

PUBLIC NOTICE CITY OF GLENDALE

NOTICE OF PLANNING COMMISSION PUBLIC HEARING NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION STATUTORY DEVELOPMENT AGREEMENT TO IMPLEMENT THE PARKS AND LIBRARY DEVELOPMENT IMPACT FEE EARLY PAYMENT OPTION

LOCATION: 124 West Colorado Street and 203 West Elk Avenue
APPLICANT: Khan Consulting, Inc.
ZONE: Downtown Specific Plan, Transitional District
LEGAL DESCRIPTION: Lot 31 and a portion of Lot 22, Grider and Hamilton Lomita Park Tract

PROJECT DESCRIPTION: The project, commonly referred to as "Colorado Gardens", involves the construction of a 5-story (with mezzanine), 50-unit multi-family complex on an approximately 20,000 square-foot site located at 124 West Colorado Street. The site is bounded by West Colorado Street to the north, commercial uses to the east, West Elk Avenue to the south, and commercial uses to the west. The proposed project will consist of 21 one-bedroom units, 24 two-bedroom units, 4 three-bedroom units and 1 four-bedroom unit, and 84 parking spaces within 2 subterranean parking levels.

The Community Development Department, after having conducted an Initial Study, has prepared a Proposed Negative Declaration for the project. The Proposed Negative Declaration and all documents referenced therein are available for review in the Community Development Department office, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale, CA 91206.

Written comments regarding the Proposed Negative Declaration may be submitted to the Community Development Department office, at the address listed above for a period of twenty (20) days after publication of this notice.

Proposed Negative Declaration Comment Period: September 30, 2011 to October 19, 2011.

The Development Agreement (DA) for this Project sets forth a Parks and Libraries Development Impact Fee ("Fee") structure, which requires payment of the full Fee at the time of plan check submission at the rate in effect through December 31, 2011 and waiving of the right to request a refund of the fee.

In accordance with Government Code §§65864 through 65869.5, the Planning Commission will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **October 19, 2011**, at 5:00 p.m. or as soon thereafter as possible for the purpose of determining the consistency of the proposed DA with the City's General Plan, and to make a recommendation to the City Council based thereon.

If you desire more information on the proposal, please contact Roger Kiesel in the Community Development Department at (818) 937-8152 or rkiesel@ci.glendale.ca.us, where the files are available. Anyone interested in the above case may appear at the hearing and voice an opinion (either in person or by counsel, or both) or file a written statement with the Director of Community Development. ***Staff reports are accessible a week prior to the meeting through hyperlinks in the "Agendas and Minutes" section.*** **WEBSITE INTERNET ADDRESS: <http://www.ci.glendale.ca.us/government/agenda.asp>**

Ardashes Kassakhian
The City Clerk of The City of Glendale

Date Published: September 30, 2011



CITY OF GLENDALE, CALIFORNIA
COMMUNITY DEVELOPMENT
DEPARTMENT

PROPOSED NEGATIVE DECLARATION

Colorado Gardens
124 W. Colorado St. and 203 W. Elk Ave.

The following Negative Declaration has been prepared in accordance with the California Environmental Quality Act of 1970 as amended, the State Guidelines, and the Environmental Guidelines and Procedures of the City of Glendale.

Project Title/Common Name:	Colorado Gardens
Project Location:	124 W. Colorado Street and 203 W. Elk Avenue, Glendale, Los Angeles County
Project Description:	The proposed project includes the development of a 5-story with mezzanine, 50 unit multi-family complex. Parking would be provided in a two level subterranean garage accessed from Elk Avenue with 47 parking spaces in the lower level and 37 parking spaces in the upper level. The project site is located on three adjoining lots totaling 21,900 square feet in size within the Transitional District of the Downtown Specific Plan (DSP). The project is proposed to be developed with sustainable design features to receive a Silver rating according to the LEED system as administered by the US Green Building Council. (Refer to page 5 for a complete project description.)
Project Type:	<input checked="" type="checkbox"/> Private Project <input type="checkbox"/> Public Project
Project Applicant:	Pacific Town Center Development, LLC 800 S. Brand Blvd. Glendale, CA 91204 Phone: (818) 246-5600
Findings:	The Director of the Community Development, on September 29, 2011 , after considering an Initial Study prepared by the Planning Division, found that the above referenced project would not have a significant effect on the environment and instructed that a Negative Declaration be prepared.
Mitigation Measures:	No mitigation measures are necessary.
Attachments:	Initial Study Checklist
Contact Person:	Hassan Haghani, Director of Community Development City of Glendale Community Development Department 633 East Broadway Room 103 Glendale, CA 91206-4386 Tel: (818) 548-2140; Fax: (818) 240-0392

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CITY OF GLENDALE, CALIFORNIA
COMMUNITY DEVELOPMENT
DEPARTMENT

INITIAL STUDY CHECKLIST
Colorado Gardens
124 W. Colorado St. & 203 W. Elk Ave.

1.	Project Title: Colorado Gardens
2.	Lead Agency Name and Address: City of Glendale Community Development Department Planning Division 633 East Broadway, Room 103 Glendale, CA 91206
3.	Contact Person and Phone Number: Roger Kiesel, Senior Planner Tel: (818) 937-8152 Fax: (818) 240-0392
4.	Project Location: 124 W. Colorado St. and 203 W. Elk Ave., Glendale, Los Angeles County
5.	Project Sponsor's Name and Address: Pacific Town Center Development, LLC 800 S. Brand Blvd. Glendale, CA 91204 Phone: (818) 246-5600
6.	General Plan Designation: Downtown Specific Plan, Transitional District
7.	Zoning: DSP (Downtown Specific Plan) Zone
8.	Description of the Project: (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary support or off-site features necessary for its implementation.) The proposed project includes the development of a 5-story with mezzanine, 50 unit multi-family complex. Parking would be provided in a two level subterranean garage accessed from Elk Avenue with 47 parking spaces in the lower level and 37 parking spaces in the upper level. The project site is located on three adjoining lots totaling 21,900 square feet within the Transitional District of the Downtown Specific Plan (DSP). The project is proposed to be developed with sustainable design features to receive a Silver rating according to the LEED system as administered by the US Green Building Council. (Refer to page 5 for a complete project description.)
9.	Surrounding Land Uses and Setting: <u>North:</u> Mixed Use Commercial and Residential (Americana at Brand) <u>South:</u> Residential uses across Elk Avenue <u>East:</u> Hotel (Vagabond Inn) <u>West:</u> Hotel (Rodeway Inn fronting Colorado St.), Multi-family residential fronting Elk Ave.
10.	Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement). City of Glendale City Council.

11. Environmental Factors Potentially Affected:

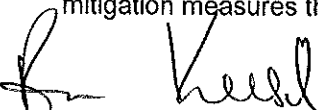
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

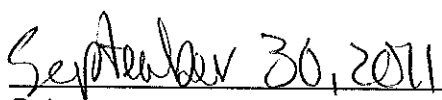
- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

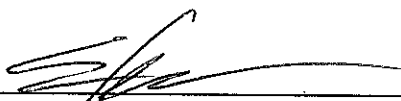
LEAD AGENCY DETERMINATION:

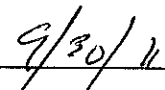
On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


 Prepared by: _____



 Date: _____


 Reviewed by: _____


 Date: _____

Signature of Director of Community Development or his or her designee authorizing the release of environmental document for public review and comment.


