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**NOTICE OF PREPARATION**

**Date:** February 1, 2010  
**To:** Interested Parties  
**Subject:** NOTICE OF PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT  
**Lead Agency:** City of Burbank  
150 North Third Street  
Burbank, CA 91502  
**Contact:** Tracy Steinkruger, Senior Planner

The City of Burbank publicly announces the initiation of the preparation of a Program Environmental Impact Report (EIR) for the following project, as defined by the California Environmental Quality Act (CEQA) and set forth in Public Resources Code 21065.

The City of Burbank is the Lead Agency for the preparation of the EIR. A description of the proposed project, as well as an explanation of the potential environmental effects, is provided in this Notice of Preparation (NOP). The City will prepare a comprehensive EIR addressing all topics required by CEQA. Thus, no Initial Study has been prepared.

A scoping meeting for agency representatives and the public will be held on February 10, 2010 at 6:00 P.M. at City Hall, Council Chambers, 275 East Olive Avenue Burbank, CA 91502.

Please provide your written comments, including specific statutory responsibilities of your agency, as applicable. Written comments must be received at the earliest possible date, but no later than 30 days after the receipt of this notice. The NOP comment period runs from February 1, 2010 through March 3, 2010. Please send your responses and the name of the contact person to:

Tracy Steinkruger, Senior Planner  
City of Burbank  
Community Development Department  
150 North Third Street  
Burbank, CA 91502

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**Project Title:** Burbank 2035 General Plan Update  
**Project Location:** City of Burbank, Los Angeles County, California  
**Project Description:** The City of Burbank has initiated a comprehensive program to update the City's General Plan. State law requires each city to adopt a comprehensive, long-term general plan for its physical development. The General Plan update addresses land use; mobility; parks, recreation and open space; air quality/climate change; and noise; as well as other issues that are important to the community. Please refer to the attached project description for further information.

**Date:** February 1, 2010

Tracy Steinkruger, Senior Planner

**THIS NOTICE WAS POSTED  
ON FEB 01 2010  
UNTIL MAR 04 2010  
REGISTRAR-RECORDER/COUNTY CLERK**

# THE PROJECT

The proposed project consists of the adoption and implementation of the updated City of Burbank General Plan. The 2035 General Plan update addresses five state-mandated general plan elements (land use; mobility; parks, recreation and open space; and noise), as well as other important issues such as air quality/climate change. The City has undertaken an update to numerous elements of the General Plan to reflect a new vision for the community and to address issues relevant to Burbank today. The updated General Plan establishes an overall development capacity for the city, and serves as a policy guide for determining the appropriate physical development and character of Burbank. Draft versions of several updated General Plan elements are available at the following website:

<http://www.ci.burbank.ca.us/index.aspx?page=654>

The General Plan applies to all properties within the City of Burbank. An Air Quality Element will be included in this General Plan update as an optional element. The Land Use Element was comprehensively updated in 1988. Since that time, there have been numerous amendments to the Land Use Element. The City of Burbank has not updated its citywide Transportation Element since 1964. The Parks, Recreation and Open Space Element was adopted in 1972 and has not been updated since that time. The updated Housing Element, which was recently adopted (in October 2008), is not part of the proposed project.

## Project Location and Setting

The City of Burbank is located in the central portion of Los Angeles County approximately 12 miles north of downtown Los Angeles. The northern part of the city is located along the foothills of the Verdugo Mountains and the western edge of the city is located near the eastern part of the San Fernando Valley. Burbank is bisected by Interstate 5 and adjacent to the Cities of Los Angeles and Glendale (see Figure 1, Regional Location Map). The corporate limits of the City of Burbank encompass approximately 17.4 square miles. The planning area, shown on Figure 2, includes the entire corporate limits of Burbank.

