U.S. Department of Housing and Urban Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58

Project Information

Project Name: The Village at Fairview Project

Responsible Entity: City of Burbank

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: N/A

RE Preparer: Maribel Leyland, Housing Authority Manager

RE Certifying Officer Name and Title: Patrick Prescott, Community Development Director

Consultant (if applicable): Environmental Science Associates

Direct Comments to: Karen Chavez, Associate Planner, 150 N. Third St. P.O. Box 6459 Burbank, CA. 91510, KChavez@burbankca.gov

Project Location: 2321 – 2335 North Fairview Street, Burbank, CA 91054. **Figure 1**, *Regional and Local Vicinity*, shows the location of the Project Site from a regional and local perspective.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]: The Project consists of the demolition of seven existing residential buildings across four adjacent parcels; merging the four existing parcels into one parcel; and construction of an apartment-style multifamily residential building with a one-story subterranean parking garage, common open space, and extensive landscaping, as illustrated in **Figure 2**, *Proposed Site Plan*. The Project would first demolish the seven existing on-site single-family and multi-family residential buildings and associated paving, landscaping, and other improvements to allow for construction of the proposed Project. Following site clearance, the Project would construct approximately 60,904 square feet of residential space consisting of 60 affordable units within a three- to four-story multi-family affordable residential development including 23 one-bedroom units, 22 two-bedroom units, 12 three-bedroom units, and 3 four-bedroom units. **Figure 3**, *Floor Plan – Levels 1 and 2*, and **Figure 4**, *Floor Plan – Levels 3 and 4*, illustrates the proposed location of the residential units by level. The proposed residential unit types are summarized by floor below in **Table 1**, *Residential Unit Summary by Building Level*.

TABLE 1

RESIDENTIAL UNIT SUMMARY BY BUILDING LEVEL

Building Level	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	Total
Level 1	3	5	3	1	**12**
Level 2	8	6	3	1	**18**
Level 3	8	6	3	1	**18**
Level 4	4	5	3	-	**12**
Total by Unit Type	***23***	***22***	***12***	***3***	***60***

Source: Y&M Architects, 2024

The Project requires a number of concessions/incentives and/or waivers to allow for the Project's proposed height, density, and other modifications per the State Density Bonus Law pursuant to California Government Code Section 65915 and Burbank Municipal Code (BMC). More specifically, the Project is seeking approvals to allow for a 122-percent density increase, from the maximum allowable 27 units to 60 affordable units; a parking reduction from the required 114 stalls to 60 parking stalls; a building height limit increase from 3 to 4 stories;; a common open space reduction from the required 9,000 square feet to 5,832 square feet; a private open space reduction from 3,000 square feet to 0 square feet; an exemption from the average setback and plane breaks for the front and the (2) side yard areas, and an exemption to allow the semi-subterranean garage to encroach into the minimum required front yard setback area. . The requested incentives and concessions for the Project are summarized below in **Table 2**, *Summary of Project Incentives*.

TABLE 2

SUMMARY OF PROJECT INCENTIVES

Concession/Waiver Request	**Project Incentive, Concession and/or Waiver Requests**	**Authority/Code Section**
Density Bonus	- 122% Density Increase	Unlimited Density Pursuant to CA Govt. Code Section 65915(f)(3)(d)(ii)
On-Site Parking Requirement	- Parking Reduction from 114 Required Spaces to 60 Spaces	CA Govt. Code Section 65915(p)(3)(a), since the Project is located within one-half mile of a Major Transit Stop
Height Increase	- Height Increase from 3 Stories to 4 Stories	Height increase up to 3 additional stories or 33 feet pursuant to CA Govt. Code Section 65915(d)(2)(d)
Incentives/Concessions	- Exemption from Average Setback and Plane Break Requirements along the front and both sides - Reduction in required Landscaping on the lot from 15% to 14% (includes reduction in required number of trees and landscape dimensions) - Reduction in required Open Space (includes reduction in common and private open space) - Exemption from Encroachment into Yard Areas to allow the semi-subterranean garage to encroach into the minimum required front yard setback area	CA Govt. Code Section 65915(d)(2)(d)

Source: Y&M Architects, 2024

Elevations from N. Fairview Street are provided in **Figure 5**, *Proposed Elevations*. As shown in Figure 5, the building height would be approximately 34 feet and 6 inches to the top of the roof line along the N. Fairview Street frontage (three-story portion of the building), and 49 feet – 2 inches to the top of the roof at the rear of the structure (i.e., four-story portion of the building along the Project's west-facing facade). As also shown in Figure 5, the building façade would include a mix of building materials, colors, and textures to provide interest and visually break up the building's massing. The exterior building materials would primarily include earth-toned plaster and concrete lap siding with wood trellises, wood and stone veneers, earth-toned vinyl windows, and dark asphalt roofing shingles (see Figure 5).

Mechanical equipment [e.g., heating, ventilation, and air conditioning (HVAC)] would be located on the roof of the building. In addition, the Project would include the installation of a new ground-level transformer vault in the southeastern portion of the Project Site adjacent to the entrance to the subterranean parking garage (see Figure 6 below). A six-foot-tall concrete block wall would be installed along the Project's perimeter and two six-foot-tall metal fenced gates would be installed along the Project's eastern and western boundaries along N. Fairview Street.

Open Space and Landscaping

As illustrated in Figure 2, the Project would include approximately 5,832 square feet of common open space throughout the Project Site inclusive of a 2,660-square-foot landscaped central courtyard and a 3,172-square-foot landscaped rear courtyard. **Figure 6**, *Landscape Plan*, illustrates the proposed landscaping features to be provided for the Project. As shown in Figure 6, proposed amenities include a tot lot, outdoor fitness area, walking path, and a community room. Additionally, a total of 3,833 square feet of landscaping would be provided throughout the Project Site including 1,281 square feet of landscaping on the ground-level common areas and 2,552 square feet of podium landscaping.

Access and Parking

Vehicular access to the Project Site would be provided via an 18-foot-wide access driveway apron along N. Fairview Street in the southwestern most portion of the Project Site, with a two-way 20-foot-wide ramp providing access to and from the subterranean parking garage. Vehicular parking would be provided within a one-story subterranean parking garage consisting of 60 parking spaces with one EV ADA parking space, one van ADA parking space, and two standard ADA parking spaces. On-street parking would also be available along N. Fairview Street. The Project would also provide seven bicycle parking spaces within a bicycle storage room located in the subterranean parking garage. **Figure 7**, *Floor Plan – Subterranean Parking Level*, illustrates the configuration of the Project's underground parking garage.

Pedestrian access to the Project Site would be provided along N. Fairview Street via an entryway adjacent to the lobby and two gates through the 6-foot-high perimeter fence located at the southeastern and northeastern corners of the building along the N. Fairview Street Project frontage.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:
The purpose of the Project is to provide affordable housing units to individuals and families in Burbank, California. The Project is needed due to the lack of affordable housing in the State of California and current trends of housing cost burden.

Existing Conditions and Trends [24 CFR 58.40(a)]:
The Project Site is located in the City of Burbank, Los Angeles County, and within the San Fernando Valley, which is bounded on the north by the Santa Susana and San Gabriel Mountains, on the east by the Verdugo Mountains, on the south by the Santa Monica Mountains. The Project Site is bounded by Thornton Avenue to the north, Empire Avenue to the south, N. Fairview Street to the east, and N. Ontario Street to the west.

The Project is comprised of four adjacent lots totaling 27,192 square feet (or 0.62 acres) at 2321 – 2335 N. Fairview Street (Project Site) (Assessor's Parcel Numbers [APNs] 2464-005-030; 031;073; and 033). The Project Site is currently developed with seven one- and two-story single-family and multi-family residential buildings, all of which are over 50 years of age, having been constructed from 1941 to 1963. Among these on-site structures are two two-story apartment building, one single-story apartment building, four one-story single-family homes, and three concrete surface parking lots, as well as associated landscaping consisting of ornamental trees, shrubs, and turf areas. As part of the Proposed Project, the seven existing structures on-site consisting of 16 dwelling units would be demolished in preparation for the new construction of a four-story multi-family affordable residential development, which is supportive of the City's goal of providing additional housing opportunities to a range of income levels within the City.

The Project Site abuts a mix of residential uses. The Project Site is also within a one-mile radius from the nearby Hollywood Burbank Airport. The Project Site is completely urbanized and thus does not contain any native habitat or notable vegetation other than ornamental landscaping including trees, shrubs, and turf areas. None of the existing on-site tree (non-street tree) species are listed on the City's Protected Tree list. Four street trees are located along the Project Site's N. Fairview Street frontage, including two camphor trees (*Cinnamomum camphora*) and two coast live oak trees (*Quercus agrifolia*).

Regional access to the Project Site is provided via the Interstate 5 (I-5) to the north, State Route 134 (SR-34) to the south, and SR-170 to the west. Local access to the Project Site is provided via North Hollywood Way to the west, designated as a major arterial; Empire Avenue to the south, designated as a major arterial; Thornton Avenue to the north, designated as a collector; and North Buena Vista Street to the east, designated as a secondary arterial.[1]

In addition, according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) (No. 06037C1328F and 06037C1329F), the Project Site is located within Flood Zone X, which is an area identified as having minimal risks of flood hazards.[2]

Funding Information

Grant Number	HUD Program	Funding Amount
M-24-MC-06-0504	CPD HOME funds	$2,500,000

Estimated Total HUD Funded Amount: $2,500,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]**: Total: $45,637,865**

1 City of Burbank, 2023. Burbank2035 General Plan Mobility Element. Available at: https://www.burbankca.gov/documents/173607/1541047/20130213_Chapter+4+-+Mobility.pdf/2dbe459b-51c0-d5e4-c04f-1939d702757d?t=1637190570870, accessed October 23, 2024.

