



2.0 Introduction and Purpose



2.0 INTRODUCTION AND PURPOSE

2.1 PURPOSE OF THE EIR

The purpose of this (EIR) is to review the existing conditions, analyze potential environmental impacts, and identify feasible mitigation measures to avoid or lessen the Project’s potentially significant effects. This EIR addresses the Project’s environmental effects, in accordance with CEQA Guidelines §15161. As referenced in the CEQA Guidelines §15121(a), the primary purposes of this EIR are to:

- Inform decision-makers and the public generally of the significant environmental effects of a project;
- Identify possible ways to minimize the significant effects of a project; and
- Describe reasonable alternatives to a project.

The mitigation measures that are identified may be adopted as “Conditions of Approval” to minimize the significance of impacts resulting from the Project. In addition, this EIR is the primary reference document in the formulation and implementation of a mitigation monitoring program for the Project.

The City of Burbank (which is the lead agency and has the principal responsibility of processing and approving the Project) and other public (i.e., responsible and trustee) agencies that may use this EIR in the decision-making or permit issuance process will consider the information in this EIR, along with other information that may be presented during the CEQA process. Environmental impacts are not always mitigatable to a level considered less than significant; in those cases, impacts are considered significant unavoidable impacts. In accordance with CEQA Guidelines §15093(b), if a public agency approves a project that has significant impacts that are not substantially mitigated (i.e., significant unavoidable impacts), the agency must state in writing the specific reasons for approving the project, based on the Final EIR and any other information in the public record for the project. In these instances, CEQA Guidelines §15093 requires a “statement of overriding considerations” to be adopted where the Agency specifies the findings and public benefits for the project that outweigh the significant impacts.

This EIR analyzes the Project’s environmental effects to the degree of specificity appropriate to the proposed actions, as required by CEQA Guidelines §15146. The analysis considers the activities associated with the Project to determine the short- and long-term effects associated with their implementation. This EIR discusses the Project’s direct and indirect impacts, as well as the cumulative impacts associated with other past, present, and reasonably foreseeable future projects.

2.2 COMPLIANCE WITH CEQA

PUBLIC REVIEW OF DRAFT EIR

In accordance with CEQA Guidelines §§ 15087 and 15105, this Draft EIR will be circulated for a 45-day public review period. The public is invited to comment in writing on the information contained in this document. Persons and agencies commenting are encouraged to provide information that they believe is missing from the Draft EIR and to identify where the information can be obtained. All comment letters received will be responded to in writing, and the comment letters, together with the responses to those comments, will be included in the Final EIR.



Comment letters should be sent to:

City of Burbank
Planning Division
Attn: Mr. Mike Porto
150 North Third Street
Burbank, California 91502
mporto@burbankca.gov

FINAL EIR

The Final EIR will consist of the Draft EIR, revisions to the Draft EIR (if any), and responses to all written comments addressing concerns raised in the comments of responsible trustee agencies, the public, and any other reviewing parties. After the Final EIR is completed, and at least ten days prior to the certification hearing, a copy of the response to comments made by public agencies on the Draft EIR will be provided to the commenting agencies and parties.

2.3 EIR SCOPING PROCESS

NOTICE OF PREPARATION

In compliance with the CEQA Guidelines, the City of Burbank provided opportunities for various agencies and the public to participate in the environmental review process. During preparation of the Draft EIR, efforts were made to contact various Federal, State, regional, and local government agencies and other interested parties to solicit comments on the scope of review in this document. This included the distribution of a Notice of Preparation (NOP) (State Clearinghouse Number 2018011049) to various responsible agencies, trustee agencies, and interested parties. In addition, notice of a public scoping meeting for the Project was included in the NOP. The public scoping meeting was held on February 15, 2018 at 6:00 pm in the Community Room (Room 104) on the first floor of the Community Services Building at 150 North Third Street, Burbank.

Pursuant to CEQA Guidelines §15082, the City of Burbank circulated the NOP directly to public agencies (including the State Clearinghouse Office of Planning and Research), special districts, and members of the public who had requested such notice. The NOP was distributed on January 29, 2018, with the 30-day public review period concluding on February 27, 2018.

