

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 #: _____

Project Title: De Soto/Burbank Master Plan Project

Lead Agency: City of Los Angeles

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

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

The project site is located in the northwest quadrant of the intersection of De Soto Avenue and Burbank Boulevard in the Warner Center 2035 Plan area within the Woodland Hills community of the City of Los Angeles (Project Site). The De Soto/Burbank Master Plan Project (Project) includes the phased demolition of 12 low-rise commercial buildings (Existing Buildings) and other improvements and the phased construction of a mixed-use development consisting of 10 new buildings (New Buildings), varying in height from approximately 35 feet (two levels) to 350 feet (24 levels) in height. The Project would be constructed in eight phases and includes a total of approximately 2,634,268 square feet of floor area, with approximately 1,175,513 square feet of residential floor area and approximately 1,458,755 square feet of non-residential floor area, consisting of office, retail, restaurant and hotel uses. The Project's residential uses consist of approximately 1,009 multi-family units, including 841 apartment units and approximately 168 condominium units. The Project's non-residential uses include approximately 1,140,746 square feet of office space, approximately 7,731 square feet of ground-floor restaurant space, approximately 15,741 square feet of ground-floor retail space, approximately 35,311 square feet of ground-floor restaurant and/or retail space, approximately 26,762 square feet of ground-floor office and/or retail space, an approximately 157,535 square-foot hotel with 228 hotel rooms, and approximately 4,068 square feet of community space. The overall floor area ratio (FAR) for the Project is 2.52:1. Project parking would be provided within subterranean and podium levels beneath and within eight of the ten New Buildings (New Buildings 1, 2, 3, 5, 6, 7, 8 and 9). Parking for New Buildings 4 and 4a would be provided in podium levels and an attached parking structure in New Building 4. No stand-alone parking structures are proposed. Upon Project completion, onsite parking structures would provide 1,627 residential spaces and 3,921 non-residential spaces, for a total of 5,548 parking spaces. The Project initially included 1,340 long-term bicycle parking spaces and 282 short-term bicycle spaces, for a total of 1,622 bicycle parking spaces. The City has since amended its bicycle parking ordinance, which has resulted in a reduction of required bicycle parking for the Project. Accordingly, the Project will include 870 long-term bicycle parking spaces and 264 short-term bicycle parking spaces, for a total of 1,134 bicycle parking spaces. In addition, a minimum of 280 parking spaces for motorcycles/scooters will be included as part of the Project.

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

The Tiered Initial Study is tiered from the Final Environmental Impact Report (WC2035 Plan FEIR) for the Warner Center 2035 Plan (WC2035 Plan), which includes mitigation measures intended to mitigate the identified significant impacts associated with the assumed level of buildout under the WC2035 Plan. The WC2035 Plan FEIR also recommends project-specific mitigation measures to mitigate project-level significant impacts. Therefore, the environmental review for the proposed Project will rely on and tier off of the WC2035 Plan FEIR, and applicable mitigation measures identified in the WC2035 Plan EIR would apply in whole or in part to the proposed Project. The Tiered Initial Study recommends implementation of 119 applicable mitigation measures to the Project that were approved as part of the WC2035 Plan FEIR. All of the mitigation measures are described within the Tiered Initial Study.

The WC2035 Plan FEIR and the Project would implement mitigation measures that are applicable to the Project but would not reduce impacts to a less than significant level, thus resulting in significant and unavoidable impacts. The Project would

result in significant and unavoidable impacts, as presented in the WC2035 Plan FEIR, relating to the following: (1) violating air quality standards or contributing substantially to existing or projected air quality violations during Project operation; (2) cumulatively considerable net increase of criteria pollutants for PM10 and PM2.5 during Project operation; (3) exposing sensitive receptors to substantial pollutant concentrations during Project construction; (4) generating GHG emissions during Project construction and operation; (5) conflicting with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions; (6) exposing persons to, or generation of, noise levels in excess of standards published in plans or standards during onsite Project construction and traffic noise; (7) exposure of persons to, or generation of, excessive groundborne vibration during Project construction; (8) a substantial permanent increase in ambient noise levels due to traffic noise levels; (9) a substantial temporary or periodic increase in ambient noise levels during Project construction; and (10) intersection and arterial level of service impacts.

The Project would result potentially significant effects, but the Tiered Initial Study recommends implementation of 119 applicable mitigation measures to the Project that were approved as part of the WC2035 Plan FEIR to reduce impacts to a less than significant level. All of the mitigation measures are described within the Tiered Initial Study. The areas that would be mitigated to less than significant levels with mitigation measures are: (1) degrading existing visual character or quality of the site; (2) creating a new source of substantial light or glare; (3) violating air quality standards during Project construction; (4) resulting in a cumulatively considerable net increase of any criteria pollutant; (5) exposing sensitive receptors to substantial pollutant concentrations during Project construction; (6) interfering substantially with the movement of any native resident or migratory fish or wildlife species; (7) conflicting with local policies or ordinances protecting biological resources; (8) exposing people or structures to potential substantial adverse effects involving strong seismic ground shaking; (9) being located on a geologic unit or soil that is unstable; (10) being located on expansive soil; (11) creating a significant hazard to the public or environment through the routine transport, use or disposal of hazardous materials; (12) creating a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; (13) emitting hazardous emissions or handling hazardous waste within 0.25 miles of an existing or proposed schools; (14) impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan; (15) violating any water quality standards or waste discharge requirements; (16) substantially depleting groundwater supplies; (17) substantially altering the existing drainage pattern of the site or area to result in substantial erosion or siltation; (18) substantially altering the existing drainage pattern of the site or area or increasing the rate or amount of surface runoff to result in flooding; (19) creating or contributing runoff water which would exceed capacity of stormwater drainage systems; (20) substantially degrading water quality; (21) exposing persons to or generation of noise levels in excess of standards during Project construction; (22) fire protection services during Project construction; (23) police protection services during Project construction; (24) school services during Project construction; (25) park services during Project operation; (26) library services during Project operation; (27) increasing the use of existing neighborhood and regional parks and facilities that would lead to substantial physical deterioration of the facilities; (28) resulting in inadequate capacity to serve the Project's wastewater treatment demand; (29) resulting in construction of new storm water drainage facilities; (30) having sufficient water supplies available to serve the Project; (31) conflicting with adopted energy conservation plan during Project construction and operation; and (32) cumulatively considerable impacts as a result of the Project and the effects of past projects, current projects, and probable future projects. The applicable mitigation measures that would reduce the above-listed impacts to a less than significant level are captured within the WC2035 Plan FEIR and are not new mitigation measures that were not introduced as part of the WC2035 Plan FEIR. Separate from the mitigation measures as included in the WC2035 Plan FEIR, three additional mitigation measures are recommended as a result of consultation between the Native American tribes and the City in regard to tribal cultural resources. The mitigation measures include a Native American monitor to observe all clearing, grubbing, and grading excavations, consultation with the Tribe on the disposition and treatment of any tribal cultural resources encountered during the Project, and to cease work if human remains or funerary objects are encountered during any activities associated with the Project. Implementation of these mitigation measures would result in less than significant impacts on tribal cultural resources.

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

No public comments have been received thus far on the Tiered Initial Study/Negative Declaration.

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

City of Los Angeles (Lead Agency)