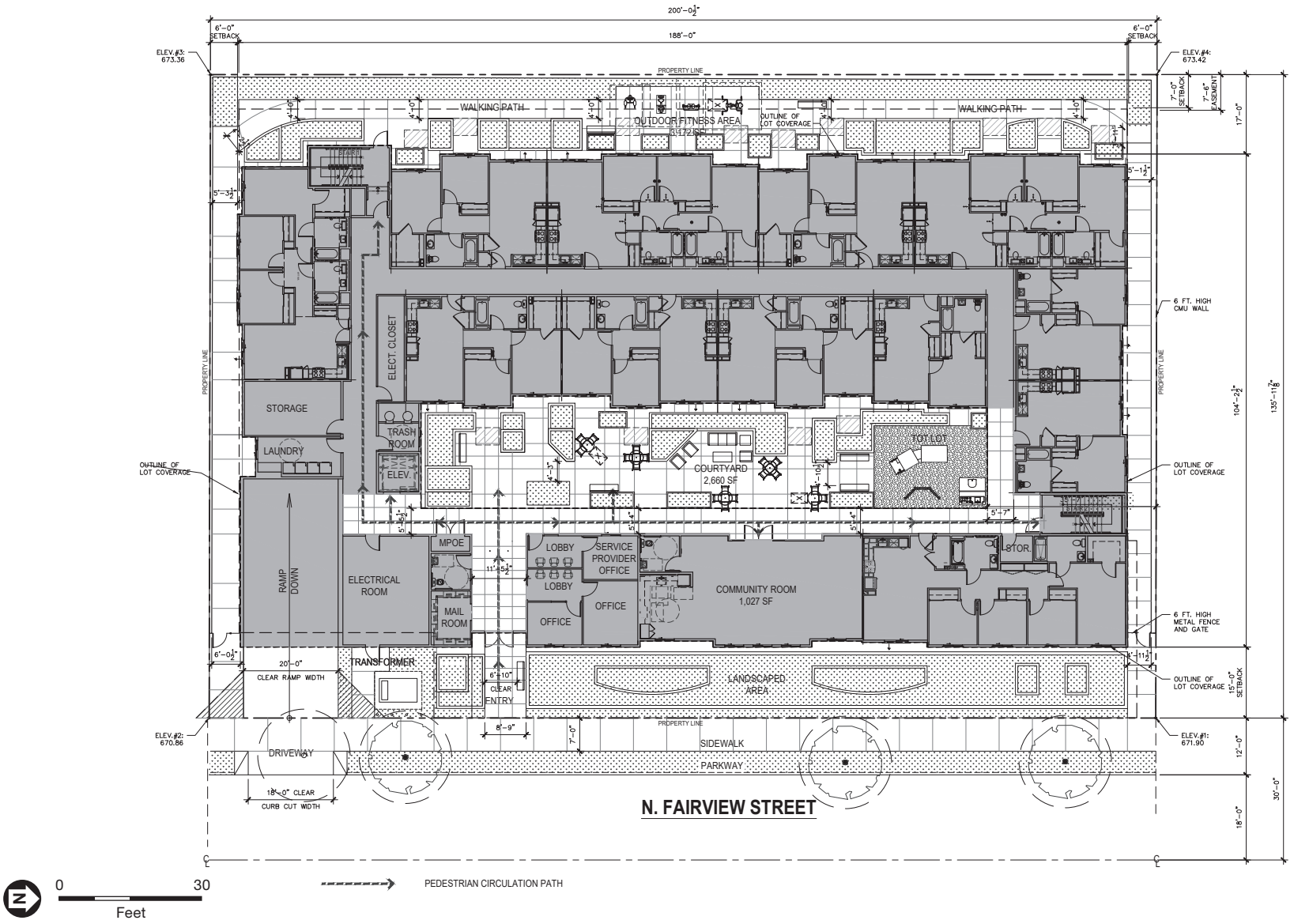
2 FEMA, 2024. National Flood Hazard Layer (NFHL) Viewer (FIRM No. 06037C1328F and 06037C1329F). Available: https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd, accessed October 23, 2024.

SOURCE: Los Angeles County, 2024; ESA, 2024

The Village at Fairview Project

Figure 1
Regional and Local Vicinity

ESA



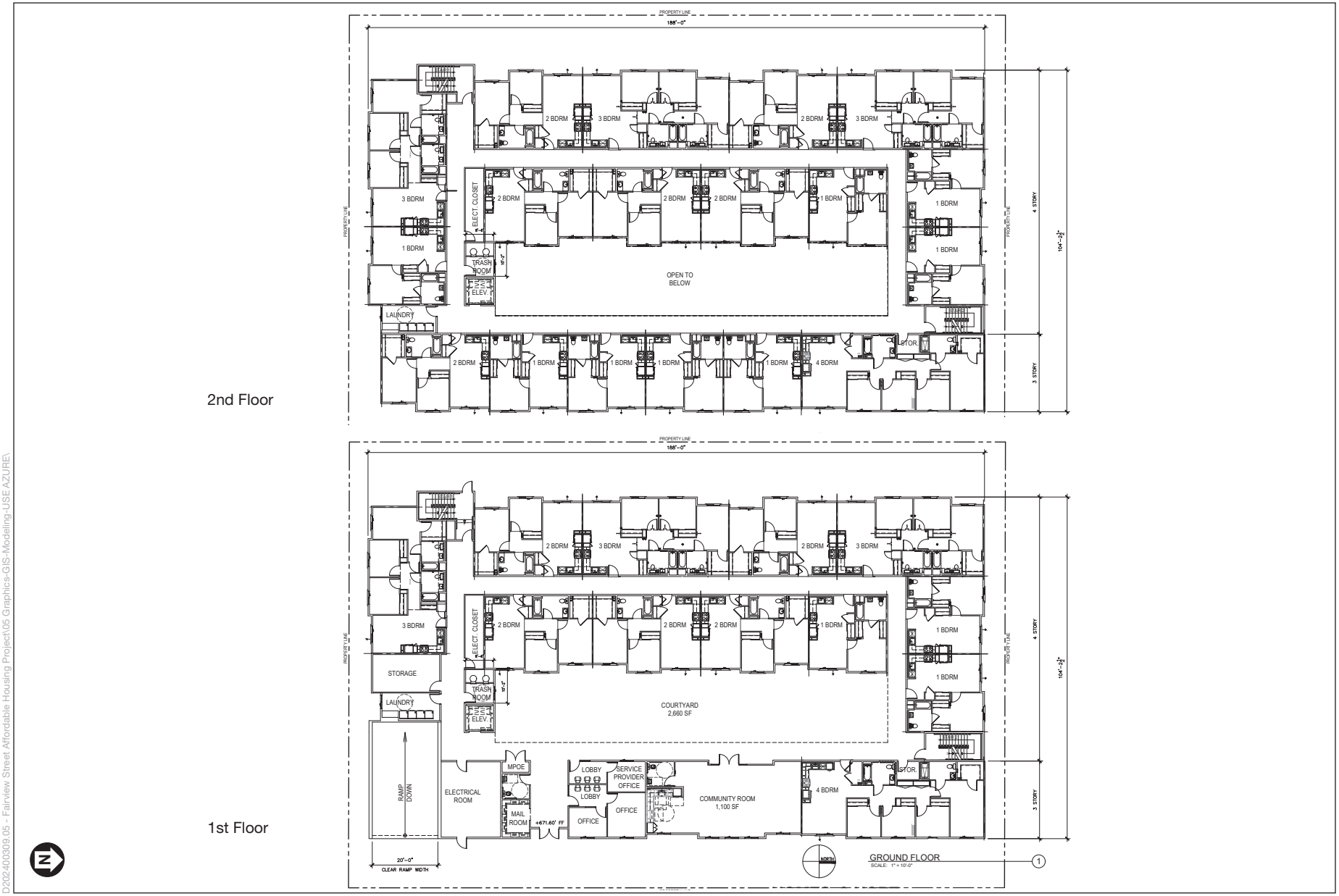
D2024003309.05 - Fairview Street Affordable Housing Project\05 Graphics-GIS-Modeling-USE AZURE\

