woodland. Mesic canyons. 335-2015 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Thelypteris puberula</i> var. <i>sonorensis</i> Sonoran maiden fern	None/None G5T3 / S2 2B.2	Meadows and seeps. Along streams, seepage areas. 60-930 m.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
Reptiles				
<i>Arizona elegans occidentalis</i> California glossy snake	None/None G5T2 / S2 SSC	Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges, south to Baja California. Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	No Potential	Suitable habitat does not occur on the project site. This species has been documented within 2 miles of the project site but was not observed during the survey.

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Mammals				
<i>Lasiurus cinereus</i> hoary bat	None/None G5 / S4	Prefers open habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.	Low Potential	Potentially suitable trees for roosting and open areas for foraging do occur on the project site. This species has been documented within 2 miles of the project site but was not observed during the survey.
<i>Nyctinomops macrotis</i> big free-tailed bat	None/None G5 / S3 SSC	Low-lying arid areas in Southern California. Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.	No Potential	Potentially suitable roosting habitat does not occur on the project site. This species has been documented within 2 miles of the project site but was not observed during the survey.
Birds				
<i>Aechmophorus clarkii</i> Clark's grebe	None/None G5/ --	Marshes, lakes, and bays; in migration and winter they also prefer sheltered sea coasts. They nest among tall plants growing in water on the edges of large areas of open water.	No Potential	Suitable habitats or soils do not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Agelaius tricolor</i> Tricolored blackbird	-- / SE SSC G2G3 / S1S2	Highly colonial species, most numerous in Central Valley and vicinity. Largely endemic to California. Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.

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<i>Arenaria melanocephala</i> black turnstone	None/None G5 / --	Nonbreeding: rock seacoasts and offshore islets, and less frequently in seaweed on sandy beaches and tidal mudflats. Nests on the ground in salt-grass tundra; breeds along coast or on offshore islands .	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Athene cunicularia</i> burrowing owl	-- / -- SSC G4 / S2	Open, dry annual or perennial grasslands, deserts and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	No Potential	Burrows or suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Baeolophus inornatus</i> Oak titmouse	-- / -- -- G4 / S4	Oak woodlands. Cavity nester.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Calidris canutus</i> ssp. <i>roselaari</i> red knot	FT / -- G4T2 / --	Migrate long distances between nesting areas in mid and high arctic latitudes and southern non-breeding habitats as far north as the coastal United States.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Calypte costae</i> Costa's hummingbird	-- / -- -- G5 / S4	Desert riparian, desert and arid scrub foothill habitats.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Carduelis lawrencei</i> Lawrence's goldfinch	-- / -- -- G3G4 / S3	Nests in open oak or other arid woodland and chaparral, near water. Nearby herbaceous habitats used for feeding. Closely associated with oaks.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.

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<i>Chamaea fasciata</i> wren-tit	-- / -- G5 / SNR	Chaparral and brushy areas, primarily in lowlands. Also occurs in suburban gardens and parks. Nests in trees or bushes, up to about 4.5 meter above ground.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Charadrius alexandrinus nivosus</i> Western snowy plover	FT / -- SSC G3T3 / S2	Sandy beaches, salt pond levees and shores of large alkali lakes. Needs sandy, gravelly or friable soils for nesting.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Charadrius montanus</i> Mountain plover	-- / -- SSC G3 / S2?	Short grasslands, freshly plowed fields, newly sprouting grain fields, and sometimes sod farms. Short vegetation, bare ground and flat topography. Prefers grazed areas and areas with burrowing rodents.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Cypseloides niger</i> black swift	-- / -- SSC G4 / S2	Coastal belt of Santa Cruz and Monterey Co; central and southern Sierra Nevada; San Bernardino and San Jacinto Mountains. Breeds in small colonies on cliffs behind or adjacent to waterfalls in deep canyons and sea-bluffs above the surf; forages widely.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Gelochelidon nilotica</i> gull-billed tern	-- / -- G5 / S1	Occupy coastlines, salt marshes, estuaries, lagoons, plowed fields, rivers, lakes, and freshwater marshes in all seasons. While breeding, prefer to nest near sandy shores of saline lagoons and marshes, beaches, and artificially dredge spoil islands.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Geothlypis trichas sinuosa</i> common yellowthroat	-- / -- SSC G5T2 / S2	Resident of the San Francisco Bay region, in fresh and salt water marshes. Requires thick, continuous cover down to water surface for foraging; tall grasses, tule patches, willows for nests.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.

