



**PROPOSED
MITIGATED NEGATIVE DECLARATION**

1407 West Glenoaks Mixed Use
1407 West Glenoaks Boulevard

The following Mitigated Negative Declaration (MND) 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:	1407 West Glenoaks Mixed Use
Project Location:	1407 West Glenoaks Blvd., Glendale, CA 91201
Project Description:	The Project includes the development of a 4-story mixed-use building with 74 multifamily residential units, including, 26 one-bedroom apartment units, 46 two-bedroom apartment units, 2 three-bedroom apartment units, and 10,600 square feet of ground-level commercial space, along with a 5,400-square-foot publicly accessible open space area. The Project site is 52,239 square feet in size and consists of one parcel near the southeast corner of Glenoaks Boulevard and Sonora Avenue. The mixed-use building would include 227 standard parking spaces, 38 of which will be in a tandem arrangement. (Refer to page 6 for a complete project description.)
Project Type:	<input checked="" type="checkbox"/> Private Project <input type="checkbox"/> Public Project
Project Applicant:	American General Design 139 South Los Robles Avenue, Unit 106 Pasadena, CA 91101
Findings:	The Director of the Community Development Department, on October 15, 2014 , after considering an Initial Study prepared by the Planning and Neighborhood Services Division, found that the above referenced Project would not have a significant effect on the environment and instructed that a Mitigated Negative Declaration be prepared.
Mitigation Measures:	See attached Mitigation Monitoring and Reporting Program (MMRP).
Attachments:	Mitigation Monitoring and Reporting Program; Initial Study Checklist
Contact Person:	Roger Kiesel, Senior Planner City of Glendale Community Development Department 633 East Broadway, Room 103 Glendale, CA 91206-4386 Tel: (818) 937-8152; Fax: (818) 240-0392

MITIGATION MONITORING AND REPORTING PROGRAM

The following mitigation measure shall apply to the 1407 West Glenoaks Mixed Use Project located at 1407 West Glenoaks Boulevard to reduce identified impacts to less than significant levels.

A. Air Quality

Air Pollution (Demolition, Grading, and Construction Activities)

- All unpaved demolition and construction areas shall be wetted at least three times a day during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403 and Rule 403.1. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times to provide reasonable control of dust caused by wind.
- All clearing, earth-moving, or excavation activities shall be discontinued during period of high winds (i.e., greater than 15 mph), to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but shall be turned off.

Monitoring Action: Compliance with SCAQMD protocols and mitigating AQ emissions.

Timing: During Project Construction

Responsibility: Department of Public Works and SCAQMD

B. Greenhouse Gas Emissions

- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the Project.

Monitoring Action: Compliance with SCAQMD protocols and mitigating AQ emissions.

Timing: During Project Construction

Responsibility: Department of Public Works and SCAQMD

C. Public Services—Schools

- As authorized by Senate Bill (SB) 50, the Project Applicant shall pay school impacts fees to the GUSD prior to the issuance of building permits. The current fee schedule for residential development is \$3.20 per square and for commercial development is \$0.51 per square foot.

Monitoring Action: Compliance with Government Code Section 65995 for payment of applicable school impact fees.

Timing: Upon issuance of building permits.

Responsibility: Glendale Unified School District

Agreement to Proposed Mitigation Measures and Mitigation Monitoring Program

I/WE THE UNDERSIGNED PROJECT APPLICANT(S), HEREBY AGREE TO MODIFICATION OF THE PROJECT TO CONFORM WITH THE IMPACT MITIGATION MEASURES AND THE MITIGATION MONITORING PROGRAM SPECIFIED HEREIN REGARDLESS OF CHANGE OF OWNERSHIP. IF I/WE DISAGREE WITH ANY RECOMMENDED MITIGATION MEASURES OR ALL OR PART OF THE MITIGATION MONITORING PROGRAM, IN LIEU OF MY/OUR SIGNATURE HEREON, I/WE MAY REQUEST RECONSIDERATION OF THE MATTER UPON SUBMITTAL OF THE APPLICABLE FEE AND DOCUMENTATION IN SUPPORT OF MY/OUR POSITION ON SAID MITIGATION MEASURES AND/OR MITIGATION MONITORING PROGRAM. (THE ENVIRONMENTAL AND PLANNING BOARD WILL RECONSIDER THE ISSUES AND TAKE ACTION AS DEEMED APPROPRIATE.)

Dated: _____

Signature(s) of the Project Applicant(s)

Dated: _____

1. Project Title: 1407 West Glenoaks Mixed Use
2. Lead Agency Name and Address: City of Glendale Community Development Department Planning and Neighborhood Services 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: 1407 West Glenoaks Boulevard, Glendale, Los Angeles County
5. Project Sponsor's Name and Address: American General Design 600 West Broadway Suite 210 Glendale, CA 91204
6. General Plan Designation: Community Services
7. Zoning: C2-I – Community Commercial, Height District I
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 Project includes the development of a 4-story mixed-use building with 74 multifamily residential units, including 26 one-bedroom units, 46 two-bedroom units, and 2 three-bedroom units, and 10,600 square feet of ground-level commercial space, along with a 5,400-square-foot publicly accessible open space area. The Project site is 52,239 square feet in size and consists of one parcel located near the northeast corner of Glenoaks Boulevard and Sonora Avenue. The proposed mixed-use building would include 227 standard parking spaces, 38 of which will be in a tandem arrangement. (Refer to page 5 for a complete Project description.)
9. Surrounding Land Uses and Setting: <u>North:</u> R2250 – Medium Density Residential <u>South:</u> C2-I – Community Commercial, Height District I <u>East:</u> C2-I – Community Commercial, Height District I <u>West:</u> C2-I – Community Commercial, Height District I
10. Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement). None
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.

Reviewed by: _____

Date: 12/3/14

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

167 Director of Community Development: _____

Date: 12/3/14

EXISTING CONDITIONS

The Project would be constructed on a site developed with a 1-story vacant building previously occupied by a restaurant near the northeast corner of Glenoaks Boulevard and Sonora Avenue, made up of two parcels (A portion of Assessor Parcel Numbers [APN] 5623-005-907 known as Parcel A and [APN] 5623-005-038 known as Parcel B) located at 1407 West Glenoaks Boulevard. The Project site is 52,239 square feet (approximately 1.2 acres) in size. The Project site is bound by residential uses to the north, Glenoaks Boulevard to the south, Extended Stay America hotel to the east along Glenoaks Boulevard, and 1-story commercial buildings to the west along Glenoaks Boulevard. (**Figure 1, Project Location**, and **Figure 2, Project Site Map and Existing Site Conditions**)

LAND USE AND ZONING

The land use designation for the Project site is Community Services and the zoning designation is Community Commercial (C2). The Community Services land use designation and C2 zone are intended to accommodate shopping and convenience services for the community in conformance with the City's General Plan. While the intent of the land use designation is to provide commercial services, mixed-use development is also permitted by this zoning designation. Residential uses are subject to the standards defined for the High Density Residential (R-1250) zone, as long as the ground floor is occupied within permitted commercial uses.¹ The Project site is located in the C2 Zone, Height District I, which permits a maximum of 3 stories and 35 feet and 36 feet for residential uses defined under R-1250.

PROJECT DESCRIPTION

The Project includes the development of a 4-story (45-foot-high) mixed-use building with 74 multifamily residential units, consisting of 26 one-bedroom units, 46 two-bedroom units, 2 three-bedroom units, 10,600 square feet of ground-level commercial space, and two levels of parking in the City of Glendale, California. The Project also includes private recreational amenities and the development of a 5,400-square-foot publicly accessible open space area.

The proposed building totals 100,035 square feet, consisting of 89,435 square feet of residential space and 10,600 square feet of commercial space.. The proposed building contains residential units ranging in size from 766 square feet to 1,548 square feet on all four levels. The ground floor includes the

1 *Glendale Municipal Code, 30.12.020, Commercial District Land Uses and Requirements.*

commercial space and lobby, including one elevator providing access to residential units on the second through fourth floors, restrooms, four stairwells, and corridors as shown in **Figure 3, Ground Floor Plan**. The second through fourth floors provide access to the elevator, residential units, corridors, and four stairwells as shown in **Figure 4, Second Floor Plan, Figure 5, Third Floor Plan, and Figure 6, Fourth Floor Plan**. Roof elements such as heating, ventilation, and air conditioning units would be screened by a 3-foot 4-inches parapet.

Access to ground-floor commercial space would be via the main lobby from West Glenoaks Boulevard and the internal access driveway on the ground floor. Access to the residential units on the second through fourth floors would be via one elevator located in the main lobby and four stairwells, which are accessible from the internal access driveway. The internal access driveway would be covered by the second through fourth floors of the proposed building.

The entrance to the Project site would be from a driveway on West Glenoaks Boulevard. Due to the raised center median on Glenoaks Boulevard, turning movements at this driveway will be limited to right turns in and right turns out only.

To accommodate the existing power poles and power line conductors on site, the proposed building would be required to provide a minimum setback of 5 feet along West Glenoaks Boulevard.

The proposed building would be modern in design with windows on the southern facade of the building on the ground through fourth floors. The building facade would consist of prefinished metal panels, composite wood siding, aluminum clad wood framed windows and concrete masonry blocks (**Figure 7, Exterior Elevations View 1, and Figure 8, Exterior Elevations View 2**).

The Project would retain the existing street trees along the southern Project boundary adjacent to City sidewalks. New landscaping would include additional trees, shrubs and turf along the northern, eastern, and western boundaries of the site (**Figure 9, Site Plan**).

Parking would be provided at-grade and in a single-level subterranean parking garage, for a total of 227 standard parking spaces, 38 of which will be in a tandem arrangement.

OPTIONAL SCENARIO

Project Description

Additionally, the Applicant is proposing an Optional Scenario Project, which would be located on the same site as the Project. The Optional Scenario Project would include the development of a 3-story,

35-foot-high mixed-use building with 52 multifamily residential units, consisting of 40 one-bedroom units, 12 two-bedroom units, 8,450 square feet of ground level commercial space, and two levels of parking in the City of Glendale, California. The Optional Scenario Project also includes private recreational amenities.

