

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.) [ ] FONSI
[ ] Mit Neg Dec Other:

Local Action Type:

[ ] General Plan Update [X] Specific Plan [X] Regional Annexation
[X] General Plan Amendment [ ] Master Plan [ ] 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:

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

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. A total of 1,143 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 307 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.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 3 - 22 - 2019

SCH COMPLIANCE 5 - 6 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
X Conservation
X CDFW # 5
X Cal Fire
X Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
X ARB: Major Industrial/Energy Resources, Recycl. & Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 4
X 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

2018041012

SCH#:
Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 3 / 23)

**Reviewing Agencies Checklist**

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

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|---|--|
| <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 |  |

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

Starting Date March 22, 2019 Ending Date May 6, 2019

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**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 301</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>	

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Signature of Lead Agency Representative: *S. Huerta* Date: 3/21/19

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