 Director of Community Development: _____


 Date: _____

Project Description

The proposed project includes the development of a 5-story (plus mezzanine), 50 unit multi-dwelling complex. It would consist of 21 one-bedroom units and 29 two-bedroom units. In addition, it would include amenities such as an outdoor common area with a bar and fire pit, as well as multi-purpose rooms on all floors (except the mezzanine). The project site abuts Colorado Street to the north and Elk Avenue to the south. The project site is located on three adjoining lots totaling 21,900 square feet in size. The building front entry is proposed along Colorado Street, which has 50 feet of frontage. The rear property line along Elk Avenue has 100 feet of frontage. The lot depth on the east side of the property (running from Colorado Street to Elk Avenue) is 295 feet. The site is currently developed with a vacant one-story commercial building fronting Colorado Street and two vacant, paved lots fronting Elk Avenue previously used for surface parking. The project is proposed to be developed with sustainable design features to receive a Silver rating according to the LEED system as administered by the US Green Building Council.

Parking

The proposed project includes 50 apartment units. A total of 84 parking spaces would be provided for the project in two subterranean levels. A total of 47 parking spaces would be provided in the lower level and 37 parking spaces in the upper level. Vehicular access would be provided via one driveway on Elk Avenue. This driveway would accommodate two-way traffic flow (inbound and outbound), with outbound traffic flow operating under STOP-sign control upon intersecting the public street. The "clear" width of the driveway would be 24 feet.

Requested Entitlements

The applicant is not seeking approval of variances pursuant to the Glendale Municipal Code, Section 30.

The project will require approval from the Planning Commission for the Development Agreement, and the City Council for the design of the project. The project is also seeking additional height allowed by the DSP incentive program for providing a signature design. The project would be designed to the LEED Silver level to satisfy the signature design incentive.

12. Environmental Factors Potentially Affected:

The following section provides an evaluation of the impact categories and questions contained in the checklist and identifies mitigation measures, if applicable.

A. AESTHETICS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista?				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

1) Have a substantial adverse effect on a scenic vista?

No Impact. The project site is located within a heavily urbanized area of the City with relatively flat topography. No scenic vistas, as identified in the Open Space and Conservation Element (January 1993), exist within, or in proximity to, the project site. Therefore, no impacts to scenic vistas would result from project implementation.

Mitigation Measures: No mitigation measures are required.

2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The project site is developed with a one-story vacant commercial building and vacant paved lots previously used for surface parking, and does not contain any natural scenic resources, such as native trees or rock outcroppings. In addition, the project site is not located within the view corridor of any state scenic highway, as there are no state-designated scenic highways within the City of Glendale. Therefore, the proposed project would not damage scenic resources within a state scenic highway, and no impact will result.

Mitigation Measures: No mitigation measures are required.

3) Substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant Impact. The project site fronts Colorado Street on the north side and Elk Avenue on the south side. It is not anticipated that the proposed project will degrade the existing visual character of the site given the nature and style of the current residential and commercial development in the vicinity of the project site. The proposed project is appropriate for residential buildings in an urban environment.

The area surrounding the project site includes some residential and commercial uses in buildings of various sizes. Nearby buildings were constructed during various time periods with a variety of architectural styles. The proposed architectural style will require approval from the City Council, which will review the site planning, architecture, materials and landscaping to ensure compatibility

with the surrounding built environment. The proposed project will not degrade the visual character of the surrounding area. No impacts associated with the existing visual character of the surrounding neighborhood would occur.

Mitigation Measures: No mitigation measures are required.

4) **Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?**

Less Than Significant Impact. The front of the property along Colorado Street faces the Americana at Brand project. There is currently substantial nighttime lighting in this area. The addition of new sources of permanent light and glare as a result of proposed project would slightly increase ambient lighting in this area. Such an increase in ambient nighttime lighting along Colorado Street would be anticipated to improve vehicular and pedestrian safety. As such, impacts associated with increased ambient lighting affecting nighttime views in the project area are considered less than significant.

The rear portion of property, along Elk Avenue, faces single and multi-family residential units. Day and nighttime lighting for the project would slightly increase as a result of the new construction. Lighting on the building and within private patios and decks will be low level and should not create lighting impacts for adjacent development. The project is proposed with a standing seam metal roof painted green. While metal could be reflective and cause glare, given the amount of this material used, its location and angle, and the fact that the roof will be painted, no significant impact are anticipated.

B. AGRICULTURE AND FOREST RESOURCES

<p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project, in determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</i></p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant Impact With Mitigation Incorporated</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>				X
<p>2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>				X
<p>3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?</p>				X
<p>4. Result in the loss of forest land or conversion of forest land to non-forest use?</p>				X

<p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</i></p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant Impact With Mitigation Incorporated</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>				<p>X</p>

- 1) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

No Impact. There is no prime farmland, unique farmland, or farmland of statewide importance within or adjacent to the proposed project site and no agricultural activities take place on the project site. No agricultural use zones currently exist within the city, nor are any agricultural zones proposed. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 2) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

No Impact. The project site is located in an urbanized area. No portion of the project site is proposed to include agricultural zoning designations or uses, nor do any such uses exist within the city under the current General Plan and zoning. There are no Williamson Act contracts in effect for the project site or surrounding vicinity. No conflicts with existing zoning for agricultural use or Williamson Act contract would result. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 3) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?**

No Impact. There is no existing zoning of forest land or timberland in the City of Glendale. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 4) **Result in the loss of forest land or conversion of forest land to non-forest use?**

No Impact. There is no forest land within the City of Glendale. No forest land would be converted to non-forest use under the proposed project. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 5) ***Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?***

No Impact. There is no farmland or forest land in the vicinity of or on the proposed project site. No farmland would be converted to non-agricultural use and no forest land would be converted to non-forest use under the proposed project. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

C. AIR QUALITY

<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan?			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
3. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
4. Expose sensitive receptors to substantial pollutant concentrations?			X	
5. Create objectionable odors affecting a substantial number of people?			X	

- 1) ***Conflict with or obstruct implementation of the applicable air quality plan?***

Less Than Significant Impact. The 2007 AQMP is designed to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, to achieve the federal 8-hour ozone standard by 2024 and to minimize the impact on the economy. Projects that are considered to be consistent with the AQMP do not interfere with attainment and do not contribute to exceeding an existing air quality violation because this growth is included in the projections utilized in the formulation of the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended thresholds.

The project would not increase population figures over those that have been planned for the area and would be consistent with the AQMP forecasts. Therefore, the project would be consistent with the air quality-related regional plans, and should not jeopardize attainment of state and federal ambient air quality standards.

Another measurement tool in determining AQMP consistency is to determine how a project accommodates the expected increase in population and employment. Generally, if a project is planned in such a way that results in the minimization of vehicle miles traveled both within the project and in the community in which it is located, and consequently the minimization of air pollutant emissions, it would be consistent with the AQMP. The project site is located in close proximity to several modes of public transportation, which could accommodate a portion of the project-generated

trips. As a result, vehicle miles traveled and, consequently, air pollutant emissions from mobile sources, would be reduced from the proximity to existing transit facilities. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

2) ***Violate any air quality standard or contribute substantially to an existing or projected air quality violation?***

Less Than Significant Impact. The URBEMIS2007 Environmental Management Software was used to estimate the emissions associated with construction of the proposed project. URBEMIS2007 is a land use and transportation based computer model designed to estimate regional air emissions from new land use development projects. The model accounts for certain meteorological conditions that characterize specific air basins in California. The model was developed by CARB and is approved for use by the SCAQMD.

The URBEMIS2007 emission calculations assume the use of standard construction practices, such as compliance with SCAQMD Rule 403 (Fugitive Dust), to minimize the generation of fugitive dust. Compliance with Rule 403 is mandatory for all construction projects. In the URBEMIS2007 model, the emission calculations take into account compliance with Rule 403 by incorporating the measures below. Rule 403 contains other best available control measures to minimize fugitive dust emissions; however, they are not accounted for in the URBEMIS2007 model.

- Watering of exposed surfaces and unpaved roads three times daily, which is estimated to reduce fugitive dust emissions from this source (PM10 and PM2.5) by 61 percent, per guidance from the SCAQMD; and
- Use of soil stabilization measures during equipment loading and unloading, which is estimated to reduce fugitive dust emissions from this source (PM10 and PM2.5) by 69 percent, per guidance from the SCAQMD.