The proposed building totals 88,327 square feet in size and consists of a 35,034-square-foot ground floor, a 33,119-square-foot second floor, and a 20,174-square-foot third floor. The proposed building contains residential units ranging in size from 767 square feet to 1,548 square feet on all three levels. The ground floor includes the commercial space and lobby, including one elevator providing access to residential units on the second through third floors, two stairwells, and corridors, as shown in **Figure 10, Optional Scenario Project Ground Floor Plan**. The second through third floors provide access to the elevator, residential units, corridors, and two stairwells, as shown in **Figure 11, Optional Scenario Project Second Floor Plan** and **Figure 12, Optional Scenario Project Third Floor Plan**. Roof elements such as heating, ventilation, and air conditioning units would be screened by a 3-foot 4-inch parapet.

Access to ground-floor commercial space would be via the main lobby from West Glenoaks Boulevard and the internal access driveway on the ground floor. Access to the residential units on the second through third floors would be via one elevator located in the main lobby and two stairwells, which would be accessible from the internal access driveway. The internal access driveway would be covered by the second through third floors of the proposed building.

The entrance to the Optional Scenario Project site would be from a driveway on West Glenoaks Boulevard. Due to the raised center median on Glenoaks Boulevard, turning movements at this driveway will be limited to right turns in and right turns out only.

To accommodate the existing power poles and power-line conductors on site, the proposed building would be required to provide a minimum setback of 5 feet along West Glenoaks Boulevard.

The building would be modern in design, with windows on the southern facade of the building on the ground through third floors. The building facade would consist of prefinished metal panels, composite wood siding, fiberglass wood-clad windows, and concrete masonry blocks (**Figure 13, Optional Scenario Project Exterior Elevations View 1**, and **Figure 14, Optional Scenario Project Exterior Elevations View 2**).

The Project would retain the existing street trees along the southern Project boundary adjacent to City sidewalks. New landscaping would include additional trees, shrubs, and turf along the northern, eastern, and western boundaries of the site (**Figure 15, Optional Scenario Project Site Plan**).

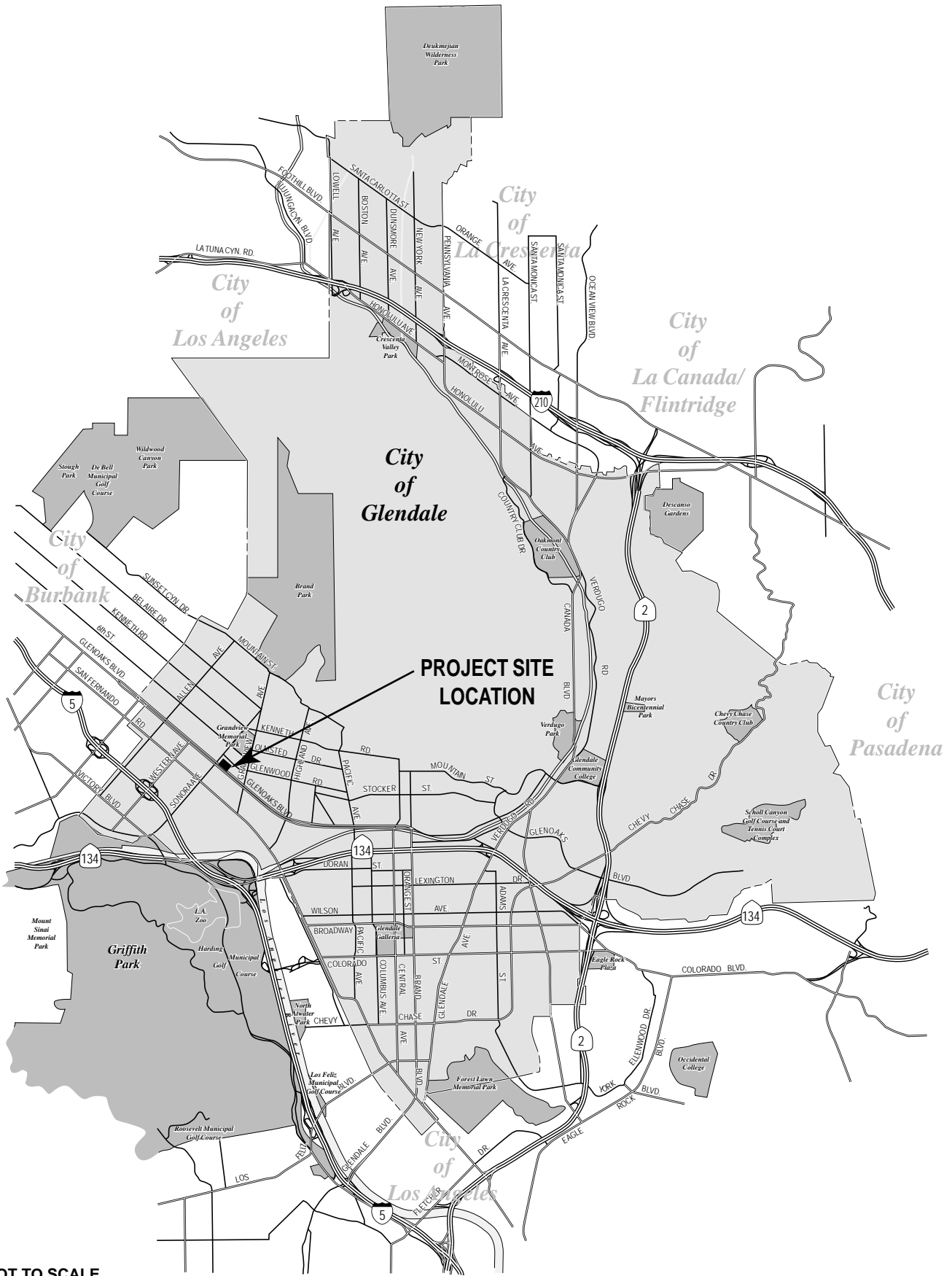
Parking would be provided at-grade and in a single-level subterranean parking garage. The subterranean level would include 104 parking spaces, and 66 parking spaces would be provided at-grade, for a total of 170 standard parking spaces; 18 of these spaces would be in a tandem arrangement.

Discretionary Actions

Zoning Map Amendment

The Project site is located in the C2 Zone, Height District I, which permits a maximum of 3 stories and 35 feet. The building is proposed at a height of 4 stories (45 feet). In addition, residential uses in the C2 zone are subject to zoning regulations in the R-1250 zone. Because the project does not conform to the C-2 zone with respect to height for commercial uses (35 feet) nor the height for residential uses (36 feet), the Applicant is requesting approval of a zone change and map amendment to include a Precise Plan of Design (PPD) Overlay Zone.

The PPD Overlay Zone is intended to encourage the development of structures or uses which are of superior design, appearance and function, by allowing reasonable variations from zoning standards and use restrictions for specific sites when warranted so that development proposals can take advantage of site characteristics, site location and access points, historic development patterns, land assembly or simple economies of scale in ways which conform with the broad goals of the general plan and provide the protections of the existing zoning designation. Additionally, the PPD Overlay Zone would allow for a building to be 4 stories with a height of 45 feet.