SOURCE: Y&M Architects, 2024

The Village at Fairview Project

Figure 2
Proposed Site Plan

ESA

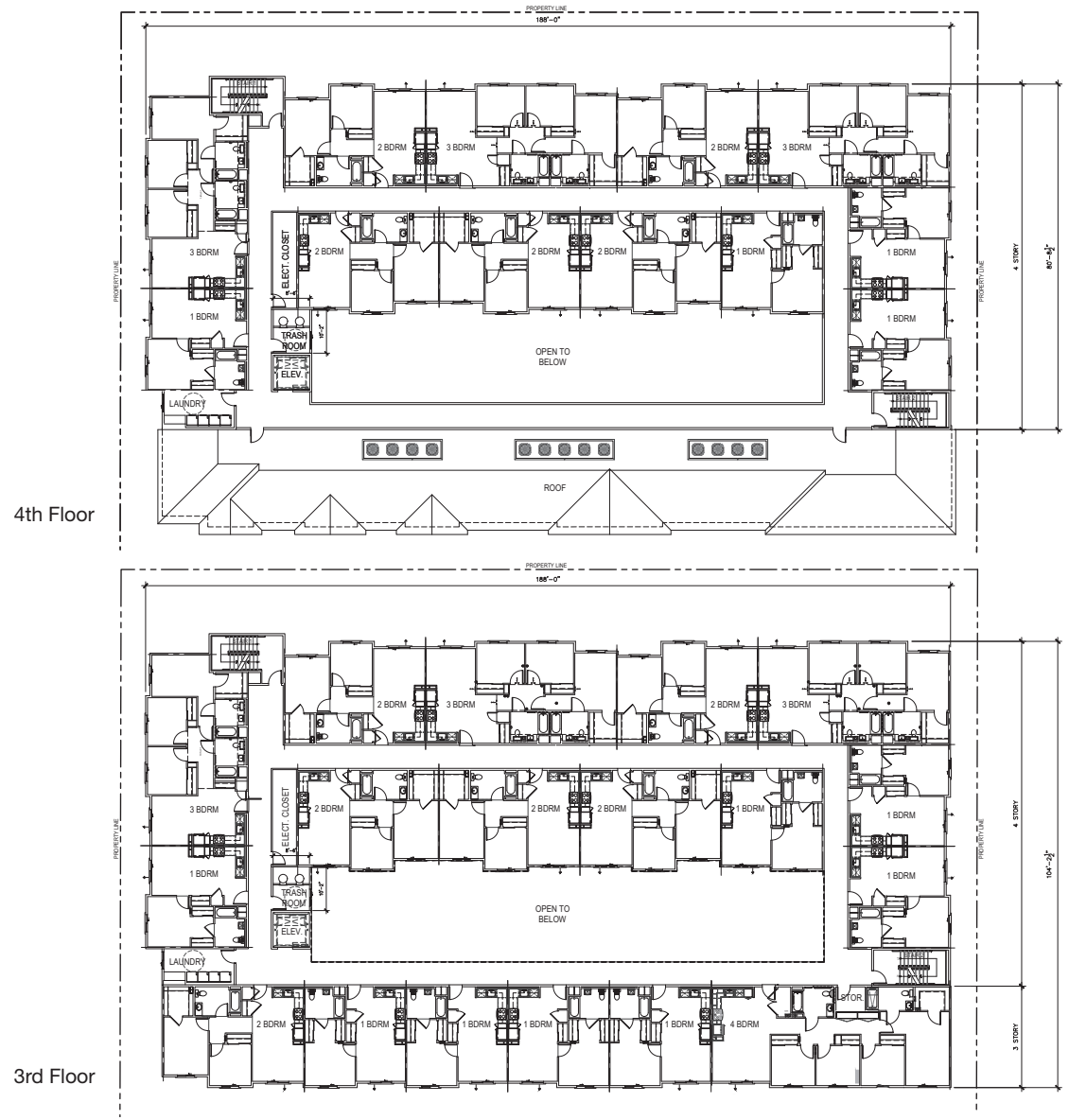


D:\202400309.05 - Fairview Street Affordable Housing Project\05 Graphics-GIS-Modeling-USE AZURE\