## Project Goals and Objectives

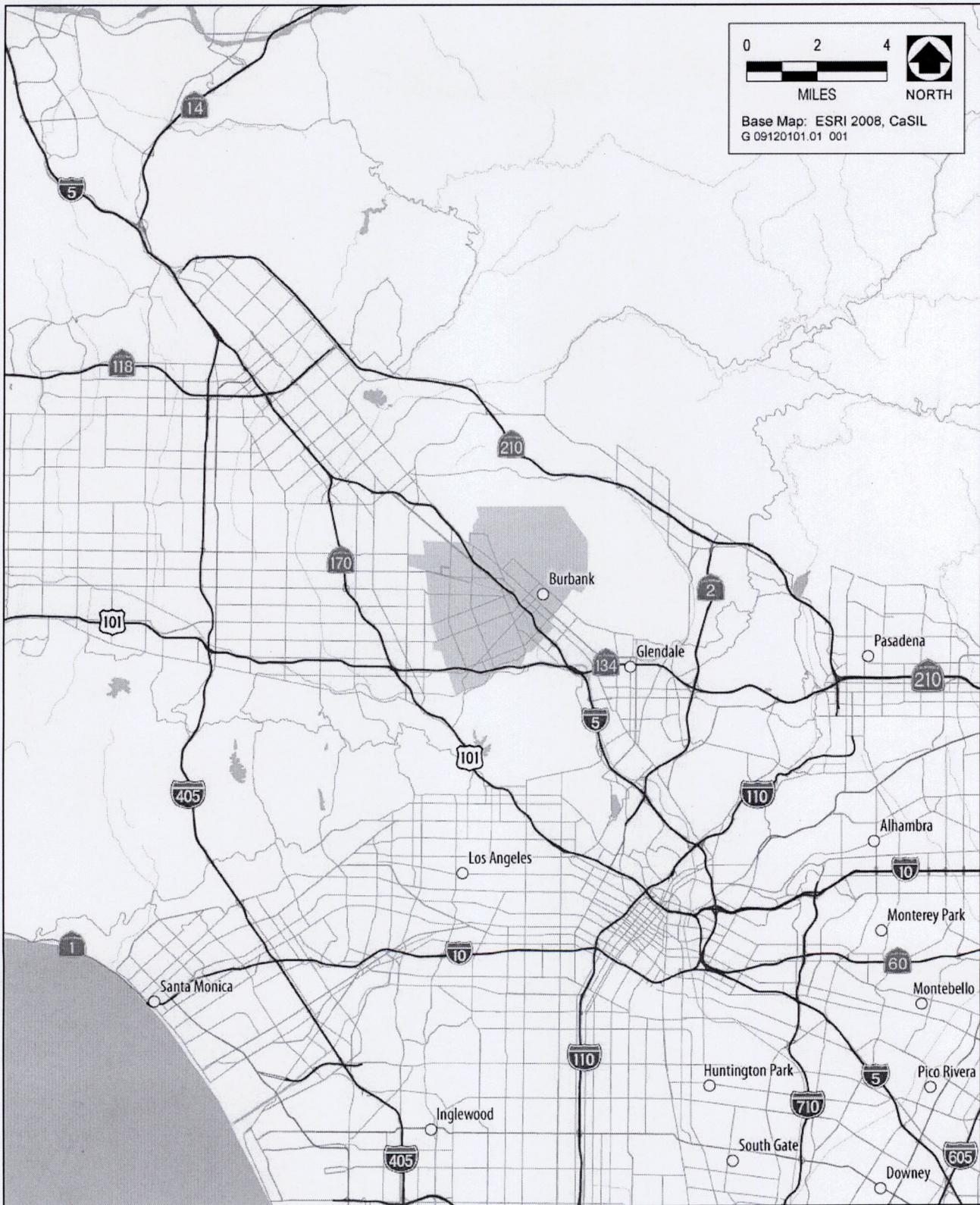
The General Plan serves as the blueprint for future growth and development. As a blueprint for the future, the Plan must contain policies and programs designed to provide decision-makers with a solid basis for decisions related to land use and development. The General Plan includes the community's long-term goals.

**Vision.** The General Plan is built upon the vision of Burbank as both a small town and a big city. While this vision may seem contradictory, these ideas are not incompatible. They support the concept of balance in the community – a careful, planned balance that will allow for an increase in urban conveniences and opportunities while preserving and enhancing the small town quality of life for the community they serve.

**Core Values.** Burbank's vision of balance includes a set of core values identified through the public input process. These values are what have shaped Burbank into a community where over 108,000 people have chosen to live, work, play, and raise their families. The following values have been utilized as the guiding principles for the General Plan update and project objectives for the EIR.

**Small Town Character.** Burbank treasures its small town character that gives residents a sense of belonging and community.