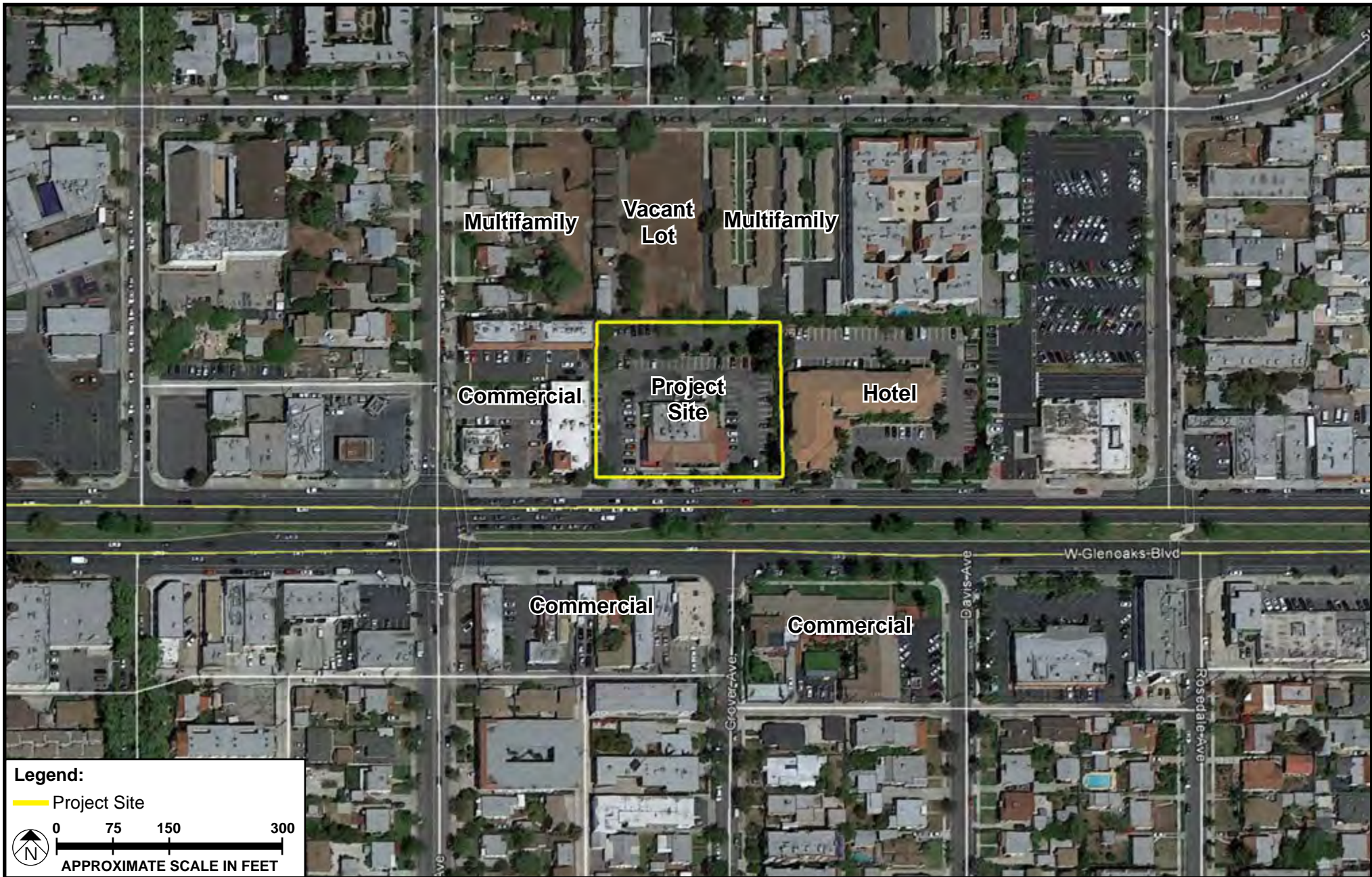


SOURCE: Meridian Consultants, LLC - 2014

FIGURE 1

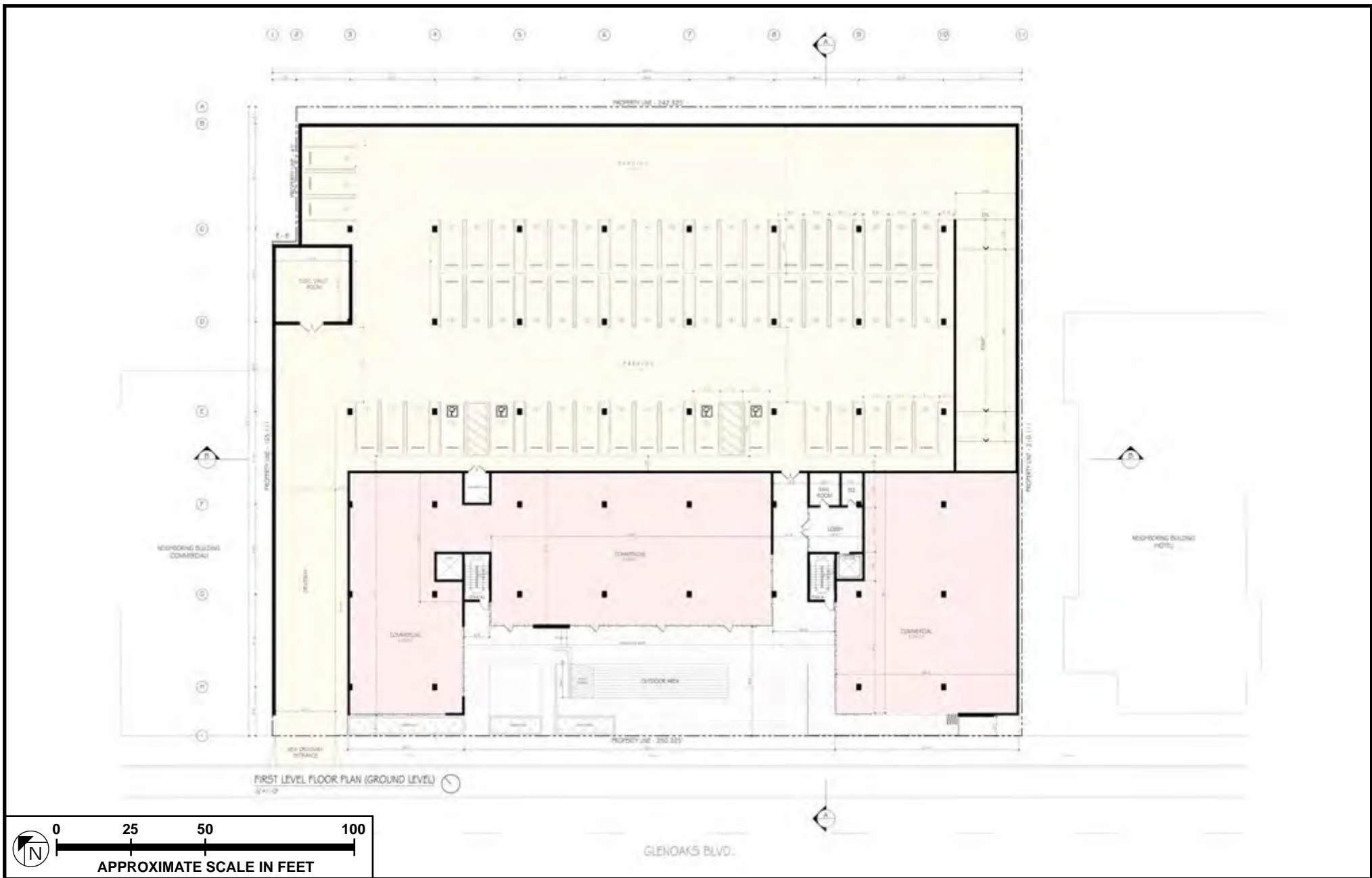


Project Location



SOURCE: Google Earth – 2014; Meridian Consultants, LLC – 2014

FIGURE 2



SOURCE: American General Design - May 2014

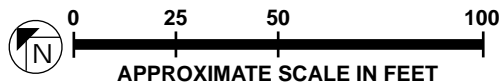
FIGURE 3

Meridian
Consultants

Ground Floor Plan

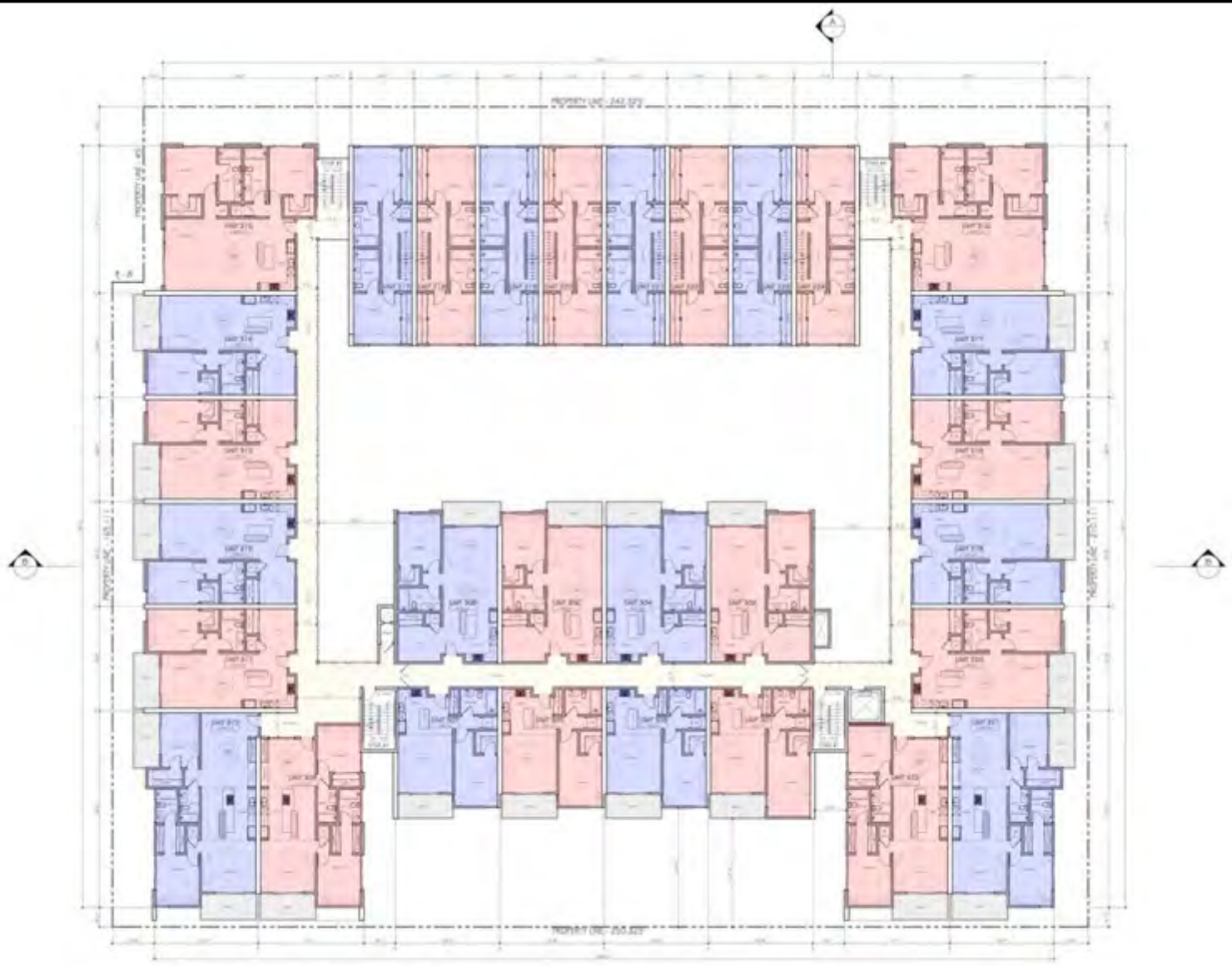


SECOND LEVEL FLOOR PLAN (FIRST RESIDENTIAL LEVEL)

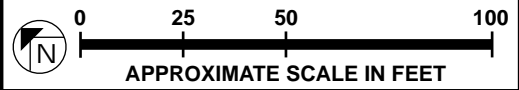


SOURCE: American General Design - May 2014

FIGURE 4



THIRD LEVEL FLOOR PLAN (SECOND RESIDENTIAL LEVEL)