SOURCE: Y&M Architects, 2024

The Village at Fairview Project

Figure 3
Levels 1 and 2 Layout



SOURCE: Y&M Architects, 2024

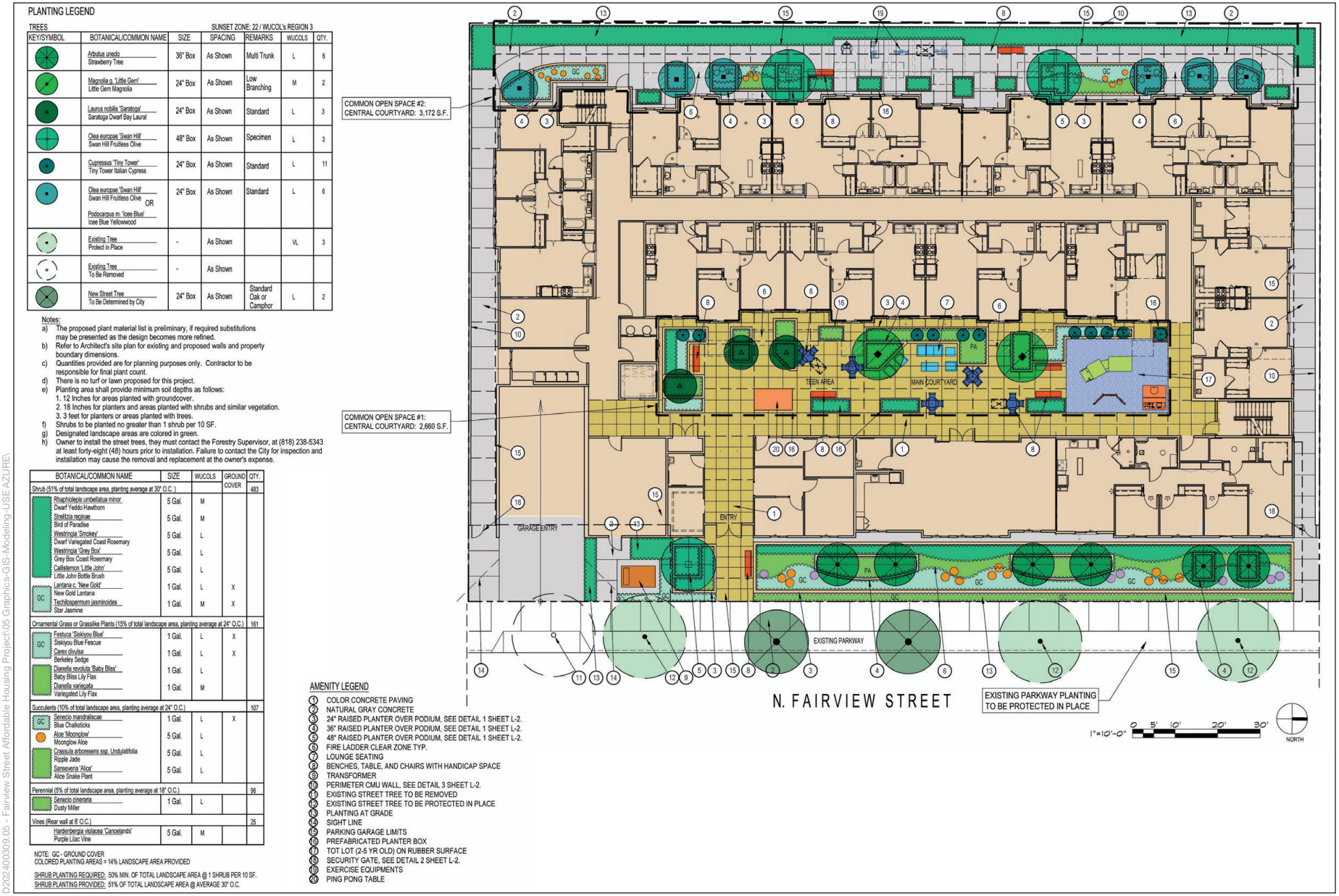
The Village at Fairview Project

Figure 4
Levels 3 and 4 Layout

SOURCE: Y&M Architects, 2024

The Village at Fairview Project

Figure 5
Proposed Elevations

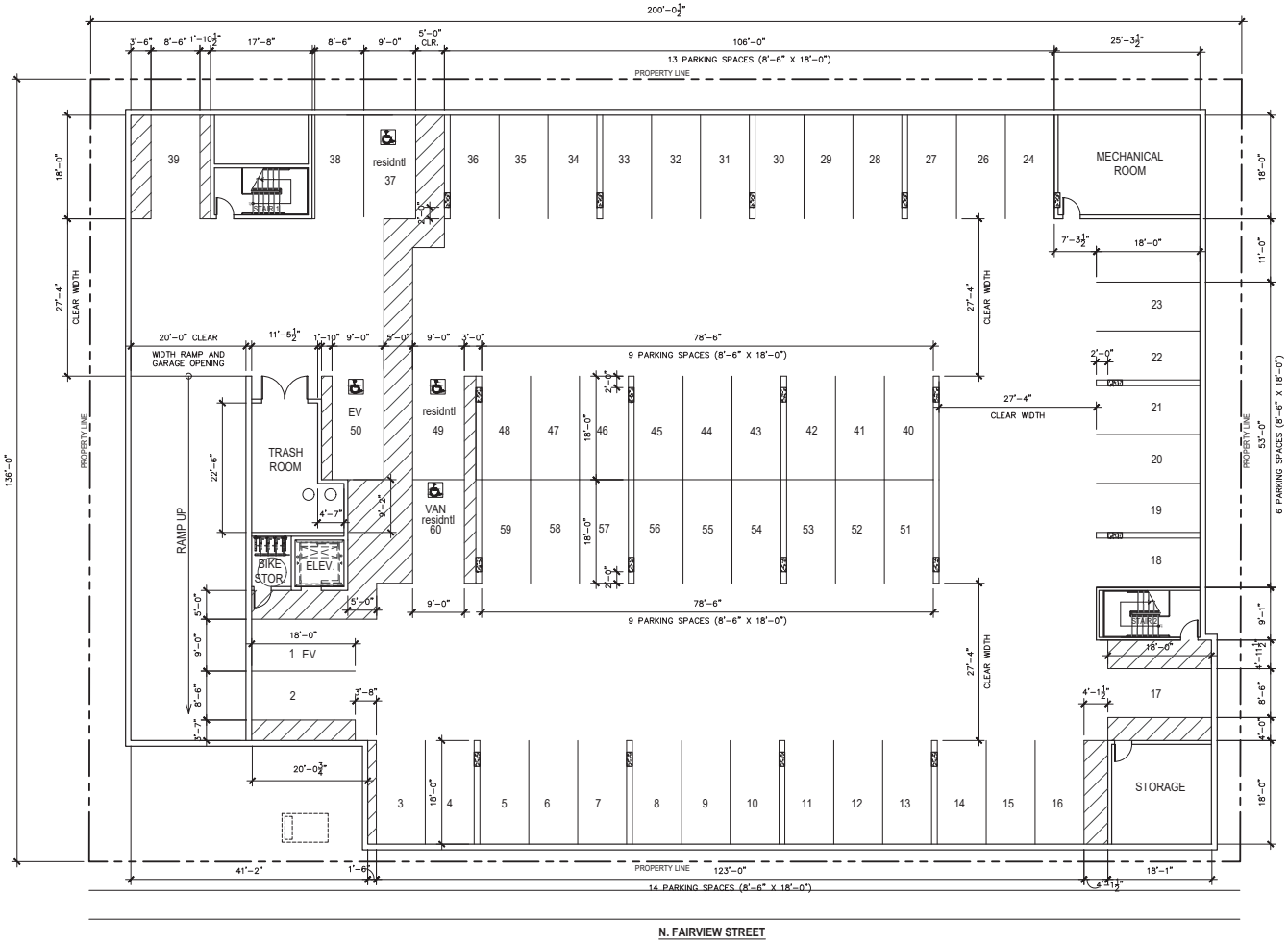


SOURCE: Site Design Studio Inc., 2024

The Village at Fairview Project

Figure 6
Landscape Plan

ESA



SOURCE: Y&M Architects, 2024

The Village at Fairview Project

Figure 7
Floor Plan – Subterranean Parking Level

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	The nearest airport to the Project Site is the Hollywood Burbank Airport, located approximately 3,500 feet west of the Project Site. The Project Site is outside the boundaries of the Hollywood Burbank Airport influence area, as depicted in the Burbank/Glendale/Pasadena Airport Map of the Los Angeles County Airport Land Use Plan. **Source document(s):** 1. County of Los Angeles, 2004. Los Angeles County Airport Land Use Map, Airport Influence Area. Available: https://planning.lacounty.gov/wp-content/uploads/2022/10/Los-Angeles-County-Airport-Land-Use-Plan.pdf.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	The Project Site is not within a Coastal Barrier Resource System (CBRS) Unit, or CBRS buffer zone, as defined under the Coastal Barrier Resources Act of 1982 (PL 97-348), amended by the Coastal Barrier Improvement Act of 1990 (PL 101-591). The Project Site is located approximately 10 miles east of the nearest coastline, the Pacific Ocean and is not located in the California Coastal Zone. Therefore, the proposed Project is located sufficiently inland and would not conflict with the Coastal Barrier Resources Act. **Source document(s):** 2. U.S. Fish and Wildlife Service, 2018. Results of Coastal Barrier Resources System Mapper electronic database search for Burbank, California. Available:

		https://fwsprimary.wim.usgs.gov/CBRSMapper-v2/. Accessed October 2024.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	The Project area is not located in a Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area. The Project Site is located in FIRM Panels 06037C1328F and 06037C1329F, and based on FEMA flood hazard mapping, the Project Site is within Zone X -- *Area of Minimal Flood Hazard*. **Source document(s):** 3. U.S. Federal Emergency Management Agency, 2008. Flood Map Service Center, Flood Insurance Rate Map, City of Burbank, California. Available: https://msc.fema.gov/portal/search#searchresultsanchor. Accessed October, 2024.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☐ No ☒	The Project Site is located within the South Coast Air Quality Management District (SCAQMD), which is in designated by the U.S. EPA as nonattainment for the National Ambient Air Quality Standards (NAAQS) for ozone (O_3) and fine particulate matter (PM2.5) pollutant concentrations. Construction and operation of the Project would result in emissions of nonattainment and ozone precursor pollutants primarily from the combustion of fossil fuels from construction equipment and motor vehicles, fugitive dust during construction, and fugitive volatile organic compounds (VOCs) from the application of architectural coatings and use of consumer products. Under Section 176(c)(1) of the Clean Air Act (CAA), federal agencies that "engage in, support in any way or provide financial assistance for, license or permit, or approve any activity"[3] must demonstrate that such actions do not interfere with state and local plans to bring an area into attainment with the NAAQS. The General Conformity regulations incorporate a stepwise process, beginning with an applicability analysis. Before any approval is given for a federal action to go forward, the regulating federal agency must apply the applicability requirements found at Title 40 of the Code of Federal Regulations (CFR) Section

[3] 42 USC 7506(c).

		93.153(b) to the federal action to evaluate whether, on a pollutant-by-pollutant basis, a determination of General Conformity is required. A conformity determination is required for each criteria pollutant or precursor where the total of direct emissions of the criteria pollutant or precursor in a federal non-attainment or maintenance area would equal or exceed specified annual emission rates, referred to as "de minimis" levels, which are provided in 40 CFR 93.153(b)(1) and (2). As documented in the Air Quality Technical Report (ESA 2024), construction and operation of the Project would not exceed the annual *de minimis* levels and no significant adverse effect from Project operations would occur with respect to General Conformity. Thus, emissions of criteria air pollutants during construction and operation of the Project would be in compliance with the Clean Air Act. **Source document(s):** 4. U.S. Environmental Protection Agency, 2018. Greenbook California Nonattainment/ Maintenance Status for Each County by Year for All Criteria Pollutants. Available: https://www3.epa.gov/airquality/greenbook/anayo_ca.html. Accessed December 11, 2024. 5. Environmental Science Associates. The Village at Fairview Air Quality Technical Report. December 2024. (Included as Appendix A of this Draft EA)
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	The Coastal Zone Management Act is enforced by the California Coastal Commission (CCC). The Project Site is located approximately 10 miles east of the Pacific Ocean. which is the closest Coastal Zone Boundary to the proposed action area. Therefore, the proposed action would not conflict with the Coastal Zone Management Act. No formal compliance steps or mitigation are required. **Source document(s):** 6. California Coastal Commission, n.d. Description of California Coastal Management Program (CCMP). Available: https://www.coastal.ca.gov/maps/czb/. Accessed October, 2024.

Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☐ No ☒	A Phase 1 Environmental Site Assessment Report (Phase I assessment) for the proposed Project was completed by EFI Global in May 2024. The site was inspected on May 15, 2024. The Project Site is currently developed and proposes the construction of 60 affordable housing units. A database search of the California Department of Toxic Substances Control EnviroStor website and the State Water Resources Control Board GeoTracker website were both conducted. There are no Leaking Underground Storage Tanks (LUST) on the Project Site. There are 13 LUST sites within approximately 0.5 miles of the target property. The nearest cleanup program site is Reliable Auto Repair located at 2346 Ontario St, located approximately 0.1 miles north of the Project. The site is closed as of 1987 and is not anticipated to have adversely affected the subject property. The Subject Property was historically used for agricultural purposes from 1928 to 1938. There is a potential that during this period agricultural chemicals, such as pesticides, herbicides, and fertilizers, were applied to site soils consistent with normal application practices. The Project Site is currently covered by paved surfaces, which will reduce potential exposure to any residual agricultural chemicals that may be present. The Phase 1 assessment concluded no evidence of significant data gaps, recognized environmental conditions, controlled RECs, or historical RECs in connection with the Subject Property Project Site. **Source document(s):** 7. EFI Global, 2024. Phase 1 Environmental Site Assessment Report, Fairview in Burbank, California. Prepared for Burbank Housing Corporation. On file, EFI Global, May 2024. (Included as Appendix B of this Draft EA) 8. State Water Resources Control Board GeoTracker website, 2024. 2321 North Fairview Street, Burbank, CA. Available: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=2321+north+fairview+street+burbank. Accessed October, 2024.

Endangered Species

Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402

Yes ☐ No ☒

The Project Site is located within the United States Geological Survey (USGS) Burbank 7.5-minute Topographic Quadrangle. A search of the US Fish and Wildlife Service (USFWS) Information for Planning and Consultation Tool was performed for the Project Site. Additionally, a search of the California Natural Diversity Database (CNDDB) was performed to identify potential state listed species. Based on the results, there are eleven special-status species with potential to occur within the Burbank Quadrangle. Please see Table 1: State and Federally Listed Special Status Species.

The Project Site is located on a fully developed urban site in the City of Burbank. Vegetation on site consists of several mature trees, shrubs, and grasses in highly disturbed and manicured landscape areas. While search results indicate species within the search area that could occur, no records of special status species or critical habitat occur within the Project footprint. The species listed below have specialized habitat requirements, i.e. dense native riparian vegetation, chaparral, or open grassland. In addition, the prevalence of high-traffic streets and highways in the surrounding area severely limit the movement of wildlife to the site from areas with potential to support special status species.

Table 1: State and Federally Listed Special Status Species

Federally Listed Species

Species	**Status**
Coastal California Gnatcatcher (*Polioptila californica californica*)	Threatened
Least Bell's vireo (*Vireo bellii pusillus*)	Endangered
Southwestern Willow Flycatcher (*Empidonax traillii extimus*)	Endangered
Southwestern Pond Turtle (*Actinemys pallida*)	Proposed Threatened
Western Spadefoot (*Spea hammondii*)	Proposed Threatened

Monarch Butterfly (*Danaus Plexippus*)	Candidate
Nevin's Barberry (*Berberis nevinii*)	Endangered
Slender-horned Spineflower (*Dodecahema leptoceras*)	Endangered

State Listed Species

Species	Status
Burrowing Owl (*Athene cunicularia*)	Candidate
Southwestern Willow Flycatcher (*Empidonax traillii extimus*)	Endangered
Least Bell's Vireo (*Vireo bellii pusillus*)	Endangered
Crotch's Bumble Bee (*Bombus crotchii*)	Candidate
Nevins Barberry (*Berberis nevenii*)	Endangered
San Fernando Valley Spineflower (*Chorizanthe parryi* var. *fernandina*)	Endangered
Slender-horned Spineflower (*Dodecahema leptoceras*)	Endangered

Source documents:

9. U.S. Fish and Wildlife Service, 2019. USFWS ArcGIS Online: Critical Habitat for Threatened & Endangered Species. Available at: https://fws.maps.arcgis.com/home/webmap/viewer.html. Accessed October 2024.
10. U.S. Fish and Wildlife Service, 2019. List of Threatened and Endangered Species that May Occur in the Proposed Project Location, and/or May be Affected by the Proposed Project (Consultation Code: 08ESMF00-2020-SLI-0536; Event Code: 08ESMF00-2020-E-01677). Available at: https://ipac.ecosphere.fws.gov/location/RGX4SIWA6JA7LFIZMDJIUSGFPU/resources. Accessed October, 2024.
11. California Department of Fish and Wildlife, 2023. California Natural Diversity Database. Available at:

		https://apps.wildlife.ca.gov/bios6/. Accessed December 2024.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	The Project does not involve explosive or flammable materials or operations. There is no visual evidence or indication of unobstructed or unshielded above ground storage tanks (fuel oil, gasoline, propane, etc.) at or immediately adjacent to the Project Site. The nearest above-ground storage tank (AST) with contents of a explosive or fire prone nature is approximately 1,335 feet from the Project Site, with a volume of 3,000 gallons of anhydrous ammonia under pressure. The HUD Acceptable Separation Distance (ASD) Electronic Assessment Tool calculated that the ASD for Thermal Radiation for People is 437.09 feet, and the ASD for Thermal Radiation for Buildings is 83.56 feet. Given that the proposed project site is located at a distance of 1,335 feet away, this is considered to be an ASD and no explosive hazard to the Project Site would occur. **Source document(s):** 12. Environmental Science Associates, 2024. HUD Acceptable Separation Distance for North Fairview Street, Burbank Project Site. December 19. (Included as Appendix C of this Draft EA)
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	The Project Site is classified as "Urban and Built-Up Land" by the California Department of Conservation. "Important Farmland," including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act (7 U.S.C. 4201 et seq, implementing regulations 7 CFR Part 658, of the Agriculture and Food Act of 1981, as amended) does not occur on or in the vicinity of the Project Site. **Source document(s):** 13. California Department of Conservation. 2022. California Important Farmland Finder. Accessible at https://www.conservation.ca.gov/dlrp/fmmp/Pages/Sonoma.aspx. Accessed October, 2024.

Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No ☒	As discussed above under *Flood Insurance*, based on FEMA flood mapping, the Project Site is within Zone X -- *Area of Minimal Flood Hazard*. Based on this designation, the Project Site is not located in a Special Flood Hazard Area. Consequently, the proposed Project would not result in impacts to floodplains and would not result in direct or indirect support of floodplain development. **Source document(s):** 3. U.S. Federal Emergency Management Agency, 2008. Flood Map Service Center, Flood Insurance Rate Map, City of Burbank, California. Available: https://msc.fema.gov/portal/search#searchresultsanchor. Accessed October, 2024.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☐ No ☒	Two cultural resources studies, an Archaeological Resource Assessment and a Historic Resource Assessment, were completed in support of the Project and included the methods and results of cultural resources identification and evaluation efforts including delineation of the area of potential effect (APE), a South Central Coastal Information Center records search, historic map review, Native American Heritage Commission Sacred Lands File search, Native American consultation, archaeological and built environment field surveys, archival research, and the evaluation of seven built environment resources for eligibility to the National Register of Historic Places (National Register). These studies were completed to determine whether the Project could result in an adverse effect to historic properties in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended. Seven built environment resources were evaluated for inclusion in the National Register. The buildings at 2321-2335 Fairview are vernacular with a few elements of the Minimal Traditional or Ranch style and were constructed from 1941 to 1963. Through research, survey, and subsequent evaluation under the applicable federal criteria, ESA recommended that the seven buildings on the four parcels in the APE do not meet the level of significance required for individual listing in the National Register. In addition, none of the eight parcels with buildings

		older than 50 years in the Area of Indirect Impact were recommended eligible for listing. No archaeological resources were identified within the APE as a result of the study. Additionally, the archaeological sensitivity assessment indicates that the APE has a low potential for encountering buried archaeological precontact resources, and a moderate potential for encountering historic era archaeological resources. ESA recommended a finding of **No Historic Properties Affected** for Section 106 purposes, pursuant to 36 CFR 800.4. The California State Historic Preservation Officer (SHPO) concurrence with the recommended evaluation and finding of effect is pending. **Source document(s):** 14. Fairview Street Affordable Housing Project: Archaeological Resource Assessment Historic Property Survey. December 2024. (Included as Appendix D of this Draft EA) 15. The Village at Fairview Project: Historic Resource Assessment Historic Property Survey. December 2024. (Included as Appendix E of this Draft EA) 16. California State Historic Preservation Officer (SHPO) concurrence letter (*pending*).

Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☐ No ☒	Operation of the Project would contribute to vehicular traffic noise along local roadways. The Project would also generate short-term noise during the construction of the new building. <u>Construction Noise</u> The Project would consist of the construction of 60 single-family affordable units. Project construction would require the use of off-road equipment along with other construction-related noise sources such as vehicle trips for deliveries and construction workers and would be expected to increase noise levels at surrounding noise-sensitive receptors. Construction equipment could consist of concrete industrial saws, rubber-tired dozers, tractors/loaders/backhoes, cranes, forklifts, cement and mortar mixers, pavers, rollers and air compressors. The nearest existing sensitive land use is located approximately within 10 feet south of the Project Site. The City of Burbank has created standard construction specifications which prohibit construction between the hours of 7:00 PM and 7:00 AM Monday through Friday, between 5:00 PM and 8:00 AM on Saturdays, and at any time on Sundays or national holidays. All Project-related construction activities would occur within the construction hours outlined in the City's standard construction specifications with the implementation of Project Design Feature PDF-NOISE-1. Therefore, the Project would comply with the City of Burbank municipal code. Furthermore, to ensure that noise levels remain below the Federal Transit Administration's temporary construction noise criterion of 80 dBA, the Project would implement PDF-NOISE-2, further reducing noise levels by a minimum of 6 dBA with the usage of improved mufflers. Therefore, impacts would be less than significant. <u>Operational Noise</u> The Project would generate a modest number of additional daily vehicle trips as it would only develop 60 single-family, affordable units. It is unlikely that traffic generated by the Project would double traffic volumes along local roadways. Given that a doubling of traffic is necessary to increase roadside noise to a level that is considered barely perceptible by Caltrans,

		Project-generated traffic noise would be less than significant. HUD Noise Standards The acceptable exterior noise levels set forth by HUD regulations for new construction of housing are 65 day-night average sound level (DNL) or less. DNL is a 24-hour average noise level with a 10 decibel (dBA) penalty for noise occurring during the nighttime hours, defined as 10:00 p.m. to 7:00 a.m. The regulations consider the range between 65 dBA DNL and 75 dBA DNL to be normally unacceptable, unless appropriate sound attenuation measures are provided. Unacceptable noise levels set by the HUD regulations are 75 dBA DNL and higher. The HUD DNL Calculator is an assessment tool that calculates the DNL from roadway and railway traffic as well as from aircraft and loud impulse sounds. ESA modeled noise levels using the HUD DNL Calculator, which requires assessing noise impacts from roadways potentially affecting the Project Site of up to 1,000 feet away and railways potentially affecting the site of up to 3,000 feet away. The nearest railways are located approximately 1,275 feet south of the Project Site which provides service to the Metrolink Ventura County Line. Based upon information in the Crossing Inventory by the Department of Transportation Federal Railroad Administration the nearest crossing at North Buena Vista Street, approximately 36 passenger trains pass along this railroad. Typical speed ranges from 30 to 79 mph, therefore the average speed being approximately 55 mph. 9 of the 36 passenger trains occurred during nighttime hours. Based on this information, the HUD DNL exterior noise was calculated to be 61 dBA DNL The Project is not adjacent to an arterial roadway or freeway, and the local roadways have low volumes of traffic which would not result in a total increase to the DNL to the Project Site compared to the other noise factors in this section. The nearest airport to the Project is the Hollywood Burbank Airport which is approximately 1,650 feet northwest of the Project Site. According to the Hollywood Burbank Airport Noise Contour Map, the Project Site is located outside of the 65 dBA Community Noise Equivalent Level (CNEL) airport noise contour of the Hollywood

		Burbank Airport. As a conservative assumption it is assumed that the Project Site would be located within the Hollywood Burbank Airport 64 dBA CNEL/DNL Contour. The resulting exterior noise levels at the Project Site based on the DNL Calculator would fall within HUD's "acceptable" range, which is less than 65 dBA DNL. Since the Project Site would not be exposed to noise levels exceeding 65 dBA DNL, mitigation would not be required. Although no additional mitigation would be required to reduce the noise exposure at the Project Site, future residential building must be designed to meet an interior CNEL (or DNL) of at least 45 dBA as required under Title 24 of the California Code of Regulations. The Project would submit building plans to the City of Burbank Building Division for review to ensure that the building wall and floor/ceiling assemblies meet state standards regarding sound transmission. Compliance with this requirement would ensure that interior noise levels of the Project residential units would meet the interior noise goal of HUD and the State of California. **Source Document(s):** 17. ESA, 2024. HUD DNL Calculator Site ID Fairview Affordable Housing Project. October 10, 2024. 18. Caltrans, 2013. Technical Noise Supplement to the Traffic Noise Analysis Protocol. September 2013. 19. City of Burbank, 2021. 2nd Quarter 2021 – 65 dBA CNEL. August 17, 2021. 20. Environmental Science Associates. The Village at Fairview Noise Technical Report. December 2024. (Included as Appendix F of this Draft EA)
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	The Project is not served by a U.S. Environmental Protection Agency (EPA) designated sole-source aquifer, is not located within a sole source aquifer watershed, and would not affect a sole-source aquifer. The nearest Sole Source Aquifer is the Campo/Cottonwood Creek Aquifer located approximately 137 miles south of the Project Site. **Source document(s):**