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<i>Gymnogyps californianus</i> California condor	FE / SE FP G1 / S1	Require vast expanses of open savannah, grasslands, and foothill chaparral in mountain ranges of moderate altitude. Deep canyons containing clefts in the rocky walls provide nesting sites. forages up to 100 miles from roost/nest.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Haematopus bachmani</i> black oystercatcher	-- / -- -- G5 / S4	Breeds on undisturbed, rocky, open ocean shores. Nesting ledges must be available beyond the reach of ocean waves, and inaccessible to terrestrial predators.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Limnodromus griseus</i> short-billed dowitcher	-- / -- G5 / SNRN	Nonbreeding: mudflats, estuaries, shallow marshes, pools, ponds, flooded fields and sandy beaches. Prefers shallow salt water with soft muddy bottom, but visits various wetlands during migration. Nests in grassy or mossy tundra and wet meadows.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Limosa fedoa</i> marbled godwit	-- / -- G5 / SNRN	Marshes and flooded plains; in migration and when not breeding also on mudflats and beaches and open shallow water along shorelines. Nests on ground in grassy prairies, pastures, and hayfields, near lakes and ponds. Often nests in semi-permanent wetlands, may select ephemeral alkali and temporary ponds when available.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Melanerpes lewis</i> Lewis's woodpecker	-- / -- -- G4 / SNR	Breeds in open forest and woodland with an open canopy and brushy understory. Requires dead trees for nest cavities.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Melospiza melodia maxillaris</i> song sparrow	-- / -- G5T3 / S3	Herbacious wetland, brackish marshes. Nests on ground or in herbaceous vegetation or brush.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.

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<i>Numenius americanus</i> long-billed curlew	-- / -- WL G5 / S2	Breeds in upland shortgrass prairies and wet meadows in northeastern California. Habitats on gravelly soils and gently rolling terrain are favored over others.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Numenius phaeopus</i> whimbrel	-- / -- G5 / SNRN	nesting in sedge-dwarf shrub tundra, sedge-meadow, hummock-bog, moorlands, and heath-tundra. Nests in depressions. Beaches, tidal mudflats, marshes, estuaries, edges of tidal creeks, sandy or rocky shores, flooded fields and pastures.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Oceanodroma homochroa</i> ashy storm-petrel	-- / -- SSC G2 / S2	Colonial nester on off-shore islands. Usually nests on driest part of islands. Forages over open ocean. Nest sites on islands are in crevices beneath loosely piled rocks or driftwood, or in caves.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Picoides albolarvatus</i> white headed woodpecker	-- / -- G4 / S4	Montane coniferous forest, primarily pine and fir. Abundance of mature pines with large cones and seeds. Tree species may include: ponderosa pine, sugar pine, jeffery pine, knobcone pine, coulter pine, lodgepole pine, incense cedar and douglas fir.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Picoides nutallii</i> Nuttall's woodpecker	-- / -- -- G5 / SNR	Oak forest and woodlands. Requires standing snag or hollow tree for nest cavity.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Pipilo maculatus clementae</i> spotted towhee	-- / -- G5T1 / S1	Open shrub habitat with thick undergrowth; backyards, forest edges, and overgrown fields.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.

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<i>Polioptila californica</i> coastal California gnatcatcher	FT / -- SSC G3T2 / S2	Obligate, permanent resident of coastal sage scrub below 2500 ft. in Southern California. Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Rynchops niger</i> black skimmer	-- / -- SSC G5 / S2	Nests on gravel bars, low islets, and sandy beaches, in unvegetated sites. Nesting colonies usually less than 200 pairs.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Selasphorus rufus</i> Rufous hummingbird	-- / -- -- G5 / S1S2	Breeds in transition life zone of northwest coastal area from Oregon border to southern Sonoma County. Nests in berry tangles, shrubs, and conifers. Favors habitats rich in nectar-producing flowers.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Selasphorus sasin</i> Allen's hummingbird	-- / -- -- G5 / SNR	Breeds in coastal lowlands of the Upper Sonoran and Transition life zones. Prefers coastal sage scrub, soft chaparral, ravines and canyons, broken coastal forests, oak woodlands and riparian-lined watercourses.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>spizella atrogularis</i> black-chinned sparrow	-- / -- G5 / S4	Chaparral, sagebrush, and arid scrub; on gentle hillsides to dry steep, rocky slopes, usually south facing, or in brushy canyons; sea level to nearly 2,700 meters. In montane chaparral, associated with chamise, ceonothus, and scrub oak-dominated habitats.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Strix occidentalis</i> <i>occidentalis</i> California spotted owl	-- / -- SSC G3T3 / S3	Mixed conifer forest, often with an understory of black oaks and other deciduous hardwoods. Canopy closure >40%. Most often found in deep-shaded canyons, on north-facing slopes, and within 300 meters of water.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale
<i>Toxostoma lecontei</i> Le Conte's thrasher	-- / -- SSC G4 / S3	Desert resident; primarily of open desert wash, desert scrub, alkali desert scrub, and desert succulent scrub habitats. Commonly nests in a dense, spiny shrub or densely branched cactus in desert wash habitat, usually 2-8 feet above ground.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Toxostoma redivivum</i> California thrasher	-- / -- G5 / SNR	Shrubland/chaparral, lowland and coastal chaparral, and riparian thickets. Usually on or near ground. Nests in bush or small tree.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Tringa semipalmata</i> willet	-- / -- G5 / SNR	Marshes, tidal mudflats, beaches, lake margins, mangroves, tidal channels, river mouths, coastal lagoons, sand or rocky shores, and less frequently, open grassland. Nests on ground in open places, coastal marshes, beaches, or islands and inland in wet grassland by lakes, or short grass or bare ground by water.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.
<i>Vireo bellii pusillus</i> least Bell's vireo	Endangered/ Endangered G5T2 / S2	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	No Potential	Suitable habitat does not occur on the project site. This species has not been documented within 2 miles of the project site.