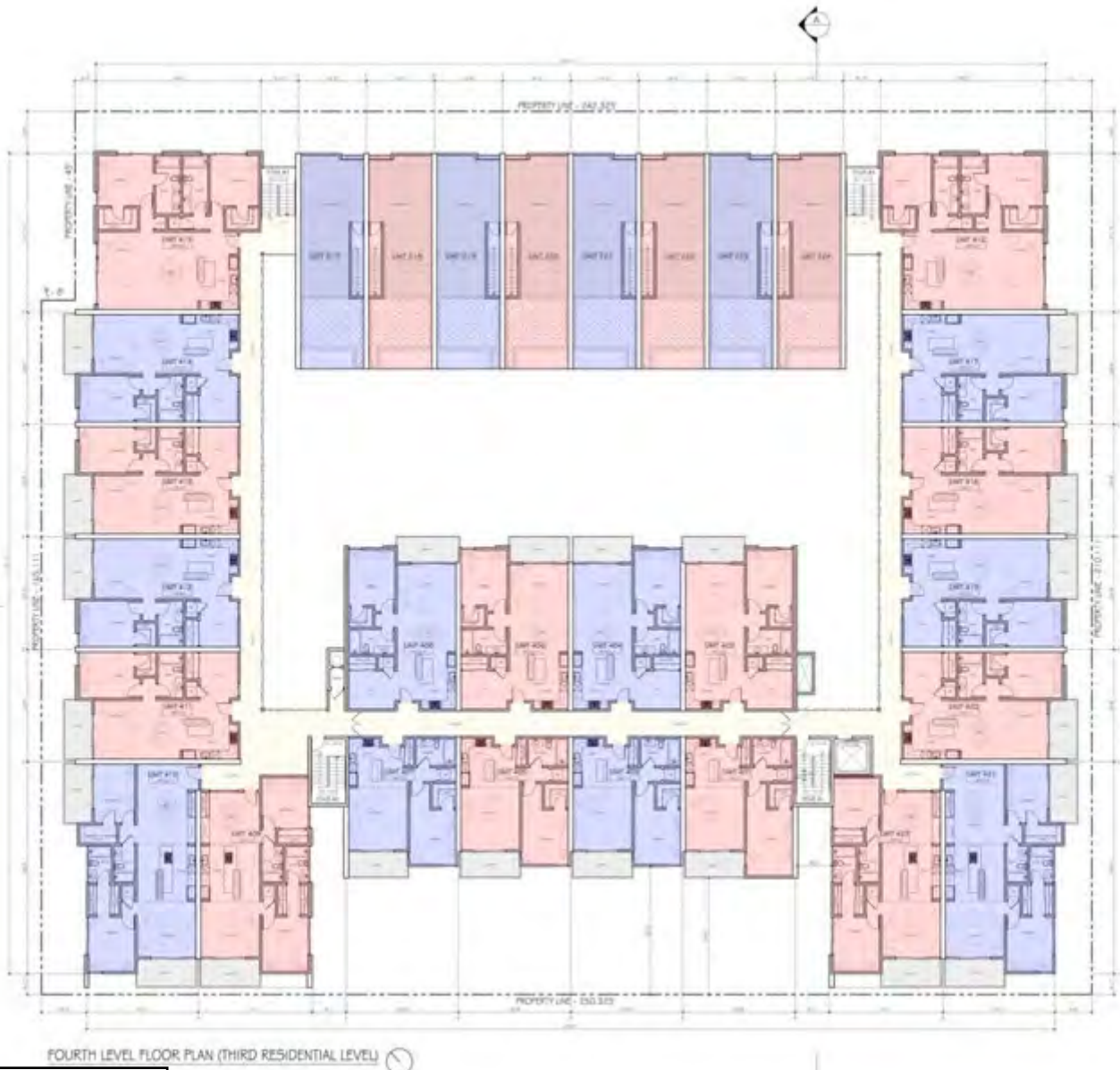


SOURCE: American General Design - May 2014

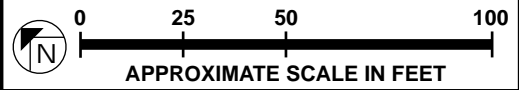
FIGURE 5



Third Floor Plan

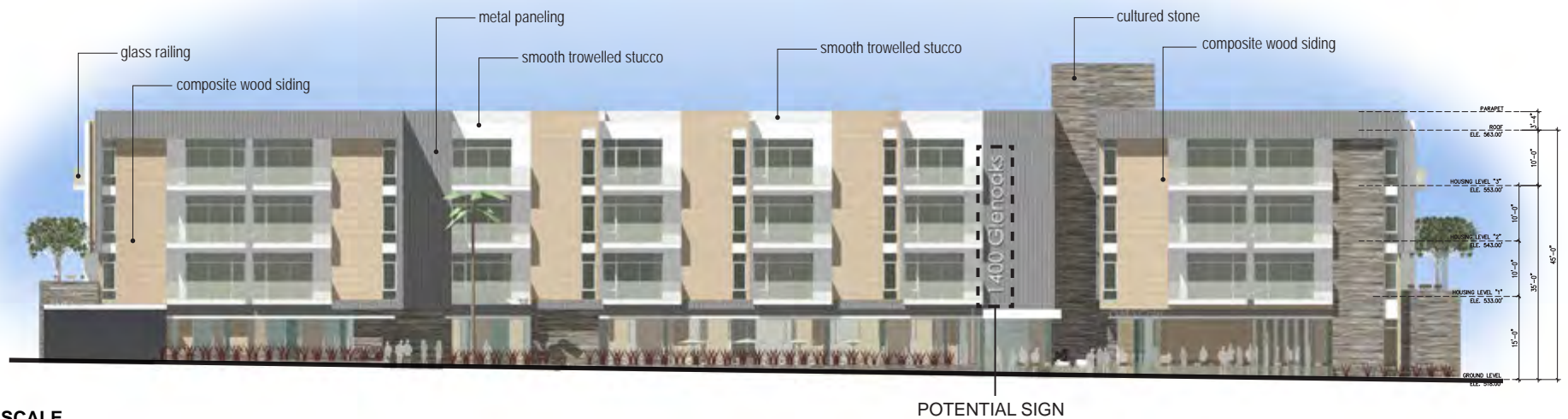
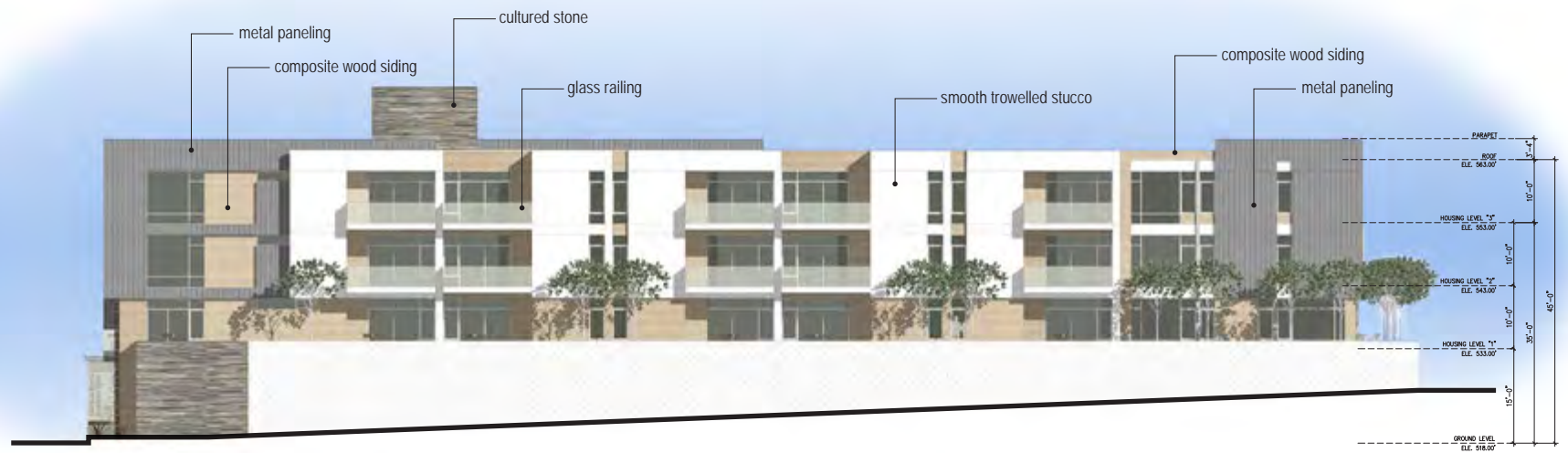


FOURTH LEVEL FLOOR PLAN (THIRD RESIDENTIAL LEVEL)



SOURCE: American General Design - May 2014

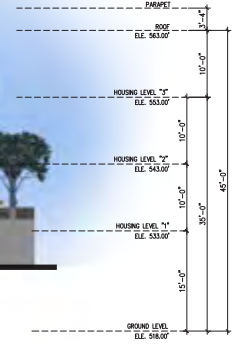
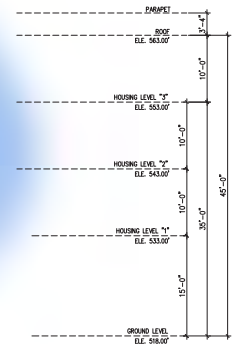
FIGURE 6