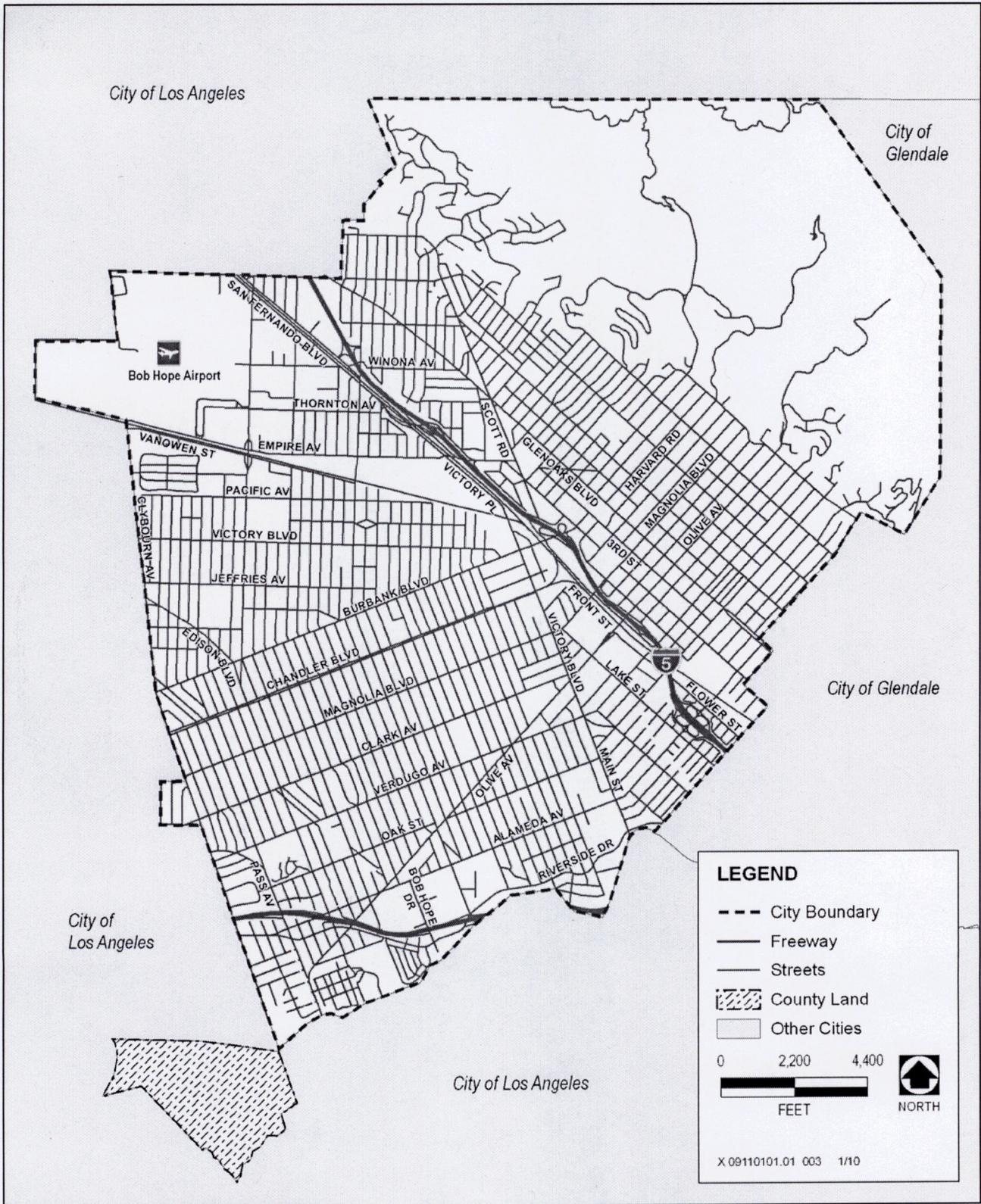
**Balanced Development.** Burbank strives to maintain a delicate balance of land uses to best serve its residents and protect the small town feeling of the community while maintaining its economic vitality.



Source: Adapted by AECOM 2010

**Regional Location Map**

**Figure 1**



Source: City of Burbank 2010, CASIL 1990

**Planning Area**

**Figure 2**

**Community Image and Character.** The architecture, design, and density of new development identifies and further characterizes Burbank as a unique destination.

**Quality Neighborhoods.** Neighborhoods are a basic building block of Burbank's small town atmosphere. Burbank has a commitment to maintain and protect its quality residential neighborhoods.

**Housing Variety.** Burbank has a wide range of housing opportunities aimed at meeting the housing needs of all age groups, family types, and income levels as well as those with special housing needs.

**Ease of Mobility.** Burbank prioritizes streets that are safe and efficient. Parking facilities are planned to meet the needs of both residents and visitors. Convenient public transportation provides mobility within the City and links Burbank to the regional transit system.

