



5.0 Environmental Analysis



5.0 ENVIRONMENTAL ANALYSIS

The City determined that an EIR would be required for the Project. A Notice of Preparation (NOP) was prepared and circulated for the proposed Media Studios Project on January 29, 2018; refer to [Appendix A, *Notice of Preparation*](#). As allowed under California Environmental Quality Act (CEQA) Guidelines §§15063(a) and 15081, the City did not prepare an Initial Study and instead began working directly on the EIR. Agency and public input received during the NOP comment period and the community/scoping meeting were used to inform the scope of the evaluation for the EIR.

This EIR focuses on the potentially significant and significant effects of the Project and documents the reasons for concluding that other effects will be less than significant. The following subsections of the EIR contains a detailed environmental analysis of the existing conditions, Project impacts (including direct and indirect, short-term, long-term, and cumulative impacts), recommended mitigation measures and unavoidable significant impacts for the following environmental issue area:

- 5.1 Air Quality
- 5.2 Greenhouse Gas Emissions
- 5.3 Noise
- 5.4 Transportation/Traffic

Each potentially significant environmental issue area is addressed in a separate section of the EIR and is organized into the following subsections:

- “Environmental Setting” describes the physical conditions that exist at the present time and that may influence or affect the issue under investigation.
- “Regulatory Setting” lists and discusses the laws, ordinances, regulations, and standards that apply to the Project.
- “Impact Thresholds and Significance Criteria” provides the thresholds that are the basis of conclusions of significance, which are primarily the criteria in Appendix G of the CEQA Guidelines (14 California Code of Regulations §§ 15000 – 15387).

Primary sources used in identifying the criteria include the CEQA Guidelines; local, State, Federal, or other standards applicable to an impact category; and officially established significance thresholds. “... An ironclad definition of significant effect is not possible because the significance of any activity may vary with the setting” (CEQA Guidelines §15064[b]). Principally, “... a substantial, or potentially substantial, adverse change in any of the physical conditions within an area affected by the Project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic and aesthetic significance” constitutes a significant impact (CEQA Guidelines §15382).

- “Impacts and Mitigation Measures” describes potential environmental changes to the existing physical conditions that may occur if the proposed Project is implemented. Evidence, based on factual and scientific data, is presented to show the cause and effect relationship between the proposed Project and the potential changes in the environment. The exact magnitude, duration, extent, frequency, range or other parameters of a potential impact are ascertained, to the extent



possible, to determine whether impacts may be significant; all of the potential direct and reasonably foreseeable indirect effects are considered.

Impacts are generally classified as potentially significant impacts, less than significant impacts, or no impact. The “Level of Significance After Mitigation” identifies the impacts that would remain after the application of mitigation measures, and whether the remaining impacts are or are not considered significant. When these impacts, even with the inclusion of mitigation measures, cannot be mitigated to a level considered less than significant, they are identified as “unavoidable significant impacts.”

“Mitigation Measures” are measures that would be required of the Project to avoid a significant adverse impact; to minimize a significant adverse impact; to rectify a significant adverse impact by restoration; to reduce or eliminate a significant adverse impact over time by preservation and maintenance operations; or to compensate for the impact by replacing or providing substitute resources or environment.

- “Cumulative Impacts” describes potential environmental changes to the existing physical conditions that may occur as a result of the proposed Project together with all other reasonably foreseeable, planned, and approved future projects producing related or cumulative impacts.
- “Significant Unavoidable Impacts” describes impacts that would be significant and cannot be feasibly mitigated to less than significant, and thus would be unavoidable. To approve a project with unavoidable significant impacts, the lead agency must adopt a Statement of Overriding Considerations. In adopting such a statement, the lead agency is required to balance the benefits of a project against its unavoidable environmental impacts in determining whether to approve the project. If the benefits of a project are found to outweigh the unavoidable adverse environmental effects, the adverse effects may be considered “acceptable” (CEQA Guidelines §15093[a]).

CEQA provides that an EIR shall focus on the significant effects on the environment and discuss potential environmental effects with emphasis in proportion to their severity and probability of occurrence. During preparation of this EIR, the City of Burbank (City) conducted an analysis of the proposed Project’s effect on specific environmental topic areas, included as part of the Environmental Checklist form presented in CEQA Guidelines Appendix G. Through the course of this evaluation, certain impacts were identified as “less than significant with mitigation,” “less than significant,” or “no impact” due to the inability of a Project of this scope to yield such impacts or the absence of Project characteristics producing effects of this type. These effects are not required to be included in the EIR’s primary environmental analysis sections (Section 5.1 through 5.4). As a result, these issue areas are addressed in Section 8.0, *Effects Found Not To Be Significant*.