NOT TO SCALE

SOURCE: American General Design - May 2014

FIGURE 7



NOT TO SCALE

SOURCE: American General Design - May 2014

FIGURE 8

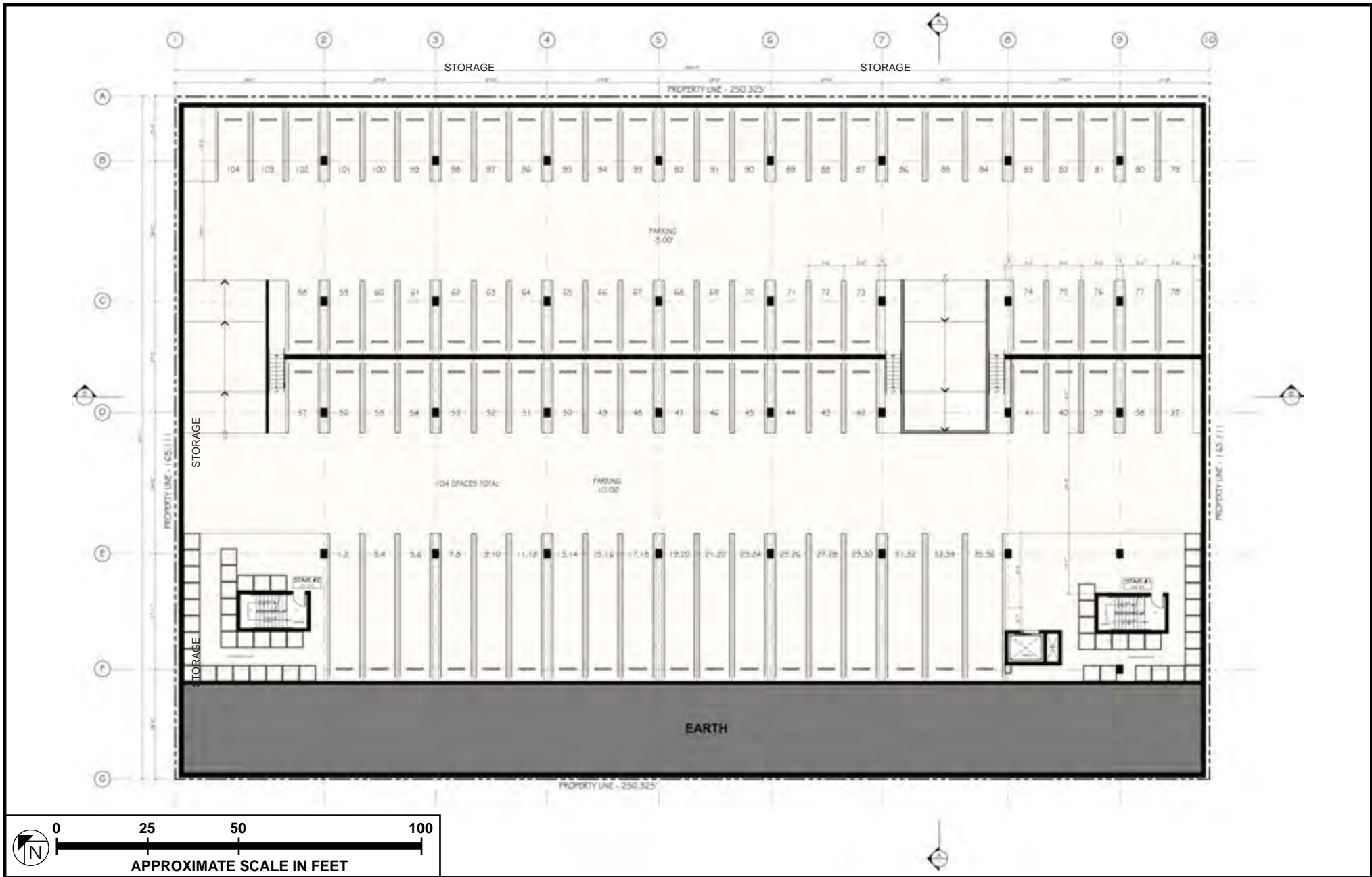


Exterior Elevations View 2



SOURCE: American General Design - May 2014

FIGURE 9

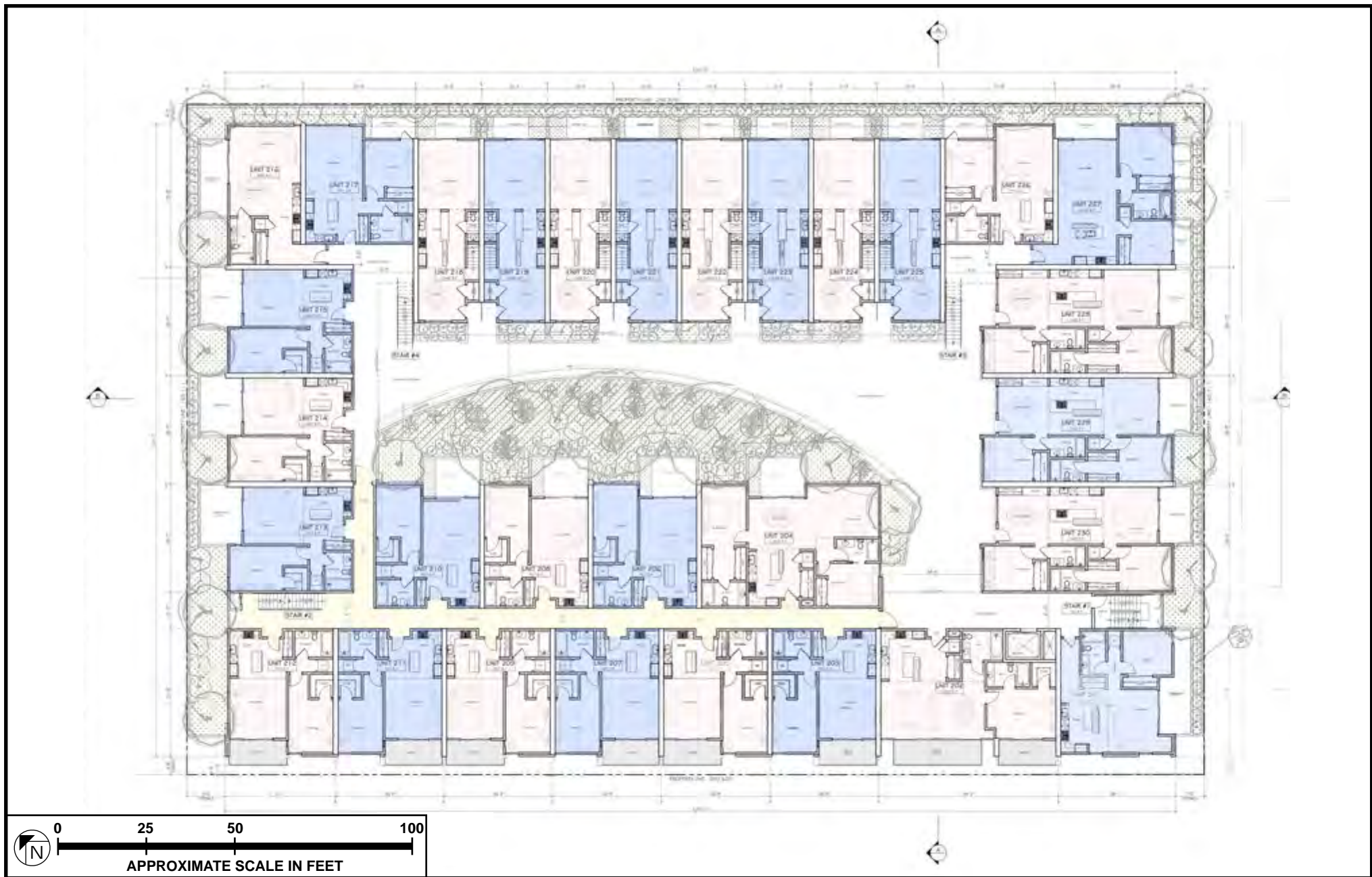


SOURCE: American General Design - November 2014

FIGURE 10



Optional Scenario Project Ground Floor Plan



SOURCE: American General Design - November 2014

FIGURE 11



Optional Scenario Project Second Floor Plan



SOURCE: American General Design - November 2014

FIGURE 12



Optional Scenario Project Third Floor Plan



EAST ELEVATION



SOUTH ELEVATION

NOT TO SCALE

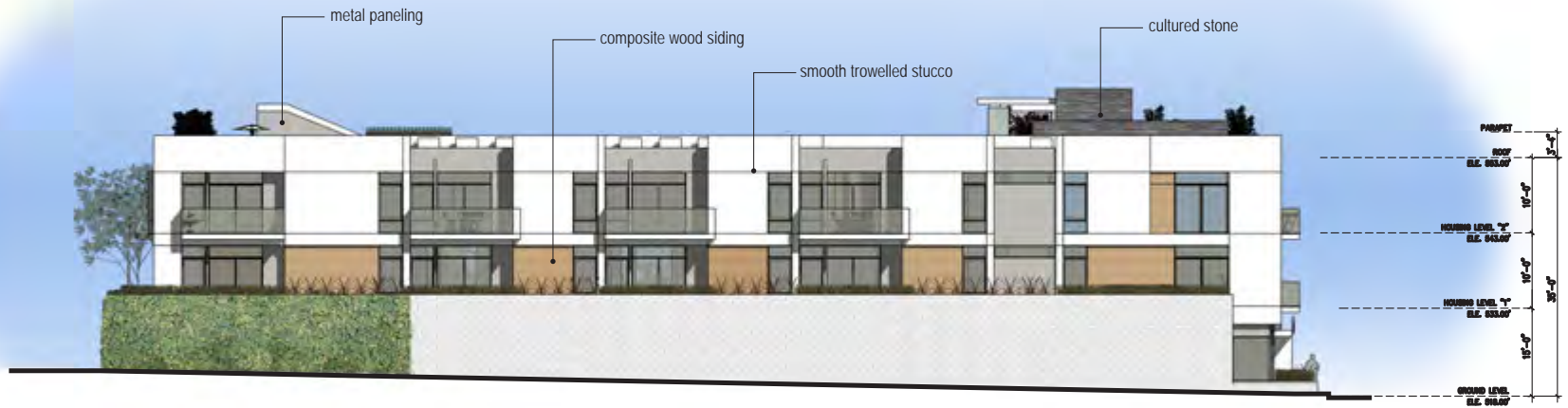
POTENTIAL SIGNS

SOURCE: American General Design - November 2014

FIGURE 13



Optional Scenario Project Exterior Elevations View 1



WEST ELEVATION



NORTH ELEVATION

NOT TO SCALE

SOURCE: American General Design - November 2014

FIGURE 14



SOURCE: American General Design - November 2014

FIGURE 15

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

Would the project:	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?

Less than Significant Impact.

Proposed Project

The Open Space and Conservation Element of the General Plan identifies the San Gabriel Mountains and the Verdugo Mountains as visual and scenic resources.² The Project site is located within a highly developed industrial area in the City. The Project site is developed with a 1-story commercial building that comprises two parcels adjacent to the east of Sonora Avenue, south of 5th Street, and north of West Glenoaks Boulevard. The Project proposes the development of a mixed-use building that would be 4 stories (45 feet) in height.

Surrounding uses and trees currently obstruct views of the San Gabriel and Verdugo Mountains when viewing north from the site. Existing views across the site would be modified with Project development. The height and mass of the proposed structure would potentially impact views across the Project site towards the Verdugo Mountains. Views of the San Gabriel and Verdugo Mountains when traveling eastbound along West Glenoaks are obstructed by the existing commercial uses. Views of the San

2 City of Glendale General Plan, Open Space and Conservation Element (1993).

Fernando Valley and Griffith Park are also obstructed by existing commercial uses when traveling westbound along West Glenoaks. As surrounding residential properties of the Project site currently have obstructed views from existing commercial uses, construction of the Project would not substantially alter these views because existing views are already obstructed by the existing 1-story commercial building. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, existing views across the site would be modified with Optional Scenario Project development. Residential properties surrounding the Optional Scenario Project site currently have obstructed views from existing commercial uses. Therefore, construction of the Optional Scenario Project would not substantially alter these views because existing views are already obstructed by the present 1-story commercial building. Impacts would be less than significant.

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.

Proposed Project

The Project site has been previously disturbed and is currently developed with a 1-story building. The Project does not contain any natural scenic resources, such as indigenous 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. As a result, development of the Project would not substantially damage scenic resources within a state scenic highway. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, development of the Optional Scenario Project would not substantially damage scenic resources within a state scenic highway. No impacts would occur.

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.

Proposed Project

The Project site is currently developed and is surrounded by residential uses to the north and commercial uses to the east, south and west. Immediately to the east of the Project site is an Extended Stay America Hotel and immediately to the north of the Project site is a vacant lot. Commercial businesses, which range in height from one to three stories, characterize the area.