The purpose of the NOP was to formally announce the preparation of a Draft EIR for the proposed Project, and that, as the Lead Agency, the City was soliciting input regarding the scope and content of the environmental information to be included in the EIR. The NOP provided preliminary information regarding the anticipated range of impacts to be analyzed within the EIR.

Pursuant to Public Resources Code §21080.3.1, on January 26, 2018 the City notified the San Gabriel Band of Mission Indians and the Fernandeño Tatavium Band of Mission Indians of the proposed project and to announce preparation of a Draft EIR. The correspondence served as formal notification that the California Native American tribe has 30 days to request consultation pursuant to this section. As of the publication of this Draft EIR, no request for consultation has been received; refer also to [Section 8.0](#).



The February 15, 2018, public scoping meeting was held with the specific intent of affording interested individuals, groups, and public agencies a forum in which to orally present input directly to the Lead Agency in an effort to assist in further refining the intended scope and focus of the EIR, as described in the NOP.

The NOP is provided as Appendix A, Notice of Preparation, and the NOP comment letters are provided as Appendix B, NOP Comment Letters. The following summarizes the areas of controversy known to the Lead Agency, including issues raised by the public at the Scoping Meeting and in the NOP comment letters, and identifies the EIR section where they are addressed, as applicable:

- Construction and operational air quality emissions associated with the Project (refer to Section 5.1, Air Quality).
- Construction and operational Project impacts on transit services provided along North Avon Street by the Los Angeles County Metropolitan Transportation Authority (Metro) (refer to Section 5.4, Transportation/Traffic).
- Potential opportunities to provide active transportation and transit-oriented development amenities that link the Project site to nearby destinations, including the Hollywood-Burbank Airport, Metro bus stops, and Metrolink and Amtrak rail stations (refer to Section 5.4, Transportation/Traffic).
- Increased traffic and vehicular speeds along North Ontario Street adjacent to existing residences (refer to Section 5.4, Transportation/Traffic, and Section 8.0, Effects Found Not To Be Significant).
- Project impacts on potentially undiscovered archaeological and tribal cultural resources (refer to Section 8.0, Effects Found Not To Be Significant).

2.4 FORMAT OF THE EIR

The Draft EIR is organized into the following sections:

- Section 1.0, Executive Summary, provides summaries of the Project description, environmental impacts, and mitigation measures.
- Section 2.0, Introduction and Purpose, provides CEQA compliance information.
- Section 3.0, Project Description, provides a detailed Project description indicating Project location and setting, background and history, Project characteristics, objectives, phasing, and associated discretionary actions required.
- Section 4.0, Basis of Cumulative Analysis, describes the approach and methodology for the cumulative analysis.
- Section 5.0, Environmental Analysis, contains a detailed environmental analysis of the existing conditions, potential Project impacts, recommended mitigation measures, and possible unavoidable adverse impacts for the following environmental topic areas:



- Air Quality
 - Greenhouse Gas Emissions
 - Noise
 - Transportation/Traffic
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- Section 6.0, *Other CEQA Considerations*, discusses the long-term implications of the proposed action and irreversible environmental changes that would be involved in the proposed action, should it be implemented, are considered. The Project’s growth-inducing impacts, including the potential for population growth, and energy conservation impacts are also discussed.
 - Section 7.0, *Alternatives to the Proposed Action*, describes a reasonable range of alternatives to the Project or its location that could avoid or substantially lessen the Project’s significant impacts and still feasibly attain the Project’s basic objectives.
 - Section 8.0, *Effects Found Not To Be Significant*, provides an explanation of potential impacts that have been determined not to be significant.
 - Section 9.0, *Organizations and Persons Consulted*, identifies all Federal, State, and local agencies, other organizations, and individuals consulted.
 - Section 10.0, *Bibliography*, lists the information sources utilized in preparation of the EIR to support the environmental analysis and findings.
 - Appendices, contains the Project’s technical documentation.