The project's construction information was entered into the model to estimate construction emissions. Based on the model run, construction of the project would not exceed the SCAQMD thresholds of significance for construction.

Area source emissions would be generated during the consumption of natural gas for space and water heating devices, by natural gas fireplaces, and during the operation of gasoline-powered landscape maintenance equipment and use of consumer products (e.g., hair spray, deodorants, lighter fluid, air fresheners, automotive products, and household cleaners). Mobile source emissions would be generated by the motor vehicles traveling to and from and within the project site.

Area and mobile source emissions were estimated using URBEMIS2007. The project's land uses were entered into the model to estimate area source emissions. It was assumed that all buildings would combust natural gas. The project's area and mobile source emissions were estimated using URBEMIS2007 model. Based on the analysis, the project would not exceed the SCAQMD thresholds of significance for operations. Therefore, no significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

3) ***Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emission, which exceed quantitative thresholds for ozone precursors)?***

Less Than Significant Impact. As indicated in the air quality model run described above, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant. No significant impacts would occur.

Mitigation Measures: No mitigation measures are required.

4) **Expose sensitive receptors to substantial pollutant concentrations?**

Less than Significant Impact. Sensitive residential receptors are located nearby in single and multi-family residential buildings. However, as indicated above, the project would be required to comply with all applicable rules that govern construction related impacts. In addition, as indicated in the model run performed for this project, no construction or operational impacts are anticipated. Therefore, the project would not expose sensitive receptors to a substantial pollutant concentration; impacts are considered less than significant.

Mitigation Measures: No mitigation measures are required.

5) **Create objectionable odors affecting a substantial number of people?**

Less Than Significant Impact. Construction activity associated with the proposed project may generate detectable odors. However, any detectable odors would be associated with initial construction and would be considered short-term. Significant long-term odor impacts are not anticipated to occur from the project since it is a residential use. No significant impacts would occur.

Mitigation Measures: No mitigation measures are required.

D. **BIOLOGICAL RESOURCES**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
3. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

- 1) ***Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?***

No Impact. The majority of the local area has been developed or landscaped and supports largely non-native plant communities and species. Therefore, only a limited number of plant species that flourish in urban environments, none of which are considered rare or endangered, can be found on the project site. Suitable habitat for sensitive mammal, reptile, amphibian, or fish species does not exist on the project site or within the surrounding area. No impact would occur.

Mitigation Measures: No mitigation measures are required.

- 2) ***Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?***

No Impact. The project site and the surrounding area are completely developed and disturbed. No riparian habitat or sensitive natural community is located in the surrounding area or on the project site. No impact would occur.

Mitigation Measures: No mitigation measures are required.

- 3) ***Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

No Impact. The project site is neither in proximity to, nor does it contain, wetland habitat or a blue-line stream. Therefore, the proposed project implementation would not have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (CWA), through direct removal, filling, hydrological interruption, or other means. No impact would occur.

Mitigation Measures: No mitigation measures are required.

- 4) ***Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?***

No Impact. The local area consists of established, highly urbanized, and developed properties. The project site and the immediate area have been developed and do not contain native resident or migratory species or native nursery sites. In addition, there are no wildlife migration corridors in the vicinity of the project site. No impact would occur.

Mitigation Measures: No mitigation measures are required.

- 5) ***Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***

No Impact. The Glendale Municipal Code, Chapter 12.44 Indigenous Trees, contains guidelines for the protection and removal of indigenous trees. These trees are defined as any Valley Oak, California Live Oak, Scrub Oak, Mesa Oak, California Bay, and California Sycamore, which measure 6 inches or more in diameter breast height (DBH). No indigenous trees are located on the project site and implementation of the proposed project would not conflict with any local policies or ordinances protecting biological resources. No impact would occur.

Mitigation Measures: No mitigation measures are required.

6) **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

No Impact. The project site and the surrounding area have been developed and heavily affected by past activities. No adopted Habitat Conservation Plan or Natural Conservation Plan exists for the project site or immediate area. Consequently, implementation of the Project would not conflict with the provisions of any adopted conservation plan. No impact would occur.

Mitigation Measures: No mitigation measures are required.

E. **CULTURAL RESOURCES**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?				X
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?				X
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
4. Disturb any human remains, including those interred outside of formal cemeteries?				X

1) **Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?**

No Impact. The proposed project would require the demolition of an existing one-story commercial building located on the project site. A reconnaissance-level field survey of all properties within the Downtown Specific Plan area was conducted for the DSP EIR prepared in 2006. Site-specific information was collected on a parcel-by-parcel basis for each building or structure within the Downtown Specific Plan area determined to be 45 years of age or older. Estimated dates of construction were established using the tax assessor data and by visual inspection. The existing building was constructed in 1922. The evaluations of historical significance were made using the criteria of the National Register of Historic Places, the California Register of Historical Resources, and the Glendale Register of Historical Resources, respectively. The results of this survey indicate that the existing building is not eligible for listing at either the federal, state, or local level and therefore, no impacts to a historic resource would occur.

Mitigation Measures: No mitigation measures are required.

2) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?**

No Impact. Prehistoric and historic archaeological sites are not known to exist within the local area. In addition, the project site has already been developed and disrupted. Any archaeological resources, which may have existed at one time (on or beneath the site), have likely been previously disturbed. Nonetheless, construction activities associated with project implementation would have

the potential to unearth undocumented resources and result in a significant impact. In the event that archaeological resources are unearthed during project subsurface activities, all earth-disturbing work within a 100-meter radius (328 feet) must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. With implementation of this standard requirement, no impact would occur.

Mitigation Measures: No mitigation measures are required.

3) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

No Impact. Plant and animal fossils are typically found within sedimentary rock deposits. Most of the city of Glendale consists of igneous and metamorphic rock, and the local area is not known to contain paleontological resources. In addition, the project site has already been subject to disruption and development. Any superficial paleontological resources which may have existed at one time on the project site have likely been previously unearthed by past development activities. Nonetheless, there is a possibility that paleontological resources may exist at deep levels and could be unearthed with implementation of the proposed project. In the event that paleontological resources are unearthed during the proposed project-related subsurface activities, all earth-disturbing work within a 100-meter radius (328 feet) must be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. With implementation of this standard requirement, no impact would occur.

Mitigation Measures: No mitigation measures are required.

4) **Disturb any human remains, including those interred outside of formal cemeteries?**

No Impact. The project site and surrounding area are characterized by features typical of the urban landscape and include commercial, industrial, and residential uses. No known burial sites exist within the vicinity of the project site or surrounding area. Nonetheless, if human remains are encountered during excavation and grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendant of the deceased Native American, who will then serve as a consultant on how to proceed with the remains (i.e., avoid removal or reburial). With implementation of this standard requirement, no impact would occur.

Mitigation Measures: No mitigation measures are required.

F. **GEOLOGY AND SOILS**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
2. Result in substantial soil erosion or the loss of topsoil?			X	
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
4. Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?			X	
5. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

1) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Less Than Significant Impact. The project site is not within an established Alquist-Priolo Fault Zone for surface fault rupture hazards. Based on the available geologic data, active or potentially active faults with the potential for surface fault rupture are not known to be located directly beneath or projecting toward the project site. Therefore, the potential for surface rupture as a result of fault plane displacement during the design life of the project is less than significant.

Mitigation Measures: No mitigation measures are required.

- ii) **Strong seismic ground shaking?**

Less than Significant Impact. The project site could be subject to strong ground shaking in the event of an earthquake originating along one of the faults listed as active or potentially active in the Southern California area. This hazard exists throughout Southern California and could pose a risk to public safety and property by exposing people, property, or infrastructure to potentially adverse effects, including strong seismic ground shaking. Compliance with applicable building codes including the International Building Code (IBC) and California Building Code (CBC) would minimize

structural damage to buildings and ensure safety in the event of a moderate or major earthquake. Therefore, impacts related to strong seismic ground shaking would be less than significant.