*Regional Vicinity refers to within a [2] mile CNDDDB search radius and CNPS 9-Quad search of the project site.

FE = Federally Endangered FT = Federally Threatened

SE = State Endangered ST = State Threatened SR = State Rare

G-Rank/S-Rank = Global Rank and State Rank as per NatureServe and CDFW's CNDDDB RareFind3.

CRPR (CNPS California Rare Plant Rank):

1A=Presumed Extinct in California

1B=Rare, Threatened, or Endangered in California and elsewhere

2A=Plants presumed extirpated in California, but more common elsewhere

2B=Plants Rare, Threatened, or Endangered in California, but more common elsewhere

3=Need more information (a Review List)

4=Plants of Limited Distribution (a Watch List)

CRPR Threat Code Extension:

.1=Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)

.2=Fairly endangered in California (20-80% occurrences threatened)

.3=Not very endangered in California (<20% of occurrences threatened)

Sensitive Natural Communities in the Regional Vicinity* of the Project Site

Scientific Name	Status Fed/State ESA G-Rank/S-Rank	Habitat Requirements	Potential for Impact	Rationale
Common Name	CRPR			
<i>Southern Cottonwood</i>	None/None		Not	
<i>Willow Riparian Forest</i>			Present	
<i>Southern Cottonwood</i>	G3 / S3.2			
<i>Willow Riparian Forest</i>				
<i>Southern Sycamore</i>	None/None		Not	
<i>Alder Riparian</i>			Present	
<i>Woodland</i>	G4 / S4			
<i>Southern Sycamore</i>				
<i>Alder Riparian</i>				
<i>Woodland</i>				

*Regional Vicinity refers to within a [2] mile CNDDDB search radius and CNPS 9-Quad search of the project site.

FE = Federally Endangered FT = Federally Threatened

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CRPR (CNPS California Rare Plant Rank):

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CRPR Threat Code Extension:

- .1=Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)
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Appendix C

Flora and Fauna Compendium

Plant and Animal Species Observed Within the Study Area on November 22, 2017

Scientific Name	Common Name	Status	Native or Introduced
Plants			
Shrubs			
<i>Baccharis salicifolia</i>	mulefat	None	Native
<i>Malosma laurina</i>	laurel sumac	None	Native
<i>Nicotiana glauca</i>	tree tobacco	None	Introduced
Palmaceae	palm	None	N/A
<i>Pennisetum</i> Rich. Ex Pers.	fountain grass	None	Native/Introduced
Herbs			
<i>Heterotheca grandiflora</i>	telegraph weed	None	Native
Grasses			
<i>Kali tragus</i>	Russian thistle	None	Introduced; Invasive Weed
Wildlife			
<i>Corvus brachyrhynchos</i>	American crow	None	Native
<i>Haemorphus mexicanus</i>	house finch	None	Native
<i>Spinus psaltria</i>	lesser goldfinch	None	Native
<i>Zenaida macroura</i>	mourning dove	None	Native

United States Department of Agriculture (USDA) Natural Resources Conservation Service Plants Database (2017) USDA, NRCS. 2017. The PLANTS Database (<http://plants.usda.gov>, 27 December 2017). National Plant Data Team, Greensboro, NC 27401-4901 USA.

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Appendix D

Representative Site Photographs



Photograph 1. View looking north toward the northern half of the project site



Photograph 2. View looking east toward the eastern side of the project site and Interstate-5



Photograph 3. View looking southwest toward southern half of the project site



Photograph 4. View looking north of palm trees at northern edge of project site



Photograph 5. View looking south from eastern edge of project site



Photograph 6. View looking north from eastern edge of project site with Interstate 5 to the east



Photograph 7. View looking west toward staged steel beams and potential homeless camp



Photograph 8. View looking north toward k-rails and paved portion of the project site