

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2018041012

Project Title: 777 North Front Street Project

Lead Agency: City of Burbank Contact Person: Leonard Bechet
Mailing Address: 150 North Third Street Phone: (818) 238-5250
City: Burbank Zip: 91510 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Burbank
Cross Streets: North Front Street/ Burbank Boulevard Zip Code: 91510
Longitude/Latitude (degrees, minutes and seconds): 34 ° 10 ' 57.87" N / 118 ° 19 ' 02.17" W Total Acres: 8.09
Assessor's Parcel No.: 2449-037-013 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 5 Waterways: None
Airports: Bob Hope Airport Railways: Metrolink Schools: Burbank High School

Document Type:

CEQA: [ ] NOP [x] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec Other: Recirculation [ ] FONSI

Local Action Type:

Governor's Office of Planning & Research

[ ] General Plan Update [x] Specific Plan [x] Rezone JULY 01 2019 [ ] Annexation
[x] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [x] Site Plan [ ] Land Division (Subdivision, etc.) [x] Other: Development Re

Development Type:

[x] Residential: Units 573 Acres Employees
[ ] Office: Sq.ft. Acres Employees
[x] Commercial: Sq.ft. 1,067 Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[x] Recreational: Courtyard, Pool deck, Transit public plaza
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[x] Other: Hotel: 307 Units; 212,350 Sq. ft.

Project Issues Discussed in Document:

[ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [ ] Water Quality
[x] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[ ] Archeological/Historical [ ] Geologic/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[ ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [ ] Noise [ ] Solid Waste [ ] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation [x] Other: Greenhouse Gas

Present Land Use/Zoning/General Plan Designation:

General Plan Land Use designation: Downtown Commercial; Zoning: Auto Dealership (AD)

Project Description: (please use a separate page if necessary)

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 and associated parking spaces. 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. Project amenities would include open space, consisting of courtyards, a pool deck, transit public plaza, and private balconies. 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).

State Clearinghouse Contact: (916) 445-0613

State Review Began: 7-1-2019

SCH COMPLIANCE 8-14-2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 5
Cal Fire
Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
X DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
X ARB: Major Industrial/Energy Resources, Recycl. & Recovery
X SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 4
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
X Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2018041012

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 7/10)

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u>        | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u>                 |
| <input checked="" type="checkbox"/> Caltrans Planning                   | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                | Other: _____   |
| <input type="checkbox"/> Health Services, Department of                 | Other: _____   |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date July 1, 2019 Ending Date August 14, 2019

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>SJ4 Burbank LLC c/o La Terra Development</u>
Address: <u>250 E. 1st Street, Suite 1400</u>	Address: <u>777 South Highway 101, Suite 107</u>
City/State/Zip: <u>Los Angeles, California 90012</u>	City/State/Zip: <u>Solana Beach, California 92075</u>
Contact: <u>Susanne Huerta, Project Manager</u>	Phone: _____
Phone: <u>(213) 788-4842 ext 104</u>	

Signature of Lead Agency Representative: *[Signature]* Date: 6/27/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.