Mitigation Measures: No mitigation measures are required.

iii) ***Seismic-related ground failure, including liquefaction?***

No Impact. Liquefaction is a seismic phenomenon in which loose, saturated, fine-grained granular soils behave similarly to a fluid when subjected to high-intensity ground shaking. Liquefaction occurs as a result of three general conditions: (1) shallow groundwater; (2) low-density, fine, clean sandy soils; and (3) high-intensity ground motion. Studies indicate that saturated, loose and medium dense, near-surface cohesionless soils exhibit the highest liquefaction potential, while dry, dense, cohesionless soils and cohesive soils exhibit low to negligible liquefaction potential.

The project site is not located within a mapped liquefaction hazard zone. Therefore, no impacts related to liquefaction would occur.

Mitigation Measures: No mitigation measures are required.

iv) ***Landslides?***

No Impact. The project site is currently developed and the topography of the project site and its immediate built environment is relatively flat and, thus, devoid of any distinctive landforms. There are neither known landslides near the project site nor is the project site located in the path of any known or potential landslides. Therefore, no impacts related to landslides would occur.

Mitigation Measures: No mitigation measures are required.

2) ***Result in substantial soil erosion or the loss of topsoil?***

Less Than Significant Impact. Construction activity associated with the proposed project development may result in wind and water driven erosion of soils due to grading activities if soil is stockpiled or exposed during construction. However, this impact is considered short-term in nature since the site would be covered with pavement and landscaping upon completion of construction activity. Further, as part of the proposed project, the applicant would be required to adhere to conditions under the National Pollutant Discharge Elimination System (NPDES) Permit set forth by the Regional Water Quality Control Board (RWQCB), and prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to be administered throughout proposed project construction. The SWPPP would incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts from water driven erosion during construction would be reduced to less than significant. In addition, the applicant would be required to adhere to SCAQMD Rule 403—Fugitive Dust, which would further reduce the impact related to soil erosion to less than significant.

Mitigation Measures: No mitigation measures are required.

3) ***Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an onsite or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?***

Less Than Significant Impact. The project site is not located within a liquefaction zone. The relatively flat topography of the project site precludes both stability problems and the potential for lurching, which is earth movement at right angles to a cliff or steep slope during ground shaking. As previously discussed, the potential for hazards such as landslides and liquefaction is considered low. Liquefaction may also cause lateral spreading. For lateral spreading to occur, the liquefiable zone must be continuous, unconstrained laterally, and free to move along gently sloping ground toward an unconfined area. However, if lateral containment is present for those zones, then no significant risk

of lateral spreading will be present. Since the liquefaction potential at the project site is low, earthquake-induced lateral spreading is not considered to be a significant seismic hazard at the site.

Ground surface subsidence generally results from the extraction of fluids or gas from the subsurface that can result in a gradual lowering of the ground level. No regional subsidence as a result of groundwater pumping has been reported in Glendale area. Therefore, the potential for ground collapse and other adverse effects due to subsidence to occur on the project site is considered low.

In order to minimize damage due to geologic hazards, design and construction of the proposed project would comply with applicable building codes including the IBC and CBC. Therefore, impacts related to exposure to hazards including landslides, lateral spreading, subsidence, liquefaction and collapse would be less than significant.

Mitigation Measures: No mitigation measures are required.

4) ***Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?***

Less Than Significant Impact. The soils underlying the project site and surrounding area are considered to have a low expansion potential. Additionally, in order to minimize damage due to geologic hazards, design and construction of the proposed project would comply with applicable building codes including the IBC and CBC. Therefore, impacts related to expansive soil would be less than significant.

Mitigation Measures: No mitigation measures are required.

5) ***Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?***

No Impact. Septic tanks will not be used in the proposed project. The proposed project would connect to and use the existing sewage conveyance system. No impact would occur.

Mitigation Measures: No mitigation measures are required.

G. GREENHOUSE GAS EMISSIONS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
2. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X	

1) ***Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?***

Less Than Significant Impact. Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, ocean and terrestrial species impacts, among other adverse effects.

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. Development of regional targets is underway and the Southern California Association of Governments (SCAG) is in the process of preparing the region's Sustainable Communities Strategy (SCS) which will likely be a new element of the Regional Transportation Plan (RTP). The strategy will identify how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through land use development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

In addressing the potential for a project to generate GHG emissions that would have a potentially significant cumulative effect on the environment, a 900 metric ton threshold was selected to identify those projects that would be required to calculate emissions and implement mitigation measures to reduce a potentially significant impact. The 900 metric ton screening threshold is based on a threshold included in the CAPCOA white paper¹ that covers methods for addressing greenhouse gas emissions under CEQA.

The CAPCOA white paper references the 900 metric ton guideline as a conservative threshold for requiring further analysis and mitigation. The 900 metric ton threshold was based on a review of data from four diverse cities (Los Angeles in southern California and Pleasanton, Dublin, and Livermore in northern California) to identify the threshold that would capture at least 90% of the residential units or office space on the pending applications list. This threshold will require a substantial portion of future development to minimize GHG emissions to ensure implementation of AB 32 targets is not impeded. By ensuring that projects that generate more than 900 metric tons of GHG implement mitigation measures to reduce emissions, it is expected that a majority of future development will contribute to emission reduction goals that will assist the region in meeting its GHG reduction targets.

It should be noted that an individual project's GHG emissions will generally not result in direct impacts under CEQA, as the climate change issue is global in nature, however an individual project could be found to contribute to a potentially significant cumulative impact.

The project includes 50 residential units and is expected to generate less than 900 metric tons of GHG emissions based on estimates of GHG emissions for various project types included in the CAPCOA white paper². Emissions from the project will be generated from vehicular traffic and residential uses. The project's GHG emissions are found to have a less than cumulatively considerable contribution to GHG emissions because the project will generate less than 900 metric tons of GHGs.

¹ See CAPCOA White Paper : "CEQA & Climate Change: *Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act* " January 2008 (<http://www.capcoa.org/rokdownloads/CEQA/CAPCOA%20White%20Paper.pdf>).

² 900 metric tons of GHG emissions are estimated to be generated by 50 Single Family Residential units, 70 apartments/condos, 35,000 sf of general commercial/office, 11,000 sf of retail, or 6,300 sf of supermarket/grocery space.

Furthermore, projects that generate less than 900 metric tons of GHG, will also participate in emission reductions because air emissions including GHGs are under the purview of CARB (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions³, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources⁴. As a result, even the emissions that result from projects that produce less than 900 metric tons of GHG will be subject to emission reductions. Likewise, the project would also participate in the mandated emissions reductions through energy and resource use that is subject to emission reduction mandates beyond "business-as-usual" and will be constructed with a LEED rating of silver.

Therefore, it is determined that the project would result in less than cumulatively considerable impacts associated with GHG emissions and no mitigation is required.

Mitigation Measures: No mitigation measures are required.

2) **Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?**

Less Than Significant Impact. In an effort to implement State mandates under AB32 and SB375 that address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The City of Glendale is currently in the process of preparing GHG emission inventories and will begin updating its General Plan in the coming years to incorporate associated climate change policies. These policies will provide direction for individual development projects to reduce GHG emissions and help the City meet its GHG emission reduction targets.

Until local plans are developed to address greenhouse gas emissions, such as a local Sustainable Communities Strategy and updated General Plan Policies, the project is evaluated to determine whether it would impede the implementation of AB 32 GHG reduction targets. For the reasons discussed in the Response G-1 above, the project would not impede the implementation of AB 32 reduction targets. Therefore, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation Measures: No mitigation measures are required.