**Safety.** Burbank provides a safe and healthy environment and protects all people in the community. The City is prepared to manage and recover from emergencies.

**Economic Vitality.** Burbank has a vibrant, healthy, and diverse economy. The City supports the media businesses that are a vital part of Burbank's economy and seeks to capitalize on this unique aspect of its economic base.

**Open Space and Recreation.** The Verdugo Mountains are a unique natural resource in an urban environment that Burbank is fortunate to enjoy. The preservation of this valuable asset is a priority. Burbank's parks and recreational facilities are valuable resources for the community and are carefully maintained, preserved, and expanded wherever possible.

**Sustainability.** The City makes prudent decisions regarding the amount and location of growth to ensure a high quality of life for present and future generations. Environmentally sound development is encouraged with special attention given to issues such as water and energy conservation, recycling, and public transit.

**Quality Schools.** Burbank schools are a source of pride for the community and a resource to be supported and protected.

**Proactive and Responsive Government.** The City of Burbank listens and responds to the needs and concerns of those in the community. The City provides services and public facilities that support safe, convenient, and attractive neighborhoods; high quality educational, recreational, and social programs; and reliable public utilities.

## **Project Characteristics**

The proposed project includes updates to the following four required General Plan elements:

**Land Use Element.** The Land Use Element is the cornerstone of the General Plan and is the City's fundamental land use and development policy document. The goals, policies, and actions of the Land Use Element provide a blueprint for the physical development of the community and serve as the basis for decision-making by the Planning Board and City Council. More specifically, the Land Use Element does the following:

- ▶ Defines a realistic long-term vision for Burbank through the year 2035
- ▶ Expresses the desires of Burbank residents regarding the physical, social, economic, cultural, and environmental character of the city
- ▶ Serves as a comprehensive guide for making decisions about land use, urban design, economic development, and other related topics such as public facilities and services and parks and open space

- ▶ Serves as the City's framework for land use and community development decisions and provides the legal foundation for all zoning, subdivisions, development plans, and facilities plans

The Land Use Designations Map, which is updated within the Draft Land Use Element, establishes the general pattern of uses in the city and identifies maximum permitted land use densities and intensities. These policy parameters can be used to identify the anticipated level of development within the city over the long term, at so-called "build out". The land use designations discussed in the Land Use Element are not specific to geographic areas of the city and apply to numerous parcels at different locations throughout Burbank. This approach provides simplicity and consistency throughout the community, but can sometimes overlook the unique character and needs of certain areas of the city. The Media District, Rancho, and Downtown areas were previously identified as areas that would benefit from unique policies and standards that would be applicable only to those areas and not to the city at large. This recognition resulted in the adoption of the Media District Specific Plan, the Rancho Master Plan, and the Burbank Center Plan. Each of these documents is maintained separately from the Land Use Element; however, the portions of these documents that address land use goals, policies, and plans are nonetheless considered part of the Land Use Element and are incorporated by reference.

Appendix A to this Notice of Preparation provides a discussion of the residential dwelling units and square feet of non-residential uses that would be anticipated with implementation of the updated General Plan. Appendix B provides a copy of the revised citywide Land Use Designations Map and updated land use maps for the Media District Specific Plan, the Rancho Master Plan, and the Burbank Center Plan. Appendix C provides a map and table of proposed land use designation changes introduced within the General Plan update.

**Mobility Element.** Burbank's Mobility Element (commonly known as circulation or transportation elements in other jurisdictions) provides a framework for the ongoing development of an efficient transportation system that meets the City's mobility goals. The Mobility Element outlines a transportation system needed to support the planned local growth outlined in the Land Use Element of the General Plan and the regional growth identified in County and region-wide plans. Street classifications identified in the Mobility Element are provided as Appendix D to this Notice of Preparation.

The Mobility Element addresses the continued need to manage and plan for new transportation systems that are constructed in a context-sensitive manner that preserve the City's vision and objectives. In particular, the Mobility Element outlines policies and recommendations to expand a core transportation system that supports all necessary forms of transportation. These alternative modes, including bicycle, pedestrian, and transit modes, have traditionally been underserved by prior transportation policy documents and programs. The Mobility Element seeks to achieve balance in the transportation system by making biking, walking, and transit just as viable as traditional automobile transportation. The Mobility Element allows the community to evaluate the community's transportation needs in light of the City's Vision and Core Values so that the efficient movement of people and goods can be achieved while minimizing effects on the community.