		21. U.S. Environmental Protection Agency, 2015. Sole Source Aquifers in Region 9. Available: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b. Accessed October, 2024.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No ☐ ☒	The Project Site is developed and located in an urbanized area of the City of Burbank. No wetlands are present on the Project Site. The Project Site is not located near or within a wetland area. According to the National Wetlands Inventory Wetlands Mapper, the nearest wetland habitat is a Riverine wetland associated with a stream of the Burbank Western Channel, a 6.2-mile tributary of the Los Angeles River. This feature is located approximately 0.50 miles east of the Project Site and separated by commercial/residential development, parks and roads, and major highways. Therefore, the Project would not affect wetland or riparian areas. **Source document(s):** 22. U.S. Fish and Wildlife Service, 2016. National Wetlands Inventory, Results of electronic mapping search. Available at: https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/. Accessed December, 2024.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No ☐ ☒	No federally designated Wild and Scenic Rivers are located in the Project vicinity. The Project would not impact any wild and scenic rivers. The nearest wild and scenic river is the Sespe Creek, located approximately 37 miles northwest of the Project Site. **Source document(s):** 23. National Wild and Scenic Rivers System, 2024. Electronic Database Search for National Wild and Scenic Rivers in California. Available: http://www.rivers.gov/index.php. Accessed October 2024.
ENVIRONMENTAL JUSTICE		
Environmental Justice	Yes No	The Project would provide 60 affordable housing units in the City of Burbank. The Project Site is

Executive Order 12898	☐ ☒	currently developed with seven 1- to 2-story residential buildings and at-grade parking lots. According to the United States Census Bureau, the City of Burbank has an average of 2.44 persons per household. Therefore, the Project Site currently has 18 permanent residents that would be permanently displaced with implementation of the proposed Project. A replacement housing and relocation assistance plan would be provided to tenants affected by the implementation of the Project, consistent with state and local regulations. According to the EPA EJScreen Community Report the Project Site is located in Blockgroup 060373105012 including a population of 49 percent low income, 75 percent people of color, and 19 percent limited English households. The Project would benefit this community and no disproportionate adverse environmental impacts to low-income or minority populations are Projected to occur because of the Project. By providing new affordable housing, the Project would provide housing to the existing and possibly expanded environmental justice population of the area. As analyzed in this EA, the Project is not anticipated to result in significant impacts that would create permanent adverse effects in the Project area. **Source document(s):** 24. United States Census Bureau, 2022. City of Burbank Quick Facts. Available: https://www.census.gov/quickfacts/fact/table/burbankcitycalifornia/HSD310222#HSD310222. Accessed October 2024. 25. EPA, 2024. EJScreen. Available: https://ejscreen.epa.gov/mapper/. Accessed October 2024.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features, and resources of the Project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The Project Site is designated by the City of Burbank General Plan as Low Density Residential and is zoned High Density Residential (R-4). The Project involves the demolition of seven 1- to 2-story residential buildings and the construction of 60 affordable housing units. The Project is consistent with the City of Burbank General Plan Land Use Element goals and policies as described below. **Goal 5 Housing:** Burbank provides housing options for people and families with diverse needs and resources **Policy 5.3:** Provide more diverse housing opportunities, increase home ownership opportunities, and support affordable housing by encouraging alternative and innovative forms of housing **Consistency:** The proposed Project would provide affordable housing units within a four-story multi-family affordable residential development inclusive of 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom units. The building height would be approximately 34 feet and 6 inches to the top of the roof line along the N. Fairview Street frontage (three-story portion of the building), and 50 feet to the top of the roof at the rear of the structure (i.e., four-story portion of the building along the Project's west-facing facade). The Project is consistent with the General Plan Land Use Element because the Project would provide affordable housing to low- and very low-income families. The Project Site's land use designation is consistent with the current zoning and General Plan. **Source document(s):**

		26. City of Burbank, 2024. The Burbank 2035 General Plan Land Use Element. Available: https://www.burbankca.gov/documents/173607/1541047/20130213_Chapter+3+-+Land+Use.pdf/8130d103-3e0c-ac0d-9e31-99802742bb9a?t=1637190558920. Accessed October, 2024. 27. City of Burbank, 2019. Zone Map. Available: h https://www.burbankca.gov/documents/173607/0/20210101_Zoning_Map.pdf/c8bc55ed-98cf-505d-3892-7e1657bca8f1?t=1618866483006. Accessed October, 2024.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	3	<u>Geology and Soils</u> The geotechnical investigation prepared by Geotechnologies, Inc. in 2024 indicates that based on current exploration, laboratory testing, and research the site can be used for the proposed construction. The report found that proposed structure may be supported by conventional foundations bearing in the native alluvial soils expected at the subterranean subgrade. The project is not located on expansive soils. Moreover, the Project would also be designed and constructed in-compliance with the California Building Code and earthquake-resistant construction standards. The hydrology investigation prepared by KPFF in 2024 is based the requirements of the Los Angeles Hydrology Manual. Using that guidance, the proposed Project would increase the percentage of impervious surface from 76% to 86%, increase the stormwater runoff rate from 1.84 cubic feet per second to 1.94 cubic feet per second, and would increase the volume of runoff from 9,925 cubic feet to 11,007 cubic feet. This increase means that 1,082 cubic feet of stormwater storage must be provided in order to maintain the pre-development hydrological conditions. According to the Geotechnical Engineering Investigation prepared by Geotechnologies, Inc, the site soils are suitable for deep infiltration, and a drywell system is feasible. For Low Impact Development (LID) compliance, the hydrology investigation proposes a Maxwell Plus system, which consists of a 6-inch diameter drywell and a pre-treatment unit which are sized to treat the 85th percentile storm event runoff volume. The 85th percentile storm event runoff treatment volume calculated for the proposed site is 1,935 cubic feet. The Maxwell Plus system will be sized to infiltrate the required volume. By infiltrating and storing 1,935 cubic feet of runoff within the first three hours of a storm event, the system will exceed the 1,082 cubic feet of storage needed to maintain the hydrologic condition resulting in a net reduction of stormwater runoff. Flows exceeding the 85th percentile storm event would be conveyed through an overflow drain that discharges to Fairview Street. This proposed design would manage stormwater in compliance with the Los Angeles County Hydrology Manual and prevent erosion. **Source document(s):** 28. Geotechnologies, Inc., 2024. Geotechnical Engineering Investigation. Burbank Housing Corporation. October 2024. (Included as Appendix G of this Draft EA) 29. KPFF, 2024. Preliminary Hydrology Study for Fairview Affordable Housing, 2313-2335 N. Fairview Street, Burbank, CA 90059. November. (Included as Appendix H of this Draft EA)

Hazards and Nuisances including Site Safety and Noise	2	These issues are addressed above, under Contamination and Toxic Substances, Explosive and Flammable Hazards and Noise Abatement and Control.
SOCIOECONOMIC		
Employment and Income Patterns	2	Construction on the Project Site would be temporary and is not expected to affect employment in the long-term. The Project includes the construction of 60 affordable housing units and would not provide employment opportunities during operation.
Demographic Character Changes, Displacement	2	The Project proposes to develop 60 affordable housing units. The site is currently developed with seven 1- to 2-story residential buildings, and the occupants would be displaced. However, as the Project would provide additional housing to the existing conditions there would be a net increase in residential capacity. The Project would benefit the community by providing additional affordable housing for the City of Burbank.
Environmental Justice	2	The Project would provide 60 affordable housing units in the City of Burbank. The Project Site is currently developed with seven 1- to 2-story residential buildings and at-grade parking lots. According to the United States Census Bureau, the City of Burbank has an average of 2.44 persons per household. Therefore, the Project Site currently has 18 permanent residents that would be permanently displaced with implementation of the proposed Project. A replacement housing and relocation assistance plan would be provided to tenants affected by implementation of the Project, consistent with state and local regulations. According to the EPA EJScreen Community Report the Project Site is located in Blockgroup 060373105012 including a population of 49 percent low income, 75 percent people of color, and 19 percent limited English households. The Project would benefit this community and no disproportionate adverse environmental impacts to low-income or minority populations are Projected to occur because of the Project. By providing new affordable housing, the Project would provide housing to the existing and possibly expanded environmental justice population of the area. As analyzed in this EA, the Project is not anticipated to result in significant impacts that would create permanent adverse effects in the Project area. From the consideration of regulatory factors in this EA, a number of environmental topics were identified to generate limited potential effects, including construction-related emissions, potential impacts to subsurface cultural resources, and construction and operational noise impacts. However, such impacts would not be significant and would be shared by neighboring non-environmental justice populations, and thus do not represent impacts with the potential to disproportionately affect an environmental justice population. Overall, the Project is not anticipated to result in significant impacts that would create permanent adverse effects in the Project area to existing populations, or to an introduced environmental justice population. Provision of affordable housing units would result in a beneficial impact by providing housing for low-income populations.
COMMUNITY FACILITIES AND SERVICES		