H. HAZARDS AND HAZARDOUS MATERIALS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or				X

³ On September 15, 2009, the United States Environmental Protection Agency (EPA) and the Department of Transportation's National Highway Safety Administration (NHTSA) proposed a national program to reduce GHG emissions and improve fuel economy for new cars and trucks sold in the United States. The proposed standards would cut CO2 emissions by an estimated 950 million metric tons and 1.8 billion barrels of oil over the lifetime of the vehicles sold under the program.

⁴ California's Renewable Portfolio Standard (RPS) requires electric corporations to increase procurement from eligible renewable energy resources by at least 1% of their retail sales annually, until they reach 20% by 2010. In 2008, the governor signed Executive Order S-14-08 (EO) to streamline California's renewable energy project approval process and increase the state's Renewable Energy Standard to 33% renewable power by 2020. The Air Resources Board is in the process of developing regulations to implement the 33% standard known as the California Renewable Electricity Standard (RES).

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
disposal of hazardous materials?				
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project site?				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project site?				X
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

1) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

No Impact. The project involves the development of residential uses. Such uses do not generally involve the routine use, transport, or disposal of significant amounts of hazardous materials. No new hazardous materials will be generated at the site. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

2) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

No Impact. The project site is currently developed with a one-story commercial building, which was constructed in 1922. Structures constructed or remodeled between 1930 and 1981 have the potential of containing Asbestos Containing Building Materials. The building has undergone very limited remodeling, including reroofing (1991), interior improvements (1981 and 1984) and earthquake retrofitting (1991). As such, the existing on-site structure has the potential of containing Asbestos Containing Building Materials. The proposed project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. In addition, buildings constructed

prior to 1978 may contain lead based paints. Testing and removal of lead-based paints is subject to regulation established by the Environmental Protection Agency (EPA). As such, the existing structure is required to be tested in accordance with applicable rules and regulations and remediated accordingly prior to demolition. Compliance with the applicable rules and regulations would ensure that significant impacts are reduced to a less than significant level.

Mitigation Measures: No mitigation measures are required.

- 3) ***Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

Less Than Significant Impact. There are no schools located within one-quarter mile of the project site. Pursuant to Response H-2 above, the applicant will be required to test for asbestos containing materials and lead-based paint prior to demolition the existing structure. Should any hazardous substance be found, the applicant will be responsible to remediate in accordance with applicable rules prior to demolition. In addition, as indicated in Response H-1 above, the proposed use does not involve the routine use, transport, or disposal of significant amounts of hazardous materials. Therefore, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials. Thus, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

- 4) ***Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

Less Than Significant Impact. The project site has no known history of being listed on a hazardous material site and is not currently listed on a list of hazardous materials sites. As such the proposed project would result in a less than significant impact with regard to creating a significant hazard to the public or the environment.

Mitigation Measures: No mitigation measures are required.

- 5) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project site?***

No Impact. The project site is neither located within an airport land use plan nor is it located within two miles of a public airport or public use airport. The closest public airport or public use airport to the project site is the Burbank-Glendale-Pasadena Airport located approximately seven miles to the northwest. Therefore, no impact would occur.

Mitigation Measures: No mitigation measures are required.

- 6) ***For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project site?***

No Impact. The project site is not within the vicinity of a private airstrip. Therefore, no impact would occur.

Mitigation Measures: No mitigation measures are required.

- 7) ***Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

No Impact. According to the City of Glendale General Plan Safety Element, Brand Boulevard, which is just west of the project site, is a City disaster response route. This route is a main thoroughfare to be used by emergency response services during an emergency and, if the situation warrants, the

evacuation of an area. Implementation of the proposed project would neither result in a reduction of the number of lanes along this road nor result in the placement of an impediment to the flow of traffic. In the event of an emergency, all lanes would be opened to allow for traffic flow to move in one direction and traffic would be controlled by the appropriate agencies, such as the City of Glendale Police Department. During the construction of the proposed project, the construction contractor shall be required to obtain a permit and shall notify, as part of the permit, the City of Glendale Police and Fire Departments of any construction activities (such as movement of equipment and temporary lane closures) that could impede movement along Brand Boulevard to allow for these first emergency response teams to reroute traffic to an alternative route. Therefore, no impact would occur.

Mitigation Measures: No mitigation measures are required.

8) **Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

No Impact. The project site and surrounding area are characterized by features typical of the urban landscape. The project site is not contained within a fire hazard area as identified in the City of Glendale General Plan Safety Element. Additionally, proposed landscaping plans will not include plantings of flammable brush, grass, or trees on or adjacent to the site. Consequently, implementation of the proposed project would not result in the exposure of people or structures to hazards associated with wildland fires. No impact would occur.

Mitigation Measures: No mitigation measures are required.

I. **HYDROLOGY AND WATER QUALITY**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements?			X	
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
4. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
5. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide			X	

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
substantial additional sources of polluted runoff?				
6. Otherwise substantially degrade water quality?			X	
7. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
8. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
10. Inundation by seiche, tsunami, or mudflow?				X

1) **Violate any water quality standards or waste discharge requirements?**

Less Than Significant Impact. Grading activities associated with construction will temporarily increase the amount of suspended solids from surface flows derived from the project site during a concurrent storm event due to sheet erosion of exposed soil. In addition, during excavation and grading, contaminated soils may be exposed and/or disturbed; this could impact surface water quality through contact during storm events. The applicant is required to satisfy all applicable requirements of the NPDES Program and Chapter 13.29, Storm Water and Urban Runoff Pollution Prevention Control and Standard Urban Storm Water Mitigation Plan (SUSMP) of the Glendale Municipal Code, at the time of construction of the proposed project to the satisfaction of the City of Glendale Public Works Department. These requirements include preparation of a SWPPP containing structural treatment and source control measures appropriate and applicable to the proposed project. The SWPPP would incorporate BMPs by requiring controls of pollutant discharges that utilize best available technology (BAT) economically achievable and best conventional pollutant control technology (BCT) to reduce pollutants. Examples of BAT/BCT that may be implemented during site grading and construction of the proposed project could include straw hay bales, straw bale inlet filters, filter barriers, and silt fences. Preparation of the SWPPP is required to obtain a building permit. Implementation of BMPs would ensure that Los Angeles RWQCB water quality standards are met during construction activities of the proposed project. Therefore, no impact during construction would occur.

Following build out and operation of the proposed project, the proposed project would increase the intensity of activities on the site and would likely result in an increase in pollutant sources. Common concerns include the potential deposition of pollutants generated by motor vehicle use on roadways and parking areas adjacent to the project site, and the maintenance and operation of landscaped areas. Storm water quality is generally affected by the length of time since the last rainfall, rainfall intensity, urban uses of the area, and quantity of transported sediment. Typical urban water quality pollutants usually result from motor vehicle operations, oil and grease residues, fertilizer/pesticide uses, human/animal littering, careless material storage and handling, and poor property management. The majority of pollutant loads are usually washed away during the first flush of the storm occurring after the dry-season period.

These pollutants have the potential to degrade water quality. However, the quality of runoff from the project site would be subject to Section 402(p) of the CWA under the NPDES program. Under the NPDES (Municipal Permit No. CAS004001) development projects have responsibilities to ensure that their pollutant loads do not exceed total maximum daily loads for downstream receiving waters.

Development projects are required by the Glendale Municipal Code to submit and then implement a SUSMP containing design features and BMPs appropriate and applicable to the proposed project. The purpose of the SUSMP is to reduce post-construction pollutants in storm water discharges. Prior to issuance of any grading or building permits, the County must approve the SUSMP. Preparation of the SUSMP is required to obtain a building permit. Potential water quality impacts of the proposed project would be less than significant through the preparation of the SUSMP and implementation of the BMPs as specified in the NPDES Permit. Therefore, impacts related to water quality and storm water discharge would be less than significant.

Mitigation Measures: No mitigation measures are required.