**Noise Element.** The Noise Element identifies goals, objectives, and policies addressing major noise sources, existing and future noise levels, and the location and noise exposure of existing and proposed sensitive receptors. The Noise Element describes implementation of noise reduction methods and measures that employ current and innovative practices.

**Parks, Recreation and Open Space Element.** The Parks, Recreation and Open Space Element identifies goals, objectives, and policies that encourage resource protection, preservation of natural and human resources, health, welfare and public well being, and public safety. The Element also addresses provision of parks and recreation opportunities in the city.

The proposed project also includes preparation and adoption of the following optional General Plan element and related implementation plan:

**Air Quality Element.** The Air Quality Element, as an optional element of the General Plan, integrates relationships between land use, transportation and mobility, public health and safety, and energy issues. The Air Quality Element will additionally focus on climate change and greenhouse gas (GHG) emissions.

**Climate Action Plan.** A stand-alone Climate Action Plan will be prepared to establish a community-wide GHG reduction target and present implementation measures necessary to achieve the target.

The proposed project does not include updates to the City's Safety Element, Community Facilities Element, or Housing Element.

### **Implementation of the General Plan Update**

The General Plan update will be implemented through the City's Zoning Ordinance and other City laws, policies, and programs. In some cases, the policies contained General Plan update will stand alone and can be used to guide decisions about land use and mobility issues and projects. In other cases, the policies require further implementation actions.

### **Potential Environmental Effects of the Project**

The Draft Program EIR will evaluate the General Plan update's potential direct, indirect, and cumulative environmental impacts on the following issues.

**Aesthetics.** The EIR will analyze visual changes that could occur as a result of the land use changes in the General Plan update.

**Agricultural Resources.** The EIR will describe any existing agricultural resources located within the planning area and analyze potential impacts from land use changes in the General Plan update on the agricultural resources in the planning area.

**Air Quality and Climate Change.** The EIR will analyze air quality impacts in accordance with South Coast Air Quality Management District-recommended methodologies and significance criteria for the General Plan. As required by the CEQA Guidelines, as amended December 31, 2009, the EIR analysis will include a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of GHG emissions resulting from implementation of the General Plan. The EIR will evaluate whether the estimated GHG emissions generated by the proposed project constitute a substantial contribution to the significant adverse cumulative impact of climate change. Later project-specific environmental documents may tier from and/or incorporate by reference this programmatic review.

**Biological Resources.** The EIR will disclose and analyze all potentially significant direct, indirect, and cumulative impacts on biological resources potentially resulting from implementation of the proposed General Plan update.

**Cultural Resources.** The EIR will discuss potential cultural resource impacts on known cultural resources including traditional cultural properties, cultural landscapes, architectural properties, and early Native American and historic-era sites, features, and artifacts known to exist in the planning area.

**Geology and Soils.** The EIR will describe citywide geologic conditions and hazards, and how they may potentially affect build out of the General Plan.

**Hazards and Hazardous Materials.** The EIR will describe known hazardous waste sites and potential generators of hazardous materials, and how they may potentially affect build out of the General Plan.

**Hydrology/Water Quality.** The EIR will evaluate the General Plan's impact on the existing drainage and water quality conditions of the planning area.

**Land Use and Planning.** The EIR will analyze land use changes that would occur within the General Plan update and identify potential conflicts between existing and proposed uses.

**Mineral Resources.** The EIR will evaluate the General Plan's impact on any designated mineral resource zones or active mineral resource areas that may be located within the planning area.

**Noise.** The EIR will identify sensitive receptors and evaluate their relative exposure to short-term noise impacts. The compatibility of the proposed sensitive land uses in terms of both exterior and interior noise levels for both existing and future conditions will be addressed in the EIR.

**Population and Housing.** The EIR will analyze the housing, population, and employment growth opportunities created by the General Plan and compare them to local and regional projections.

**Public Services and Facilities.** The EIR will compare existing demand for police, fire, schools, parks, and other public facilities at baseline to proposed demand under build out of the General Plan.

**Recreation.** The EIR will provide an assessment of the existing parks per 1,000 ratio and compare this to established local, state and national standards, while considering the build out of the General Plan update.

**Transportation/Traffic.** The EIR will document changes to traffic operating conditions due to the General Plan update and evaluate any potential impacts. The EIR will require necessary mitigation measures for identified direct and cumulative traffic impacts associated with the General Plan update.

**Utilities.** The EIR will compare existing demands for water, wastewater, energy, and landfill capacity to anticipated needs at build out of the General Plan.