Educational and Cultural Facilities	2	The Project proposes to develop 60 affordable housing units within a four-story multi-family affordable residential development. The Project would not displace any education facilities or cultural facilities. The nearest school to the Project Site is Providencia Elementary School located approximately 0.5 miles to the south, and Monterey High School located approximately 0.8 miles to the southeast. Existing Burbank Unified School District schools in the vicinity would be able to accommodate any minor increase in demand associated with the proposed actions without the need for new or physically altered schools. The Armenian Cultural Foundation is the closest cultural facility located approximately 2.5 miles southeast of the Project Site.
Commercial Facilities	2	The Project Site is within adequate and convenient distance to retail services that provide essential items such as food, medicine, banks and other convenience shopping. Existing retail and commercial services would not be adversely impacted or displaced by the Project.
Health Care and Social Services	2	The Project would not adversely impact or displace any health care or social service facilities. The nearest hospital to the Project Site is the Providence Saint Joseph Medical Center located approximately 3 miles to the south.
Solid Waste Disposal / Recycling	2	Solid waste disposal and recycling services to the Project Site are provided by the City of Burbank Solid Waste Division and Recycle Center service. Solid waste generated in the City of Burbank is typically sent to Burbank Landfill Site No. 3. The Burbank Landfill Site No. 3 is the primary location for the disposal of waste in the City of Burbank. The landfill accepts municipal waste and commercial waste and is permitted to accept up to 240 tons per day with a remaining capacity of 5,174,362 cubic yards. The amount of solid waste generated by the proposed 60 housing units would be relatively minor and is not anticipated to generate a substantial increase in solid waste; therefore, adequate capacity is available at the existing landfills that provide service to the City of Burbank. **Source document(s):** 30. City of Burbank, 2024. Solid Waste and Recycling Site. Available: https://www.burbankca.gov/web/public-works/trash-recycling. Accessed: October, 2024. 31. CalRecycle, 2024. SWIS Facility/Site Activity Details Burbank Landfill Site No. 3. Available: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/3561?siteID=1025. Accessed: October, 2024.
Waste Water / Sanitary Sewers	2	The City of Burbank Water Reclamation and Sewer Division is responsible for operating, maintaining, and constructing capital improvements on the City's sewer system. Wastewater for the proposed Project would be treated at the Burbank Water Reclamation Plant (BWRP). The BWRP currently treats 9 million gallons of sewage per day (MGD) and was built to meet the wastewater and sewer needs of the growing residential population and expanding commercial industries located in the City of Burbank. **Source document(s):**

		32. City of Burbank, 2024. Solid Waste & Recycling Site. Available: https://www.burbankca.gov/web/public-works/trash-recycling. Accessed October 2024. 33. City of Burbank, 2024. Burbank Water Reclamation Plant (BWRP) Site. Available: https://www.burbankca.gov/web/public-works/burbank-water-reclamation-plant. Accessed October 2024.
Water Supply	2	Burbank Water and Power provides water services for the City of Burbank. Water demands for the 60 housing units would be minimal and the Project would not result in regional impacts to the water supply. **Source document(s):** 34. City of Burbank Water and Power, 2021. 2020 Urban Water Management Plan. Available: https://www.burbankwaterandpower.com/about-us/about-bwp . Accessed October, 2024.
Public Safety - Police, Fire and Emergency Medical	2	<u>Police and Law Enforcement</u> The Burbank Police Department has responsibility for maintaining order and safety at the Project Site. The police department is located approximately 2.1 miles southeast of the Project Site at 200 N 3rd St, Burbank. <u>Fire Services</u> The Burbank Fire Department (BFD) provides a variety of services to the community including fire suppression, emergency medical services, fire prevention, hazardous materials response, emergency preparedness and public education. Burbank Fire Station 13 is located approximately 0.13 miles northeast of the Project Site at 2713 Thornton Ave, Burbank. <u>Emergency Medical Services</u> The Providence Saint Joseph Medical Center provides medical services for the area. The Providence Saint Joseph Medical Center is located at 501 S Buena Vista St, Burbank approximately 2.8 miles south of the Project Site. <u>Conclusion</u> Demands on public services with the construction of 60 housing units would be minor and would not require the construction or alternation of public service facilities; therefore, the additional 60 housing units proposed for the Project would not contribute substantially to increased use of these public services. **Source document(s):** 35. Burbank Fire Department, 2024. Burbank Fire Department Home Site. Available: https://www.burbankfire.us/. Accessed October, 2024. 36. Burbank Police Department, 2024. Site. Available: https://www.burbankpd.org/. Accessed October, 2024.
Parks, Open Space and Recreation	2	The nearest public open space to the Project Site is the Robert E. Gross Park, located approximately 0.3 miles to the south of the Project Site at 2800 Empire Ave Burbank. This 4.7-acre active open space area provides a ball field, picnic tables, and a playground for the community.

		In addition, Larry L. Maxam Memorial Park, located at 3715 W Pacific Ave, Burbank, is situated approximately 0.8 miles southwest of the Project Site. Larry L. Maxam Memorial Park is a 5.2-acre community park, which features amenities such as children's playground, basketball court, ball field, and outdoor pickleball court. The city parks and open space areas were designed to accommodate the recreational needs for the neighborhood in which the Project Site is located and the additional 60 housing units proposed for the Project would not contribute substantially to increased use of these resources. **Source document(s):** 37. City of Burbank. Parks and Recreation Facilities. Available: https://www.burbankca.gov/web/parks-recreation/robert-e.-gross-park. Accessed October, 2024 .
Transportation and Accessibility	2	A Traffic Impact Analysis for North Fairview Street Affordable Housing Project (Traffic Analysis) was prepared by Fehr and Peers December 2024 (see Appendix I of this Draft EA). Since the Project Site is within ½ mile of the existing Metrolink Bob Hope Airport Station, the total number of trips generated by the Project considers the portion of trips to and from the site using transit, bicycling, and walking based on the site's proximity to transit and other trip origins and destinations that are within walking or biking distance. The Project is Projected to generate a net increase of 19 trips (6 inbound/13 outbound) during the AM peak hour, 17 trips (10 inbound/7 outbound) during the PM peak hour, and 137 daily trips. Pedestrian access to the Project Site would be provided via a pedestrian entrance that can be accessed via North Fairview Street. The existing sidewalks along the frontage of the Project will be retained and can be used to access the building. The existing transit stop at Empire Avenue/Ontario Street would provide access to/from the Project via Metro bus lines 165 and 294, as well as BurbankBus NoHo-Airport Route (Orange Route). In addition, the Project Site is within a ½ mile radius of the existing Metrolink Bob Hope Airport Station. Visitors arriving at the Project Site by bicycle would have the same access opportunities as pedestrians and would be able to utilize on-site bicycle parking facilities. The Project's access locations would be designed to the City standards and would provide adequate sight distance, sidewalks, crosswalks, and pedestrian movement controls that meet the City's requirements to protect pedestrian safety. In addition, BurbankBus Senior and Disabled Transit provides curb-to-curb transportation services for seniors (60+ years old) and persons with disabilities living in Burbank. The Project would be built in accordance with the Americans with Disabilities Act. **Source document(s):** 38. Fehr & Peers. 2024. Transportation Analysis – 2321-2335 North Fairview Street Housing Project. December 20. (Included as Appendix I of this Draft EA) 39. City of Burbank. 2024. BurbankBus Site. Available: https://www.burbankca.gov/burbankbus. Accessed October, 2024.
NATURAL FEATURES		

Unique Natural Features, and Water Resources	3	The Project Site is located on a fully developed urban site in the City of Burbank. No unique natural or water features are present on or near the Project Site. The nearest water feature is the Burbank Western Channel located approximately 0.50-mile east of the Project Site and separated by commercial/residential development and roads. Implementation of the Project would not affect water resources, nor would it increase demands on groundwater resources. **Source Document(s):** 24. U.S. Fish and Wildlife Service, 2016. National Wetlands Inventory, Results of electronic mapping search. Available at: http://www.fws.gov/wetlands/Data/Mapper.html. Accessed October, 2024.
Vegetation, Wildlife	3	Vegetation on site consists of several mature landscape trees, shrubs, and grasses. In addition, there are 4 public street trees located in from of the property. All onsite trees, and one of the public street trees, would be removed. Public trees are protected by the Burbank Municipal Code under Chapter 4 Trees and Vegetation in Title 7-4-115 Protection of Trees. Additionally, existing trees within the Project Site may provide habitat for wildlife species, particularly migratory bird species. Implementation of the City's standard conditions of approval, including preconstruction nesting bird surveys, would reduce the potential for impacts to migratory birds, raptors, and vegetation to a less-than-significant level. The measure includes pre-construction nesting bird surveys and vegetation protection/conservation measures.
Other Factors	N/A	N/A
CLIMATE AND ENERGY		
Climate Change	2	Due to its location, the Project would not be affected by flooding, sea level rise, extreme storms, heat island effects, or extreme cold. Challenges associated with drought, extreme heat, air quality, wildfire, and water resources are a potential factor for any Project in Los Angeles County. However, this specific Project does not present any particular risks around these issues that are not present in most other semi-rural areas of the western U.S. Extreme heat occurs occasionally in Los Angeles County, and for this Project would be effectively mitigated with efficient air conditioning. Air quality is also an occasional problem in the County but is effectively managed by effective air quality regulations and limitations on criteria pollutants. Drought and availability of water are a future factor throughout the western U.S., but the Los Angeles County region is well supplied and has effective infrastructure for securing and delivering water. Water providers in the area also have effective protocols and contingency plans in place to manage water supplies in times of drought. Residential unit designs for the Project would include central heating, ventilation and cooling (HVAC) system and EV charging stations. Each of these Project design features would have a positive effect on the Project's impacts and its ability to adapt to the effects of climate change. Based upon each of these considerations, the Project would not only be able to withstand the effects of climate change but would also do its part to lessen its

		contribution to the problem. Therefore, the Project would not result in an adverse impact related to climate change.
Energy Consumption	2	The residential units would be developed to California Building Code or International Building Code standards including energy efficiency measures. Adverse impacts related to energy consumption are not anticipated.

Additional Studies Performed:

Field Inspection (Date and completed by)**:**

On March 22, 2024, a site visit was conducted by Geotechnologies, Inc. for the purpose of the geology and soils investigation.

On May 15, 2024 a site visit was conducted by EFI Global, Inc. for the purpose of the Phase 1 Environmental Site Assessment.

On October 30, 2024 a site visit was conducted by ESA Staff for the purpose of noise monitoring data collection.

On November 20, 2024 a site visit was conducted by ESA Staff for the purpose of archaeological and historic resources investigations.