- 2) ***Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?***

Less Than Significant Impact. Currently, the City utilizes water from Glendale Water and Power (GWP), which relies on some local groundwater supplies. Consequently, implementation of the proposed project would result in additional development that could indirectly require an increased use of groundwater through the provision of potable water by GWP; however, as discussed in Response Q-4 below, the proposed project's water demand is within water projections. Groundwater to be consumed within Glendale would be utilized according to current plans and projections for GWP groundwater supplies. As a result, implementation of the proposed project would not substantially deplete groundwater supplies. Further, the proposed project would not extract groundwater on an operational basis.

The project site is currently developed with nearly 100 percent impervious surfaces and, therefore, does not serve as a primary area of groundwater recharge within the San Fernando or Verdugo Basins, which are both located within the City of Glendale. In addition, impervious surfaces would remain with implementation of the proposed project. Consequently, impacts related to groundwater extraction and recharge will be less than significant.

Mitigation Measures: No mitigation measures are required.

- 3) ***Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?***

Less Than Significant Impact. The project site is served by an existing storm water collection and conveyance system. Since the project site is currently developed with impervious surfaces, with the exception of minimal landscaping in the parking lot, the quantity of runoff would not change substantially with implementation of the proposed project. All runoff would continue to be conveyed via streets, alleys and gutters to storm drain locations around the project site. As a result, the proposed project would not require any substantial changes to the existing drainage pattern of the site or the area, nor would it affect the capacity of the existing storm drain system. Furthermore, as discussed above, the SWPPP would incorporate BMPs by requiring controls of pollutant discharges that utilize BAT and BCT to reduce pollutants. In addition, in accordance with Chapter 13.42, Storm Water and Urban Runoff Pollution Prevention Control and Standard Urban Storm Water Mitigation Plan of the Glendale Municipal Code, a SUSMP containing design features and BMPs to reduce

post-construction pollutants in storm water discharges would be submitted and implemented as part of the proposed project. Consequently, impacts are considered to be less than significant.

Mitigation Measures: No mitigation measures are required.

- 4) ***Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?***

Less Than Significant Impact. Please refer to Response I-3 above.

Mitigation Measures: No mitigation measures are required.

- 5) ***Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?***

Less Than Significant Impact. Please refer to Response I-3 above.

Mitigation Measures: No mitigation measures are required.

- 6) ***Otherwise substantially degrade water quality?***

Less Than Significant Impact. Please refer to Response I-3 above.

Mitigation Measures: No mitigation measures are required.

- 7) ***Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?***

No Impact. According to Federal Emergency Management Agency flood hazard maps, the project site is not located within a 100-year flood zone; therefore, the proposed project would not place housing within a 100-year flood hazard area or result in structures being constructed that would impede or redirect flood flows. The proposed project would not be subject to flooding, and, therefore, no impact would occur.

Mitigation Measures: No mitigation measures are required.

- 8) ***Place within a 100-year flood hazard area structures which would impede or redirect flood flows?***

No Impact. As indicated in Response I-7 above, the project site is not located within a 100-year floodplain or other flood hazard area, as shown on the latest FEMA Flood Insurance Rate Map. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 9) ***Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?***

No Impact. There are seven dams located within the City of Glendale. The nearest dam to the project site is the Diederich Reservoir, located approximately two miles north of the project site. According to the City of Glendale General Plan Safety Element, the proposed project is not located within the inundation zone of this dam or other dams located within the City or elsewhere. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 10) ***Inundation by seiche, tsunami, or mudflow?***

No Impact. The project site is not within a coastal area. Therefore, tsunamis (seismic sea waves) are not considered a significant hazard at the site. In addition, the project site is not located downslope of any large bodies of water that could adversely affect the site in the event of earthquake-induced seiches, which are wave oscillations in an enclosed or semi-enclosed body of water. Therefore, no impact related to inundation by seiche, tsunami, or mudflow would result from implementation of the proposed project.

Mitigation Measures: No mitigation measures are required.

J. LAND USE AND PLANNING

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Physically divide an established community?				X
2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

1) Physically divide an established community?

No Impact. The proposed project would be constructed within the Downtown Specific Plan area. The proposed residential development is a permitted use in the Transitional District, in which it is located. It will be replacing an existing one-story vacant commercial building. No established community would be divided as a result of the project. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The proposed project is located within the Transitional District of the DSP. This mixed-use district forms the southern edge of the Downtown area and provides a transition from the downtown to surrounding neighborhoods and the South Brand "Boulevard of Cars".

The Transitional District allows a building to be a maximum of four stories in height. If the building includes sustainable design features which meet the LEED Silver standard (as administered by the US Green Building Council), two additional stories in height are permitted. The project would be designed to the LEED Silver level and is proposed to be five stories with a mezzanine, which will comply with the development standards contained in the DSP for this District.

The project is consistent with DSP land use policies 3.1.2 and 3.1.4. Policy 3.1.2 encourages land uses that extend the life of Downtown into the evenings and weekends. Policy 3.1.4 encourages providing mixed-use commercial and residential development in designated areas of Downtown. The proposed project will provide 50 residential units within close proximity to retail and entertainment uses and, therefore, assists in creating and maintaining the 24-hour Downtown desired in the DSP.

Moreover, the proposed project is designed to comply with all zoning standards and no variances are being requested.

Mitigation Measures: No mitigation measures are required.

3) **Conflict with any applicable habitat conservation plan or natural community conservation plan?**

No Impact. The project site and surrounding area have been developed and heavily affected by past activities. The project site and immediate area are not located in an adopted habitat conservation plan or natural community conservation plan area. Consequently, implementation of the proposed project would not conflict with the provisions of any adopted conservation plan, and no impact would occur.

Mitigation Measures: No mitigation measures are required.

K. **MINERAL RESOURCES**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

1) **Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

No Impact. The project site and surrounding area are characterized by features typical of the urban landscape and include commercial, industrial, and residential uses. The State Geologist has mapped the Glendale area for aggregate resources. According to Map 4-28 of the City of Glendale General Plan Open Space and Conservation Element, the project site is located within a Mineral Resource Zone-1 (MRZ-1). MRZ-1 is defined as an area where adequate information indicates that no significant mineral deposits are present or where it is judged that little likelihood exists for their presence. As a result, no impact would occur.

Mitigation Measures: No mitigation measures are required.

2) **Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

No Impact. As indicated in Response K-1 above, there are no known mineral resources within the project site. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

L. **NOISE**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
3. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project site to excessive noise levels?				X
6. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project site to excessive noise levels?				X

1) ***Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?***

Less Than Significant Impact: The proposed project involves the construction of a 50-unit residential building. This type of use is permitted on the subject site. Surrounding land uses include single- and multi-family residential uses and commercial uses. The proposed residential building is not anticipated to generate noise in excess of the limits contained in the Noise Element.

The project site is located in an area above the 70 CNEL and over noise contour as shown on the map of the 2030 Noise Contours, Exhibit 2 of the City's Noise Element. Table 1 of the Noise Element indicates that residential multi-family projects are "Normally Unacceptable" in areas where the noise levels are 70 CNEL and above. Residential projects located in areas that are normally unacceptable can be permitted provided, that a detailed analysis of the noise reduction requirements and needed noise insulation features can be included in the design to reduce interior noise levels. A study was prepared for the project that includes the necessary design features that would lower the interior noise levels to acceptable levels. Additionally, the city requires that no private outdoor yard or patio areas are exposed to noise levels above CNEL 65. An acoustical engineering analysis performed for the project determined that these exterior areas are not subject to levels above CNEL 65.

The existing noise environment in the project vicinity is dominated by traffic noise from nearby roadways, as well as nearby commercial and residential activities. Long-term operation of the proposed project would have a minimal effect on the noise environment in proximity to the project site. Noise generated by the proposed residential project would result primarily from normal operation of the building's mechanical equipment and project-related traffic. The project would not result in significant operation noise impacts.

Mitigation Measures: No mitigation measures are required.