2.5 RESPONSIBLE AND TRUSTEE AGENCIES

Certain projects or actions undertaken by a Lead Agency require subsequent oversight, approvals, or permits from other public agencies in order to be implemented. Such other agencies are referred to as Responsible Agencies and Trustee Agencies. Pursuant to CEQA Guidelines §§ 15381 and 15386, as amended, Responsible Agencies and Trustee Agencies are respectively defined as follows:

“Responsible Agency” means a public agency, which proposes to carry out or approve a project, for which [a] Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA, the term “responsible agency” includes all public agencies other than the Lead Agency, which have discretionary approval power over the project. (§15381)

“Trustee Agency” means a State agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. Trustee Agencies include; the California Department of Fish and Game, the State Lands Commission; the State Department of Parks and Recreation and the University of California with regard to sites within the Natural Land and Water Reserves System. (§15386)

Responsible and Trustee Agencies and other entities that may use this EIR in their decision-making process or for informational purposes include the following, among others:



- California Department of Transportation;
- Regional Water Quality Control Board; and
- South Coast Air Quality Management District.

2.6 INCORPORATION BY REFERENCE

Pertinent documents relating to this EIR have been cited in accordance with CEQA Guidelines §15150, which encourages incorporation by reference as a means of reducing redundancy and the length of environmental reports. The following documents are incorporated by reference into this EIR. Information contained within these documents has been utilized for each section of this EIR. Copies of these documents are available for review at the City of Burbank, Planning Division, located at 150 North Third Street, Burbank, California 91502, and on the City's website: www.burbankca.gov/mediastudios. A brief synopsis of the scope and content of these documents are provided below.

- *Burbank2035 General Plan, adopted February 19, 2013.* The *Burbank2035 General Plan* (Burbank2035) is a “blueprint” policy document, designed to provide guidance on the City’s future physical form and character of development. Burbank2035 includes the following elements: Air Quality and Climate Change; Land Use; Mobility; Noise; Open Space and Conservation; Safety; and Plan Realization. The Housing Element was last updated and integrated into Burbank2035 on January 7, 2014. For each General Plan element, Burbank2035 describes the focus and purpose of the element and its relationship with other Burbank2035 elements and provides a comprehensive list of planning goals and policies. All development projects including subdivisions, public works, redevelopment projects, zoning decisions, and other various implementation tools must be consistent with the General Plan.
- *Burbank2035 General Plan Environmental Impact Report, certified February 19, 2013.* The *Burbank2035 General Plan Environmental Impact Report* (Burbank2035 EIR) is intended to provide decision-makers and the public with information concerning the environmental effects of implementation of Burbank2035. The Burbank2035 EIR includes background data, analyzes potential environmental impacts, identifies Burbank2035 policies and implementation plans that serve as mitigation, and identifies additional mitigation measures to reduce potentially significant effects due to implementation of Burbank2035. The Burbank2035 EIR determined that implementation of the General Plan would result in various irreversible environmental changes in the area including the alteration of the human environment as a consequence of the development process, increased usage of public services and utilities during and after construction, temporary and permanent commitment of energy and water resources as a result of construction, operation, and maintenance of new developments, utilization of various new raw materials for construction, and incremental increased vehicular activity within the City. Other significant environmental effects include increased air quality and noise pollution emissions, potential impacts to historic and archaeological resources, substantial population growth, increased demand for water supplies, and additional traffic and circulation impacts.
- *Burbank Municipal Code, codified through Ordinance 18-3,905, adopted July 17, 2018.* The *Burbank Municipal Code* (BMC) provides regulations for governmental operations, development, infrastructure, public health and safety, and business operations within the City. BMC Title 10, Burbank Zoning Ordinance (Zoning Ordinance) is established to promote the public health, safety, peace, comfort, convenience, prosperity, and welfare of the City and its inhabitants, The Zoning



Ordinance regulates the use of buildings, structures, and land for residential, commercial, industrial and institutional purposes; regulates location, height, bulk, and area covered by buildings and structures; and controls lot size, yards, intensity of land use, signs and off-street parking.