Agencies and Persons Consulted [40 CFR 1508.9(b)]:

City of Burbank

- Daniel Villa, Principal Planner, and Karen Chavez, Associate Planner, Burbank Community Development Department
- Burbank Fire Department: Daniel King, Assistant Fire Marshall

Soboba Band of Luiseno Indians (Federally Recognized Tribe)

- Joseph Ontiveros, Tribal Historic Preservation Officer
- Jessica Valdez, Cultural Resource Specialist

Santa Rosa Band of Cahuilla Indians (Federally Recognized Tribe)

- Lovina Redner, Tribal Chair

Fernandeno Tataviam Band of Mission Indians

- Sarah Brunzell, CRM Manager

Gabrieleno Band of Mission Indians - Kizh Nation

- Andrew Salas, Chairperson
- Christina Swindall Martinez, Secretary

Gabrieleno/Tongva San Gabriel Band of Mission Indians

- Anthony Morales, Chairperson

Gabrielino /Tongva Nation

- Sandonne Goad, Chairperson

Gabrielino Tongva Indians of California Tribal Council

- Robert Dorame, Chairperson
- Christina Conley, Cultural Resource Administrator

Gabrielino-Tongva Tribe

- Charles Alvarez, Chairperson
- Sam Dunlap, Cultural Resource Director

Sources [40 CFR 1508.9(b)]:

1. County of Los Angeles, 2004. Los Angeles County Airport Land Use Map, Airport Influence Area. Available: https://planning.lacounty.gov/wp-content/uploads/2022/10/Los-Angeles-County-Airport-Land-Use-Plan.pdf.
2. U.S. Fish and Wildlife Service, 2018. Results of Coastal Barrier Resources System Mapper electronic database search for Burbank, California. Available: https://fwsprimary.wim.usgs.gov/CBRSMapper-v2/. Accessed October 2024.
3. U.S. Federal Emergency Management Agency, 2008. Flood Map Service Center, Flood Insurance Rate Map, City of Burbank, California. Available: https://msc.fema.gov/portal/search#searchresultsanchor. Accessed October, 2024.
4. U.S. Environmental Protection Agency, 2018. Greenbook California Nonattainment/ Maintenance Status for Each County by Year for All Criteria Pollutants. Available: https://www3.epa.gov/airquality/greenbook/anayo_ca.html. Accessed December 11, 2024.
5. Environmental Science Associates, 2024. The Village at Fairview Air Quality Technical Report. December.
6. California Coastal Commission, n.d. Description of California Coastal Management Program (CCMP). Available: https://www.coastal.ca.gov/maps/czb/. Accessed October, 2024.
7. EFI Global, 2024. Phase 1 Environmental Site Assessment Report, Fairview in Burbank, California. Prepared for Burbank Housing Corporation. On file, EFI Global, May 2024.
8. State Water Resources Control Board GeoTracker website, 2024. 2321 North Fairview Street, Burbank, CA. Available: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=2321+north+fairview+street+burbank. Accessed October, 2024.
9. U.S. Fish and Wildlife Service, 2019. USFWS ArcGIS Online: Critical Habitat for Threatened & Endangered Species. Available at: https://fws.maps.arcgis.com/home/webmap/viewer.html. Accessed October 2024.
10. U.S. Fish and Wildlife Service, 2019. List of Threatened and Endangered Species that May Occur in the Proposed Project Location, and/or May be Affected by the Proposed Project (Consultation Code: 08ESMF00-2020-SLI-0536; Event Code: 08ESMF00-2020-E-01677). Available at: https://ipac.ecosphere.fws.gov/location/RGX4SIWA6JA7LFIZMDJIUSGFPU/resources. Accessed December 12, 2024.
11. California Department of Fish and Wildlife. 2024. California Natural Diversity Database. Available: https://apps.wildlife.ca.gov/bios6/. Accessed December 2024.

12. Environmental Science Associates, 2024. *HUD Acceptable Separation Distance for North Fairview Street, Burbank Project Site*.
13. California Department of Conservation. 2022. California Important Farmland Finder. Accessible at https://www.conservation.ca.gov/dlrp/fmmp/Pages/Sonoma.aspx. Accessed October, 2024.
14. Environmental Science Associates, 2024. Fairview Street Affordable Housing Project: Archaeological Resource Assessment Historic Property Survey. December.
15. Environmental Science Associates, 2024. The Village at Fairview Project: Historic Resource Assessment Historic Property Survey. December.
16. California State Historic Preservation Officer (SHPO) concurrence letter (*pending*).
17. Environmental Science Associates, 2024. HUD DNL Calculator Site ID Fairview Affordable Housing Project. October 10, 2024.
18. Caltrans, 2013. Technical Noise Supplement to the Traffic Noise Analysis Protocol. September 2013.
19. City of Burbank, 2021. 2nd Quarter 2021 – 65 dBA CNEL. August 17, 2021.
20. Environmental Science Associates, 2024. The Village at Fairview Noise Technical Report. December.
21. U.S. Environmental Protection Agency, 2015. Sole Source Aquifers in Region 9. Available: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b. Accessed October, 2024.
22. U.S. Fish and Wildlife Service, 2016. National Wetlands Inventory, Results of electronic mapping search. Available at: https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/. Accessed December, 2024.
23. National Wild and Scenic Rivers System, 2024. Electronic Database Search for National Wild and Scenic Rivers in California. Available: http://www.rivers.gov/index.php. Accessed October 2024.
24. United States Census Bureau, 2022. City of Burbank Quick Facts. Available: https://www.census.gov/quickfacts/fact/table/burbankcitycalifornia/HSD310222#HSD310222. Accessed October 2024.
25. EPA, 2024. EJScreen. Available: https://ejscreen.epa.gov/mapper/. Accessed October 2024.
26. City of Burbank, 2024. The Burbank 2035 General Plan Land Use Element. Available: https://www.burbankca.gov/documents/173607/1541047/20130213_Chapter+3+-+Land+Use.pdf/8130d103-3e0c-ac0d-9e31-99802742bb9a?t=1637190558920. Accessed October, 2024.
27. City of Burbank, 2019. Zone Map. Available: h https://www.burbankca.gov/documents/173607/0/20210101_Zoning_Map.pdf/c8bc55ed-98cf-505d-3892-7e1657bca8f1?t=1618866483006. Accessed October, 2024.
28. Geotechnologies, Inc., 2024. Geotechnical Engineering Investigation. Burbank Housing Corporation. October 2024.
29. KPFF, 2024. Preliminary Hydrology Study for Fairview Affordable Housing, 2313-2335 N. Fairview Street, Burbank, CA 90059. November.
30. City of Burbank, 2024. Solid Waste and Recycling Site. Available: https://www.burbankca.gov/web/public-works/trash-recycling. Accessed: October, 2024.
31. CalRecycle, 2024. SWIS Facility/Site Activity Details Burbank Landfill Site No. 3. Available: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/3561?siteID=1025. Accessed: October, 2024.
32. City of Burbank, 2024. Solid Waste & Recycling Site. Available: https://www.burbankca.gov/web/public-works/trash-recycling. Accessed October 2024.

33. City of Burbank, 2024. Burbank Water Reclamation Plant (BWRP) Site. Available: https://www.burbankca.gov/web/public-works/burbank-water-reclamation-plant. Accessed October 2024.

34. City of Burbank Water and Power, 2021. 2020 Urban Water Management Plan. Available: https://www.burbankwaterandpower.com/images/administrative/downloads/BWP_2020UWMP_Final.pdf. Accessed October, 2024.

35. Burbank Fire Department, 2024. Burbank Fire Department Home Site. Available: https://www.burbankfire.us/. Accessed October, 2024.
36. Burbank Police Department, 2024. Site. Available: https://www.burbankpd.org/. Accessed October, 2024.
37. City of Burbank. Parks and Recreation Facilities. Available: https://www.burbankca.gov/web/parks-recreation/robert-e.-gross-park. Accessed October, 2024.
38. Fehr & Peers. 2024. Transportation Analysis – 2321-2335 North Fairview Street Housing Project. December 20.
39. City of Burbank. 2024. BurbankBus Site. Available: https://www.burbankca.gov/burbankbus. Accessed October, 2024.

List of Permits Obtained:

N/A

Public Outreach [24 CFR 50.23 & 58.43]**:**

On November 22, 2024, local tribes were consulted as required under Section 106. The EA and FONSI will be made available for review as indicated in a public notice posted in the local newspaper starting January 7, 2025.

Cumulative Impact Analysis [24 CFR 58.32]:

There are no concurrently planned construction Projects presently identified by the City of Burbank within 1-mile of the Project Site that would cumulatively result in incremental impacts. Similar to the Project, implementation of the City's standard conditions of approval would reduce the potential for any incremental impacts resulting from Project construction. Cumulative operational impacts are not anticipated to increase as the Project would be in close proximity to City of Burbank services.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]:

Alternative size configurations and locations for the Project have been contemplated; however, the Project as proposed best meets the purpose and need for the City. A larger development could have greater impacts on the natural environment although they may be mitigated depending on the size of the development. A smaller development would not maximize the potential use of the property for affordable housing and would not serve to avoid any impacts. There are no alternatives that would substantially reduce Project impacts as all impacts have been reduced to a less-than-significant level with compliance with existing regulations and conditions of Project approval.

No Action Alternative [24 CFR 58.40(e)]:

The no action alternative would mean that the Project Site would likely remain as the residential buildings and at-grade parking lots and would not be developed with new affordable housing that would support the City's objective to provide housing options for people and families with diverse needs and resources.

Summary of Findings and Conclusions:

The Project would not negatively impact the surrounding environment and will not have an adverse environmental or health effect on end users. The Project complies with NEPA and other related federal and state environmental laws.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]:

None.

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The Project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The Project may significantly affect the quality of the human environment.

Preparer Signature:

Name/Title/Organization: David Crook, AICP, Principal Planner, Environmental Science Associates

Date: January 7, 2025

Certifying Officer Signature:

Name/Title: Patrick Prescott, Community Development Director

Date: January 7, 2025

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/Project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).