- 2) ***Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?***

Less Than Significant Impact. Excessive groundborne vibration is typically associated with activities such as blasting used in mining operations, or the use of pile drivers during construction. The project would not require any blasting activities and any earth movement associated with project construction is not anticipated to require pile driving. Structural support required for the development of the project would be installed by drilling bore holes, installing steel I-beams, and grouting with concrete. Therefore, the project is not expected to generate excessive groundborne vibration or groundborne noise levels. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

- 3) ***A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?***

Less Than Significant Impact. As indicated in Response L-1 above, significant noise impacts are not anticipated to result from the long-term operation of the proposed project.

Mitigation Measures: No mitigation measures are required.

- 4) ***A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?***

Less Than Significant Impact. A temporary periodic increase in ambient noise would occur during construction activities associated with the proposed project. Noise from the construction activities would be generated by vehicles and equipment involved during various stages of construction operations: demolition, site grading, foundation, and building construction. The noise levels created by construction equipment will vary depending on factors such as the type of equipment and the specific model, the mechanical/ operational condition of the equipment and the type of operation being performed.

Construction associated with the project will be required to comply with the City of Glendale Noise Ordinance (Municipal Code Chapter 8.36), which prohibits construction activities to between the hours of 7:00 p.m. on one day and 7:00 a.m. of the next day or from 7:00 p.m. on Saturday to 7:00 a.m. on Monday or from 7:00 p.m. preceding a holiday. Compliance with the City's Noise Ordinance would ensure that no significant impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 5) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project site to excessive noise levels?***

No Impact. The project site is neither located within an airport land use plan nor is it located within two miles of a public airport or public use airport. The closest public airport or public use airport to the Project site is the Burbank-Glendale-Pasadena Airport located about seven miles to the northwest. Consequently, no impacts associated with excessive airport noise levels would result.

Mitigation Measures: No mitigation measures are required.

- 6) ***For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project site to excessive noise levels?***

No Impact. The project site is not within the vicinity of a private airstrip. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

M. POPULATION AND HOUSING

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

- 1) ***Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?***

Less Than Significant Impact. The proposed 50-unit residential project is consistent with the residential densities prescribed with the DSP, which is intended for high-density residential and commercial development. In addition, as indicated in Section C.1 above, the project would not cause population growth in Glendale to exceed regional SCAG forecasts. No significant impacts are anticipated.

Since the project site is located within an urban area and is currently served by existing circulation and utility infrastructure, no major extension of infrastructure is required as part of the proposed project. Additionally, no expansion to the existing service area of a public service provider is required. Therefore, development of the project site would not indirectly induce population growth and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

- 2) ***Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?***

No Impact. No residential dwelling units currently exist on the project site. Therefore, no housing or residential populations would be displaced by development of the proposed project, and the construction of replacement housing elsewhere would not be necessary. No impact would occur.

Mitigation Measures: No mitigation measures are required.

- 3) ***Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?***

No Impact. Please refer to Response M-2 above. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

N. PUBLIC SERVICES

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

1) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

a) **Fire protection?**

Less Than Significant Impact. The City of Glendale Fire Department (GFD) provides fire and paramedic services to the project site. The overall need for fire protection and paramedic services are not expected to increase significantly as a result of the proposed project as the project site is located in an already urbanized area. The project will be required to comply with the Uniform Fire Code, including installation of fire sprinklers, and to submit plans to the Glendale Fire Department at the time building permits are submitted to ensure adequate fire flow protection.

Mitigation Measures: No mitigation measures are required.

b) **Police protection?**

Less Than Significant Impact. The Glendale Police Department (GPD) provides police services to the project site. The overall need for police protection services are not expected to increase significantly as a result of the proposed project as the project site is located in an already urbanized area. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

c) **Schools?**

Less Than Significant Impact. The proposed project will have a less than significant impact on schools. Section 65995 of the Government Code provides that school districts can collect a fee on a per square foot basis for new residential units or additions to existing units to assist in the construction of or addition to schools. The State has determined that payment of the school fee mitigates impacts to schools to a level less than significant.

Mitigation Measures: No mitigation measures are required.

d) **Parks?**

Less Than Significant Impact. See discussion under Sections O.1 and O.2 below.

Mitigation Measures: No mitigation measures are required.

e) **Other public facilities?**

Less Than Significant Impact. The proposed project to build 50 residential units may result in an increased demand for library services. However, in accordance with the requirements of the City of Glendale Municipal Code (Ordinance No. 5575 and Resolution No. 07-164) for Development Impact Fees (to address the additional need for parks and libraries) and subsequent amendments adopted by the City Council, the project applicant will be required to pay the approved Development Impact Fee to the City for permit issuance. No significant impacts would occur.

Mitigation Measures: No mitigation measures are required.

O. **RECREATION**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

1) ***Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?***

Less Than Significant Impact. The proposed project would develop 50 residential units. The project design includes a number of private and common amenities which can be used for recreation purposes on the project site. These include a private patio or balcony for each of the units and common spaces consisting of: an outdoor area (with benches, fire pit, Jacuzzi, and bar), a recreation room and indoor children's play area on the first floor, a common computer room on the second floor, multi-purpose room on the third floor, conference room on the fourth floor, and library on the fifth floor. As a result, no significant increase in demand for existing park or recreational facilities is anticipated.

Also, in accordance with the requirements of the City of Glendale Municipal Code (Ordinance No. 5575 and Resolution No. 07-164), and subsequent amendments as adopted by the City Council, the project applicant will be required to pay a Development Impact Fee to the City for permit issuance. This fee would further alleviate any potential impact associated with recreation.

Mitigation Measures: No mitigation measures are required.

2) ***Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?***

Less Than Significant Impact. As discussed above, the project is not anticipated to create a significant demand on parks facilities that would require the construction or expansion at existing recreational facilities. Therefore, no significant impacts would occur.

Mitigation Measures: No mitigation measures are required.

P. TRANSPORTATION/TRAFFIC

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
2. Conflict with an applicable congestion management program including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
3. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
4. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
5. Result in inadequate emergency access?				X
6. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

- 1) ***Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?***

Less than Significant Impact. There would be a slight increase in day time population (construction workers) as a result of the construction activities. However, the increase in daytime population is not considered substantial since the construction phase is only approximately 18 months.

The proposed project would result in the development of 50 multi-family residential units and therefore, would result in an increase in the number of vehicles using the area streets. Based upon trip generation factors published in *Trip Generation*, Institute off Transportation Engineers, 8th Edition, 2008, the project would generate fewer than 50 vehicle trips during both the weekday morning peak hour (typically occurring between 7 a.m. and 9 a.m.) and the weekday evening peak hour (typically occurring between 4 p.m. and 6 p.m.). Because the project's peak-hour trip generation would not exceed the established threshold of 50 vehicle trips, no significant and adverse impacts on the area street system would be anticipated.

Mitigation Measures: No mitigation measures are required.

- 2) **Conflict with an applicable congestion management program including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

Less than Significant Impact. As discussed above in Response P-1, the proposed project would not result in any significant increase in traffic on the area roadway network. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

- 3) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

No Impact. The project site is not located in the vicinity of an airport. Consequently, the proposed project would not result in a change in air traffic patterns that would result in safety risks. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 4) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

No Impact. The proposed project would not result in any changes to the existing roadway network. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 5) **Result in inadequate emergency access?**

No Impact. The project does not involve changes to the existing street network or to existing emergency response plans. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 6) **Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?**

No Impact. The Los Angeles County Metropolitan Transportation Authority and Glendale Beeline provide bus service within the City of Glendale. The proposed project would not conflict with any adopted policies, plans, or programs regarding alternative transportation since no changes to the existing transportation policies, plans, or programs would result from project implementation. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Q. UTILITIES AND SERVICE SYSTEMS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
3. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
5. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
6. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
7. Comply with federal, state, and local statutes and regulations related to solid waste?			X	

1) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

Less Than Significant Impact. Under Section 401 of the Clean Water Act (CWA) the Regional Water Quality Control Board (RWQCB) issues National Pollutant Discharge Elimination System (NPDES) permits to regulate waste discharged to "waters of the nation," which includes reservoirs, lakes and their tributary waters. Waste discharges include discharges of stormwater and construction project discharges. A construction project resulting in the disturbance of more than one acre requires an NPDES permit and the preparation of a Storm Water Pollution Prevention Plan (SWPPP). In addition, the project will be required to submit a Standard Urban Stormwater Mitigation Plan (SUSMP) to mitigate urban storm water runoff. Prior to the issuance of building permits, the project applicant will be required to satisfy the requirements related to the payment of fees and/or provisions of adequate wastewater facilities. Because the project will comply with the waste discharge prohibitions and water quality objectives established by the RWQCB, impacts are considered to be less than significant.