The Project site is located in the northwestern portion of the City of Glendale. The proposed new building and landscaping will change the visual character of the Project site. However, the Project elements to be introduced will improve the aesthetic character of the area given the architectural design of the Project and the introduction of additional landscaping along the perimeter of the site and public rights-of-way. The Project includes a 5,400-square-foot publicly accessible open space area. Existing street trees along the southern Project boundary would be incorporated into the landscape plan. While the proposed building would be taller than the existing buildings located around the site, the architectural design will result in the massing of the buildings being visually compatible with the surrounding uses.

The design of the Project will be reviewed by the City's Urban Design Studio and planning staff to verify compliance with the City's Comprehensive Design Guidelines. The final design will require approval of the City Council and conditions may be imposed to ensure compliance with the City's Comprehensive Design Guidelines and compliance with the PPD zoning for the site. As such, Project development would not substantially degrade the existing visual character or quality of the Project site. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, the new building and landscaping will change the visual character of the Optional Scenario Project site. While the proposed Optional Scenario Project building would be taller than the existing buildings located around the site, the architectural design will result in the buildings' massing being visually compatible with the surrounding uses. As such, Optional Scenario Project development

would not substantially degrade the existing visual character or quality of the Optional Scenario Project site. Impacts would be less than significant.

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.

Proposed Project

The surrounding commercial and residential uses range from 1- to 3-stories in height. Immediately north of the Project site are two vacant lots. Residential uses including 1-story multifamily residences and 3-story multifamily residences are located to the north of the Project site. Substantial nighttime lighting currently exists along Glenoaks Boulevard and in adjacent areas near the Project site.

Existing sources of light within the area include parking lot lighting and street lighting along West Glenoaks Boulevard. The Project's outdoor lighting would comply with the City's standards for functional outdoor lighting in order to curtail light usage.³ The addition of new sources of permanent light as a result of the Project would increase ambient lighting along Glenoaks Boulevard and at the periphery. However, due to a significant amount of ambient light in the immediately surrounding vicinity, the increase in ambient nighttime lighting in the Project area would be minimal. Impacts on day- and nighttime views from new sources of substantial light or glare would also be minimal because the Project would not utilize highly polished materials or highly reflective glass that could reflect light and create glare. Further, the proposed exterior building materials consist of nonreflective, textured surfaces and nonreflective glass. These materials would not create daytime glare. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

3 *Glendale Municipal Code, Chapter 13.48, Nonessential Energy Use, 13.48.010b, Curtailment of Power and Light Usage, Functional Outdoor Lighting (2014).*

Optional Scenario Project

Similar to the Project, the addition of new sources of permanent light as a result of the Optional Scenario Project would increase ambient lighting along Glenoaks Boulevard and at the periphery. However, due to a significant amount of ambient light in the immediately surrounding vicinity, the increase in ambient nighttime lighting in the Optional Scenario Project area would be minimal. Impacts on day- and nighttime views from new sources of substantial light or glare would also be minimal because the Optional Scenario Project would not utilize highly polished materials or highly reflective glass that could reflect light and create glare. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

B. AGRICULTURE AND FOREST RESOURCES

<p>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. 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 forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</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>				<p>X</p>
<p>2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>				<p>X</p>
<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>				<p>X</p>
<p>4. Result in the loss of forest land or conversion of forest land to non-forest use?</p>				<p>X</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.

Proposed Project

There is no prime farmland, unique farmland, or farmland of statewide importance within or adjacent to the Project site and no agricultural activities take place on the Project site.⁴ The Project would not convert designated farmland to nonagricultural use since there are no designated farmlands within the Project's property or in the immediate area. 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.

Optional Scenario Project

The Optional Scenario Project would be built on same site for the Project and would not result in the conversion of prime farmland, unique farmland, or farmland of statewide importance. No agricultural activities would occur as a result of the Optional Scenario Project. 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.

Proposed Project

The Project site is located within 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

4 California Department of Conservation, "California Important Farmland Finder" (2014), <http://maps.conservation.ca.gov/ciff/ciff.html>.

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.

Optional Scenario Project

As stated previously, there is no prime farmland, unique farmland, or farmland of statewide importance within or adjacent to the site and no agricultural activities take place on the Optional Scenario 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.

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.

Proposed Project

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

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

As stated previously, there is no existing zoning of forestland or timberland within 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.

Proposed Project

There is no forestland within the City of Glendale. No forestland would be converted to nonforest use under the Project. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, there is no forestland within the City of Glendale. No forestland would be converted to nonforest use under the Project. No impacts would occur as a result of the Optional Scenario Project.

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.

Proposed Project

There is no farmland or forestland in the vicinity of or on the Project site. No farmland would be converted to nonagricultural use, and no forestland would be converted to nonforest use under the Project. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, there is no farmland or forestland in the vicinity of or on the site. No farmland would be converted to nonagricultural use, and no forestland would be converted to nonforest use under the Optional Scenario Project. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

C. AIR QUALITY

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:	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.

Proposed Project

In the case of projects proposed within the City of Glendale or elsewhere in the South Coast Air Basin (Basin), the applicable plan is the Air Quality Management Plan (AQMP), which is prepared by the South Coast Air Quality Management District (SCAQMD). The SCAQMD is the agency principally responsible for comprehensive air pollution control in the Basin. To that end, SCAQMD, a regional agency, works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments; and it cooperates actively with all State and federal government agencies. The SCAQMD develops rules and regulations, establishes permitting requirements, inspects emissions sources, and enforces such measures through educational programs or fines, when necessary.

The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources. It has responded to this requirement by preparing a series of AQMPs. The most recent AQMP was adopted by the Governing Board of the SCAQMD on December 7, 2012. The 2012 AQMP was prepared to comply with the federal and State Clean Air Acts and amendments, accommodate growth, reduce the high levels of pollutants in the Basin, meet federal and State air quality standards, and minimize the fiscal impact that pollution control measures have on the local economy. It builds on

approaches taken from the previous AQMP for the attainment of the federal ozone air quality standard. These planning efforts have substantially decreased the population's exposure to unhealthy levels of pollutants, even while substantial population growth has occurred within the Basin.

Projects that are determined to be consistent with the AQMP would not interfere with attainment of the goals of the plan 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 growth projections used in the development of the AQMP would not jeopardize attainment of the air quality goals identified in the AQMP, even if they exceed the SCAQMD recommended daily emissions thresholds.

Projects that are consistent with the projections of employment and population forecasts identified in the "Growth Management" chapter of the SCAG *Regional Comprehensive Plan and Guide (RCPG)* are considered consistent with the AQMP growth projections because the chapter forms the basis of the land use and transportation control portions of the AQMP.⁵ The Project would result in small employment growth in the region. According to the most recent US Census data, the current employment number within the City of Glendale is 90,080 jobs.⁶ Based on SCAG data, the employment projections used to estimate emissions in the 2012 AQMP for year 2020 anticipated 98,200 jobs within the City of Glendale. The Project would generate approximately 32 jobs.⁷ The Project would account for less than one percent of the anticipated increase in jobs within the City between 2014 and 2020. This employment growth total is within the growth projections for the City of Glendale as adopted by SCAG. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

The Optional Scenario Project would also result in small employment growth in the region. The Optional Scenario Project would account for less than one percent of the anticipated increase in jobs within the City between 2014 and 2020. This employment growth total is within the growth projections for the City

5 Southern California Association of Governments, *Regional Comprehensive Plan and Guide*. (1996).

6 US Census Bureau (2012).

7 Note: The mixed-use component of the Project would develop 12,900 square feet of ground-floor commercial space. Assuming a rate of 3 employees per 1,000 square feet, the direct employment growth of the Project would be approximately 39 employees; $12,900 \text{ square feet} / 1,000 \text{ square feet} \times 3.0 \text{ employees} = 38.7 = 39 \text{ employees}$.

of Glendale as adopted by SCAG. Impacts would be less than significant. The Optional Scenario Project would generate approximately 21 jobs.⁸ Impacts would be less than significant.

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 with Mitigation Incorporated.

Proposed Project

Construction Emissions

The Project would include the construction of a 4-story mixed use building totaling 100,035 square feet. The building would contain 74 residential units on the second through fourth floors, ranging in size from 766 square feet to 1,548 square feet. The construction emissions for the Project were calculated according to the SCAQMD CEQA Air Quality Handbook and construction emission factors contained in the California Emissions Estimator Model (CalEEMod). The 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, which is mandatory for all construction projects. In the CalEEMod model, the emission calculations take into account compliance with Rule 403 by incorporating the following measure:

- Watering of exposed surfaces and unpaved roads three times daily, which is estimated to reduce fugitive dust emissions from this source (both PM10 and PM2.5) by 61 percent, per guidance from the SCAQMD.

For purposes of analyzing impacts associated with air quality, this analysis assumes a construction schedule of approximately 20 months. This assumption is conservative and yields the maximum daily impacts. Construction activities associated with the proposed Project would be undertaken in four main steps: (1) demolition; (2) grading/excavation/site preparation; (3) building construction; and (4) paving/architectural coating. Included in these phases are the construction of proposed buildings,

8 Note: The mixed-use component of the Project would develop 8,450 square feet of ground-floor commercial space. Assuming a rate of 3 employees per 1,000 square feet, the direct employment growth of the Project would be approximately 25 employees; $8,450 \text{ square feet} / 1,000 \text{ square feet} \times 3.0 \text{ employees} = 25.35 = 25 \text{ employees}$.

connection of utilities to the buildings, laying irrigation for landscaping, architectural coatings, paving, and landscaping to the Project site.

These construction activities would create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities during demolition/site clearing and site preparation/excavation would primarily generate particle pollution. Particles less than 10 micrometers in diameter (PM10) and particles less than 2.5 micrometers in diameter (PM2.5) would be the primary sources of particle pollution. Mobile sources (such as diesel-fueled equipment on site and traveling to and from the Project site) would primarily generate nitrogen oxide (NO_x) emissions. The application of architectural coatings would primarily result in the release of reactive organic gas (ROG) emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time.

The estimated maximum daily emissions during Project construction are listed in **Table 1, Maximum Construction Emissions**. The analysis assumes that all of the construction equipment and activities would occur continuously over the day and that activities would overlap. In reality, this would not occur, as most equipment would operate only a fraction of each workday and many of the activities would not overlap on a daily basis. Therefore, **Table 1** represents a conservative scenario for construction activities.

Table 1
Maximum Construction Emissions^a
(pounds/day)

Source	VOC	NO_x	CO	SO_x	PM10	PM2.5
Maximum lb./day	62.14	17.63	22.59	0.04	4.78	2.12
SCAQMD Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Note: Refer to Air Emissions Modeling in Appendix A.

