

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018041012

Project Title: 777 North Front Street Project

Lead Agency: City of Burbank

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Project Location: Burbank Los Angeles  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The residential component of the Project would include construction of one 279,162 square-foot, seven -story building containing 252 units and one 346,644 square-foot, eight-story building containing 321 units for a total of 573 units. A total of 1,206 parking spaces would be provided for tenants of both residential buildings. The hotel component of the Project would include on 212,250 square-foot, seven-story building containing 307 hotel rooms and 327 associated parking spaces. The Project would also include a 1,067 square-foot retail gallery, which would have 4 parking spaces. Project amenities would include open space, consisting of courtyards, a pool deck, transit public plaza, and private balconies. Primary access would be provided by Front Street. The proposed Project would require the following approvals: a Specific Plan Amendment to the Burbank Center Plan; rezoning Planned Development (PD) zone and Zone Map Amendment; Development Agreement between the City and the Project applicant; Vesting Tentative Tract Map; Purchase and Sale Agreement to sell a City parcel to the Project applicant; and approval of associated building and engineer permits to facilitate the creation of open space and pedestrian access to and from Downtown Burbank to the Project site via a new pedestrian bridge and elevator. Due to issues raised on comments provided for the Draft EIR, the Recirculated Draft EIR includes revisions to Section 4.2, Air Quality; Section 4.5, Greenhouse Gas Emissions; and Appendix D, Air Quality and Greenhouse Gas Study. The Project Description has also been included to provide Project details.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality: Maximum daily NOx emissions generated during Project construction would exceed SCAQMD thresholds. Impacts would be less than significant with incorporation of mitigation measure AQ-2, which would require the use of all hauling trucks to use higher efficiency engines. Maximum daily NOx emissions generated during Project operation would exceed SCAQMD thresholds if construction phases overlapped with operation of Building 1. This temporary impact would be less than significant with the implementation of Mitigation Measure AQ-3, which would require either (1) the use of Tier 4 construction equipment during construction activities that overlap with building occupancy, or (2) the delay of building occupancy until all construction activities are completed to prevent overlapping.

The GHG emissions section includes a quantitative analysis of the GHG emissions and an expanded qualitative analysis to include the Project's consistency with the California Air Resources Board's 2017 Scoping Plan.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

During the public comment period for the Notice of Preparation (NOP), commenters communicated concerns regarding impacts related to air quality, hazards, noise, and traffic and transportation. With the exception of traffic impacts to the Burbank Boulevard and I-5 Southbound Off-Ramps/Front Street intersection which was found to be significant and unavoidable, impacts to the aforementioned areas of concern were determined to be less than significant, or less than significant with incorporation of mitigation.

Based on comments received for the GHG analysis, the section now includes a quantitative analysis of the GHG emissions and an expanded qualitative analysis to include the Project's consistency with the California Air Resources Board's 2017 Scoping Plan.

Revisions to the air quality section includes a re-analysis of the air quality emissions calculations (using the California Emissions Estimator Model [CalEEMod]) based on an increase in the estimated amount of grading from approximately 90,000 cubic yards in the Draft EIR to 127,000 cubic yards under the Recirculated Draft EIR. In addition, the analysis includes an estimate of the overlapping operation and construction emissions between 2022 and 2025, which would exceed the threshold for nitrogen oxides (NOX) emission. As such, a new mitigation measure (AQ-3 – NOX Reduction from Combined Operational and Construction Emissions) has been added to reduce the impact to a less than significant level.

Provide a list of the responsible or trustee agencies for the project.

Los Angeles Regional Water Quality Control Board