Mitigation Measures: No mitigation measures are required.

2) **Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

No Impact. No new sources of water supply, such as groundwater, are required to meet the proposed project's water demand. Water serving the proposed project would be treated by existing extraction and treatment facilities, and no new facilities, or expansion of existing facilities, would be required. Therefore, no impact would occur.

Mitigation Measures: No mitigation measures are required.

- 3) ***Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?***

No Impact. The project site is currently completely developed with impervious surfaces. The amount of impervious surfaces is not expected to change with the implementation of the proposed project because the proposed landscaped areas would be located over a concrete slab. Therefore, no impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 4) ***Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?***

Less than Significant Impact. Glendale Water and Power provides water service for domestic, irrigation, and fire protection purposes to the City of Glendale. The City has four sources of water to meet existing and projected water demands. These sources consist of water imported from the Metropolitan Water District (MWD), groundwater from the San Fernando Groundwater Basin and the Verdugo Groundwater Basin, and recycled water.

The City of Glendale uses approximately 33,000 acre-feet of water on an annual basis. Of this total, approximately 78 percent is provided by the MWD, 12 percent is pumped from the San Fernando Groundwater Basin, 6 percent is pumped from the Verdugo Groundwater Basin, and the remaining 4 percent is supplied by the City's water reclamation system.

New development on the project site would result in an increase in demand for operational water use, including landscape irrigation, maintenance and other activities on the site. Based on the water generation factors of 100 gallons per day for multi-family units, the project require approximately 1.3 million gallons.

Due to an increasing reliance on local resources, the amount of water the City would purchase from MWD to meet demand is projected to remain stable or slightly increase between the present time and the year 2025. However, MWD water would continue to be the main source of supply for the City. Based on available water supplies, the MWD has indicated that it can meet 100 percent of its member agencies' needs over the next 20 years.

Overall the status of Glendale's water supply is highly reliable. The San Fernando and Verdugo Basins, to which Glendale possesses water rights, are managed under court order by a court-appointed watermaster in order to preserve water levels in these basins, thereby, assuring reliability of those in possession of pumping rights. Glendale is one of the original member agencies of the MWD, and has reliably received water from it over 60 years, and would continue to receive water from MWD into the future. Additionally, Glendale has a sizable source of reclaimed water available to it, and has recently completed a reclaimed water distribution system. The use of reclaimed water is important, as it frees portable water in Glendale's system to be used to satisfy other water users. These water sources enable the City to meet all its projected demands, including those of the proposed project. Consequently, this impact is considered to be less than significant.

Mitigation Measures: No mitigation measures are required.

- 5) ***Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?***

No Impact. See response provided under Section Q-2.

Mitigation Measures: No mitigation measures are required.

- 6) ***Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?***

Less Than Significant Impact. Project implementation would result in an increase in residential development onsite. The total annual solid waste of the project is estimated to be approximately 39 tons per year. Based on 2005 data the city's diversion rated is 52 percent, approximately 19 tons per year would be deposited into the landfill. All solid waste generated on the project site will be deposited at the Scholl Canyon Landfill, which is owned by the City of Glendale. The annual disposal rate at the Scholl Canyon facility is approximately 360,000 tons per year with a remaining capacity of 8.6 million tons. Combined with the additional solid waste generated by the project, the annual disposal rate would increase to approximately 360,019 tons per year, and remaining capacity of 8.6 million tons, the Scholl Canyon facility could meet the demand of the proposed project and the City for approximately 24 years. Overall, the increase in solid waste generation associated with the operation of the proposed project would not exacerbate landfill capacity shortages. Therefore, the impact of the project on permitted landfill capacity is less than significant.

Mitigation Measures: No mitigation measures are required.

7) Comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact. As part of the proposed project, the project applicant would implement a waste diversion program in an effort help the City meet its waste diversion goal of 50 percent until 2015, when the proposed project would increase diversion to 60 percent as mandated by Assembly Bill 939. In addition, the proposed project would enclose trash collection areas on the ground level. No federal statutes apply to the proposed project. Therefore, the impact of the proposed project on compliance with federal, state, and local statutes and regulations is less than significant.

Mitigation Measures: No mitigation measures are required.

R. MANDATORY FINDINGS OF SIGNIFICANCE

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

1) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop

below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No Impact. The project site is located within a highly urbanized area and is developed with a one-story commercial building and paved vacant lots. No biological species or habitat for biological species exists on-site or within the project vicinity. In addition, no Habitat Conservation Plan, Community Conservation Plan, or other approved habitat conservation plans apply to the project site. As such, the proposed project would not have the potential to substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Furthermore, the proposed project would not have the potential to eliminate important examples of major periods of California history or prehistory, including historical, archaeological, or paleontological resources. Therefore, the proposed project would not result in significant environmental impacts that have the potential to degrade the quality of environment. No impacts would occur.

- 2) ***Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?***

Less Than Significant Impact. Cumulative impacts may occur when the proposed project in conjunction with one or more related projects would yield an impact that is greater than what would occur with the development of only the proposed project. With regard to cumulative effects for the issues of agricultural, biological, and mineral resources, the project site is located in an urbanized area and therefore, other developments occurring in the area of the project would largely occur on previously disturbed land and are not anticipated to have an impact. Thus, no cumulative impact to these resources would occur. Impacts related to archaeological resources, paleontological resources, and hazards and hazardous materials are generally confined to a specific site and do not affect off-site areas.

The City's approved and pending projects in the vicinity combined with the proposed project may result in cumulative effects in other environmental issue areas due to the aggregate development within an already urbanized area. However, the impacts related to the proposed project are less than significant, do not require mitigation measures to reduce to a less-than-significant level and would not result in cumulative impacts when combined with the City's other related projects. Therefore, the proposed project would not have cumulatively considerable effects, and as such, cumulative impacts would not occur.

- 3) ***Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***

Less Than Significant Impact. Development of the proposed project would not create direct and indirect adverse effects on humans. Many of the less than significant impacts that were identified are considered short-time effects and no significant impacts are anticipated.

13. **Earlier Analyses**

None

14. **Project References Used to Prepare Initial Study Checklist**

One or more of the following references were incorporated into the Initial Study by reference, and are available for review in the Planning Division Office, 633 E. Broadway, Rm. 103, Glendale, CA 91206-4386. Items used are referred to by number on the Initial Study Checklist.

1. The City of Glendale's Downtown Specific Plan, as amended.
2. The City of Glendale's General Plan, as amended.
3. The City of Glendale's Municipal Code, as amended.
4. "Guidelines of the City of Glendale for the Implementation of the California Environmental Quality Act of 1970, as amended," August 19, 2003, City of Glendale Planning Division.
5. Public Resources Code Section 21000 et seq and California Code of Regulations, Title 14 Section 15000 et seq.
6. "CEQA Air Quality Analysis Guidance Handbook," updated October 2003, South Coast Air Quality Management District.
7. Air Quality Analysis, Urbemis 2007.
8. Acoustical Engineering Analysis, Marshall Long Acoustics, September, 2011.