^a *The analysis contained was calculated based on a 76-unit project (instead of the 74 units as currently proposed) and therefore represents a conservative scenario.*

Based on the modeling, construction of the Project would result in maximum mitigated daily emissions of approximately 62.14 pounds/day of volatile organic compounds (VOC), 17.63 pounds/day of nitrogen oxides (NO_x), 22.59 pounds/day of carbon monoxide (CO), 0.04 pounds/day of sulfur oxides (SO_x), 4.78 pounds/day of particulate matter (PM10), and 2.12 pounds/day of fine particulate matter (PM2.5),

which do not exceed SCAQMD thresholds for criteria pollutants. Thus, the Project would result in less than significant construction emission impacts.

Operational Emissions

Operational emissions would be generated by both stationary and mobile sources as a result of normal day-to-day activities on the Project site after occupancy. Stationary emissions would be generated by the consumption of natural gas for space and water heating equipment. Mobile emissions would be generated by motor vehicles traveling to and from the Project site. The analysis of daily operational emissions has been prepared using the data and methodologies identified in the SCAQMD CEQA Air Quality Handbook and current motor vehicle emission factors in the CalEEMod model. Trip rates for these land uses were obtained from the traffic report for the Project (see **Appendix D, Traffic Study**). The estimated emissions are based on development of all the proposed land uses on the Project site, taking into account operational emissions from existing uses on the Project site. The results presented in **Table 2, Maximum Operational Emissions**, are compared to the SCAQMD established operational significance thresholds.

Table 2
Maximum Operational Emissions^a
(pounds/day)

Source	VOC	NOx	CO	SOx	PM10	PM2.5
Project operational emissions	10.40	8.74	41.03	0.08	5.29	1.52
Existing operational emissions	3.54	6.26	26.36	0.04	2.56	0.77
Net total emissions	6.86	2.48	14.67	0.04	2.73	0.75
SCAQMD Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Note: Refer to Air Emissions Modeling in **Appendix A**.

^a The analysis contained was calculated based on a 76-unit project (instead of the 74 units as currently proposed) and therefore represents a conservative scenario.

As shown in **Table 2**, the net total emissions associated with the Project would not exceed the SCAQMD recommended operational emission thresholds. As a result, the overall operational impacts associated with the Project would be less than significant based on the applicable SCAQMD thresholds.

Mitigation Measures: The following mitigation measures are proposed to reduce air quality impacts to less than significant:

1. Air Pollution (Demolition, Grading, and Construction Activities)

- All unpaved demolition and construction areas shall be wetted at least three times a day during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403 and Rule 403.1. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times to provide reasonable control of dust caused by wind.
- All clearing, earth-moving, or excavation activities shall be discontinued during period of high winds (i.e., greater than 15 mph), to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but shall be turned off.

Optional Scenario Project

Construction Emissions

The Optional Scenario Project would include the construction of a 3-story mixed-use building containing 52 residential units on the second through third floor. When compared to the Project, the construction of the Optional Scenario Project would result in an approximately 32 percent reduction in maximum mitigated daily emissions of VOCs, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}, which do not exceed SCAQMD thresholds for criteria pollutants.

The Optional Scenario Project would also result in less than significant construction emission impacts.

Operational Emissions

The net total emissions associated with the Optional Scenario Project would not exceed the SCAQMD recommended operational emission thresholds. The Optional Scenario Project would result in a 32 percent reduction in operational emission thresholds when compared to the proposed Project. As a result, the overall operational impacts associated with the Optional Scenario Project would be less than significant based on the applicable SCAQMD thresholds.

Mitigation Measures: Mitigation Measure 1 would also apply to the Optional Scenario Project.

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)?

Less than Significant Impact.

Proposed Project

As the Basin is currently in State nonattainment for ozone, NO₂, PM₁₀, and PM_{2.5}, related projects could exceed an air quality standard or contribute to an existing or projected air quality exceedance. With respect to determining the significance of the Project contribution, the SCAQMD neither recommends quantified analyses of construction and/or operational emissions from multiple development projects nor provides methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, the SCAQMD recommends that a project's potential contribution to cumulative impacts should be assessed utilizing the same significance criteria as those for project-specific impacts. Furthermore, SCAQMD states that if an individual development project generates less than significant construction or operational emissions, then the development project would not generate a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment.

As previously discussed, the Project would not generate construction or operational emissions that exceed the SCAQMD's recommended regional thresholds of significance. The Project would not generate a cumulatively considerable increase in emissions of the pollutants for which the Basin is in nonattainment. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

As previously discussed, the Optional Scenario Project would not generate construction or operational emissions that exceed the SCAQMD's recommended regional thresholds of significance. The Optional Scenario Project would not generate a cumulatively considerable increase in emissions of the pollutants for which the Basin is in nonattainment. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

4) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact.

Proposed Project

Sensitive receptors are defined as schools, residential homes, hospitals, resident care facilities, daycare centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality.

The SCAQMD has developed localized significance thresholds (LSTs), based on the amount of pounds of emissions per day a project can generate, that would cause or contribute to adverse localized air quality impacts. These localized thresholds, which are found in the mass rate look-up tables in the “Final Localized Significance Threshold Methodology” document prepared by the SCAQMD,⁹ apply to projects that are less than or equal to 5 acres in size and are only applicable to the following criteria pollutants: NO_x, CO, PM₁₀, and PM_{2.5}. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standards, and are developed based on the ambient concentrations of that pollutant for each Source Receptor Area (SRA). For PM₁₀, the LSTs were derived based on requirements in SCAQMD Rule 403 and Rule 403.1—Fugitive Dust. For PM_{2.5}, LSTs were derived based on a general ratio of PM_{2.5} to PM₁₀ for both fugitive dust and combustion emissions.

LSTs are provided for each of SCAQMD’s 38 SRAs at various distances from the source of emissions. The Project site is located within SRA 7, which covers the East San Fernando Valley area. The nearest sensitive receptors that could potentially be subject to localized air quality impacts associated with construction of the Project are the Extended Stay hotel to the east and the nursing home to the south of the Project site. Given the proximity of these sensitive receptors to the Project site, the LSTs with receptors located within 100 feet have been used to address the potential localized air quality impacts associated with the construction-related NO_x, CO, PM₁₀, and PM_{2.5} emissions for each construction phase.

9 South Coast Air Quality Management District, Final Localized Significance Threshold Methodology, June 2003, Revised October 21, 2009.

Construction Emissions

Emissions from construction activities have the potential to generate localized emissions that may expose sensitive receptors to harmful pollutant concentrations. However, as shown **Table 3, Localized Significance Threshold (LST) Worst-Case Emissions**, peak daily emissions generated within the Project site during construction activities for each phase would not exceed the applicable construction LSTs for a 1.2-acre site in SRA 7. The allowable mass-rate emissions were linearly interpolated for a 1.2-acre site using the specified thresholds for 1- and 2-acre sites. The Project will be required to comply with all applicable rules to reduce construction impacts. Localized air quality impacts from construction activities to the off-site sensitive receptors would be less than significant.

Table 3
Localized Significance Threshold (LST) Worst-Case Emissions^a
(pounds/day)

Source	NOx	CO	PM10	PM2.5
Construction				
Total mitigated maximum emissions	12.03	13.43	2.54	1.54
LST threshold	112.8	1,389.6	31.2	11.2
Threshold Exceeded?	No	No	No	No
Operational				
Area/energy emissions*	(0.37)	5.93	0.01	0.051
LST threshold	112.8	1,389.6	8.4	2.4
Threshold Exceeded?	No	No	No	No

Source: Refer to Air Emissions Modeling in **Appendix A**.

* Net total, taking existing operational emissions into account.

^a The analysis contained was calculated based on a 76-unit project (instead of the 74 units as currently proposed) and therefore represents a conservative scenario.

With regard to localized emissions from motor vehicle travel, traffic congested roadways and intersections have the potential to generate localized high levels of carbon monoxide (CO). The SCAQMD suggests conducting a CO hotspots analysis for any intersection where a project would worsen the Level of Service (LOS) to any level below C, and for any intersection rated D or worse where the project would increase the V/C ratio by two percent or more. A review of the Project Trip Generation Memorandum prepared for the 1407 Glenoaks Project (Traffic Memo) indicates that the Project is forecast to result in incremental, but not significant, traffic impacts for the AM and PM peak hours. The addition of project

traffic would not cause an increase in V/C ratios at any of the three intersections, nor would the addition of project traffic cause the level of service to change at any study intersection. As stated in **Section P, Transportation/Traffic**, impacts with respect to LOS and V/C are less than significant, and no traffic mitigation measures are required.

As such, the Project would not have the potential to cause or contribute to an exceedance of the California 1-hour or 8-hour CO standards of 20 parts per million (ppm) or 9.0 ppm, respectively; or generate an incremental increase equal to or greater than 1.0 ppm for the California 1-hour CO standard, or 0.45 ppm for the 8-hour CO standard at any local intersection. Impacts with respect to localized CO concentrations would be less than significant.

Toxic Air Contaminants (TAC)

As the Project consists of a mixed-use development containing apartments and commercial uses, the Project would not include any land uses that would involve the use, storage, or processing of carcinogenic or noncarcinogenic TACs. Implementation of the Project is not anticipated to result in toxic airborne emissions. In addition, construction activities associated with the Project would be typical of other development projects in the City, and would be subject to the regulations and laws relating to toxic air pollutants at the regional, State, and federal levels that protect sensitive receptors from substantial concentrations of these emissions. Therefore, impacts associated with the release of TACs would be minimal. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Construction Emissions

Similar to the Project, the Optional Scenario Project will be required to comply with all applicable rules to reduce construction impacts. Localized air quality impacts from construction activities to the off-site sensitive receptors would be less than significant.

The SCAQMD suggests conducting a CO hotspots analysis for any intersection where a project would worsen the Level of Service (LOS) to any level below C, and for any intersection rated D or worse where the project would increase the V/C ratio by two percent or more. The proposed Project is forecast to result in incremental, but not significant, traffic impacts for the AM and PM peak hours, and the Optional Scenario Project would result in a 32 percent reduction in traffic when compared to the proposed Project. The addition of Optional Scenario Project traffic would not cause an increase in V/C

ratios at any of the three intersections, nor would the addition of project traffic cause the level of service to change at any study intersection. As stated in **Section P, Transportation/Traffic**, impacts with respect to LOS and V/C are less than significant, and no traffic mitigation measures are required. As such, the Optional Scenario Project would not have the potential to cause or contribute to an exceedance of the California 1-hour or 8-hour CO standards of 20 parts per million (ppm) or 9.0 ppm, respectively; or generate an incremental increase equal to or greater than 1.0 ppm for the California 1-hour CO standard, or 0.45 ppm for the 8-hour CO standard at any local intersection. Similar to the proposed Project, impacts with respect to localized CO concentrations would be less than significant.

Toxic Air Contaminants (TAC)

As the Optional Scenario Project consists of a mixed-use development containing apartments and commercial uses, the Optional Scenario Project would not include any land uses that would involve the use, storage, or processing of carcinogenic or noncarcinogenic TACs. Implementation of the Optional Scenario Project is not anticipated to result in toxic airborne emissions. In addition, construction activities associated with the Optional Scenario Project would be typical of other development projects in the City, and would be subject to the regulations and laws relating to toxic air pollutants at the regional, State, and federal levels that protect sensitive receptors from substantial concentrations of these emissions. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact.

Proposed Project

According to the SCAQMD, “while almost any source may emit objectionable odors, some land uses will be more likely to produce odors...because of their operation.”⁸ Land uses that are more likely to produce odors include agriculture, chemical plants, composting operations, dairies, fiberglass molding, landfills, refineries, rendering plants, rail yards, and wastewater treatment plants. The Project is a mixed-use building, which does not contain any active manufacturing activities.

During the construction phase, activities associated with the operation of construction equipment, the application of asphalt, and the application of architectural coatings and other interior and exterior finishes may produce discernible odors typical of most construction sites. Although these odors could be a source of nuisance to adjacent receptors, they are temporary and intermittent in nature. As

construction-related emissions dissipate from the construction area, the odors associated with these emissions would also decrease, dilute, and become unnoticeable. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, the Optional Scenario Project is a mixed-use building, which does not contain any active manufacturing activities. During the construction phase, activities associated with the operation of construction equipment, the application of asphalt, and the application of architectural coatings and other interior and exterior finishes may produce discernible odors typical of most construction sites. As construction-related emissions dissipate from the construction area, the odors associated with these emissions would also decrease, dilute, and become unnoticeable. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

D. BIOLOGICAL RESOURCES

Would the project:	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.

Proposed Project

Special status species include those listed as endangered or threatened under the federal Endangered Species Act (ESA) or California Endangered Species Act (CESA), species otherwise given certain

designations by the California Department of Fish and Wildlife (CDFW), and plant species listed as rare by the California Native Plant Society (CNPS). The majority of the local area has been developed or landscaped and supports largely nonnative 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 habitats for sensitive mammal, reptile, amphibian, or fish species do not exist on the Project site or within the surrounding area. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, the majority of the local area has been developed or landscaped and supports largely nonnative 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 Optional Scenario Project site. Suitable habitats for sensitive mammal, reptile, amphibian, or fish species do not exist on the Optional Scenario Project site or within the surrounding area. No impacts 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.

Proposed Project

The Project site is currently occupied by a 1-story commercial building previously occupied by a restaurant. The surrounding area is completely developed and disturbed. No riparian habitat or sensitive natural community is located in the surrounding area or on the Project site. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, No riparian habitat or sensitive natural community is located in the surrounding area or on the Optional Scenario Project site. No impacts 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.

Proposed Project

The Project site is neither in proximity to, nor does it contain, wetland habitat or a blue-line stream. Therefore, the 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 impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, the Optional Scenario Project site is neither in proximity to, nor does it contain, wetland habitat or a blue-line stream. Therefore, Optional Scenario 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 impacts 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.

Proposed Project

The local area consists of established, highly urbanized and developed properties. The Project site is currently developed, and the immediate area is almost entirely paved or otherwise developed. As such, the Project site and immediate area do not contain native resident or migratory species or native nursery sites. Interstate 5 to the west, State Route 134 to the south, and Union Pacific Railroad and San Fernando Road to the west are major transportation routes for vehicles and trains, which would act as a barrier to potential wildlife movement. In addition, there are no wildlife migration corridors in the vicinity of the Project site. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

The Optional Scenario Project would utilize the same site as the Project, which is currently developed, and the immediate area is almost entirely paved or otherwise developed. As such, the Optional Scenario Project would not disturb any native resident or migratory species, native nursery sites, and wildlife migration corridors. No impacts 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.

Proposed Project

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 that measure 6 inches or more in diameter at a height of 54 inches above the lowest point where the trunk meets the soil. No indigenous trees are located on the Project site, and implementation of the Project would not conflict with any local policies or ordinances protecting biological resources. Furthermore, the Glendale Municipal Code, Chapter 12.40 City Street Trees, contains the guidelines for the preservation and protection of city street trees. The Project would incorporate the six existing street trees along the southern Project boundary into the landscape plan for the Project site. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

The Optional Scenario Project would utilize the same site as the Project and would not result in the disturbance of indigenous trees. The Optional Scenario Project would not conflict with any local policies or ordinances protecting biological resources. The Optional Scenario Project would incorporate the six existing street trees along the southern Optional Scenario Project boundary into the landscape plan for the Optional Scenario Project site. No impacts 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.

Proposed Project

No adopted Habitat Conservation Plan, Natural Community Conservation Plan or similar plan applies to this portion of the City of Glendale. Consequently, implementation of the Project would not conflict with the provisions of any adopted conservation plan. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

No adopted Habitat Conservation Plan, Natural Community Conservation Plan or similar plan applies to this portion of the City of Glendale. Consequently, implementation of the Optional Scenario Project would not conflict with the provisions of any adopted conservation plan. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

E. CULTURAL RESOURCES

Would the project:	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.

Proposed Project

The Project is currently developed. The surrounding uses consist of commercial and residential buildings, and the Project would be developed according to the C2 zoning standards. The existing 1-story building at 1407 West Glenoaks Boulevard was constructed in 1978. Due its age and lack of historical context, the Project site is not listed on the Glendale Register of Historic Resources, nor is it eligible for listing. Additionally, the Project site is not listed on the California Register or the National Register of Historic Places. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

The Optional Scenario Project would utilize the same site as the Project and would not cause a substantial change in substantial change listed on the Glendale Register of Historic Resources, California Register or the National Register of Historic Places. No impacts 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?

Less than Significant Impact.

Proposed Project

Prehistoric and historic archaeological sites are not known to exist within the local area.¹⁰ Any archaeological resources, which may have existed at one time on or beneath the Project site, have likely been previously disturbed. Nonetheless, construction activities associated with Project implementation would have the potential to unearth undocumented resources. In the event that archaeological resources are unearthed during Project subsurface activities, all earth-disturbing work within a 100-meter radius must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After this standard has been applied, work in the area may resume.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, any archaeological resources, which may have existed at one time, may have likely been previously disturbed. Nonetheless, construction activities associated with Optional Scenario Project implementation would have the potential to unearth undocumented resources. In the event that archaeological resources are unearthed during Optional Scenario Project subsurface activities, all earth-disturbing work within a 100-meter radius must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After this standard has been applied, work in the area may resume. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact.

¹⁰ City of Glendale, *General Plan, Open Space and Conservation Element, Archaeological Resources* (1993), 4-12.

Proposed Project

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.¹¹ In addition, the Project site has already been subject to extensive 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 Project. In the event that paleontological resources are unearthed during the Project-related subsurface activities, all earth-disturbing work within a 100-meter radius must be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find. After this standard has been appropriately applied, work in the area may resume. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, any superficial paleontological resources which may have existed at one time on the Optional Scenario 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 Optional Scenario Project. In the event that paleontological resources are unearthed during the Optional Scenario Project-related subsurface activities, all earth-disturbing work within a 100-meter radius must be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find. After this standard has been appropriately applied, work in the area may resume. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact.

11 City of Glendale, *General Plan, Open Space and Conservation Element, Paleontological Resources* (1993), 4-12.

Proposed Project

The Project site and surrounding area are characterized by features typical of the urban landscape and include commercial and industrial uses. No known burial sites exist within the vicinity of the Project site or surrounding area. However, impacts would be potentially significant if human remains are encountered during excavation activities 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. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, no known burial sites exist within the vicinity of the Project site or surrounding area. However, impacts would be potentially significant if human remains are encountered during excavation activities 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. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

F. GEOLOGY AND SOILS

Would the project:	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) 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.

Proposed Project

The Project site is not located within an established Alquist-Priolo Earthquake Fault Zone or designated Fault-Rupture Hazard Zone for surface fault rupture hazards. The York Boulevard Fault is the closest active fault; the nearest Fault-Rupture Hazard Zone for active faults with evidence of surface rupture, which is located approximately two miles south of the Project site. 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. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, the Project site is not located within an established Alquist-Priolo Earthquake Fault Zone or designated Fault-Rupture Hazard Zone for surface fault rupture hazards. The York Boulevard Fault is the closest active fault; the nearest Fault-Rupture Hazard Zone for active faults with evidence of surface rupture, which is located approximately two miles south of the Project site. 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 Optional Scenario Project site. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact.

Proposed Project

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 prepared for the Project site would minimize structural damage to buildings and ensure safety in the event of a moderate or major earthquake. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

The Optional Scenario Project would also 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. Compliance with applicable building prepared for the Optional Scenario Project site would minimize structural damage to buildings and ensure safety in the event of a moderate or major earthquake. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

iii) Seismic-related ground failure, including liquefaction?

Less than Significant Impact.

Proposed Project

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. Compliance with applicable building codes and implementation of the recommendations from the CBC for the Project site would minimize the exposure of people and the proposed building from the risk of loss, injury or death involving seismic-related ground failure, including liquefaction. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

The Optional Scenario Project would utilize the same site as the Project. Compliance with applicable building codes and implementation of the recommendations from the CBC for the Optional Scenario Project would minimize the exposure of people and the proposed building from the risk of loss, injury or death involving seismic-related ground failure, including liquefaction. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

iv) Landslides?

Less than Significant Impact.

Proposed Project

The topography of the Project site and the surrounding area is relatively flat and thus, devoid of any distinctive landforms. There are no known landslides near the Project site, nor is the Project site in the path of any known or potential landslides. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, the topography of the Project site and the surrounding area is relatively flat and thus, devoid of any distinctive landforms. There are no known landslides near the Project site, nor is the Project site in the path of any known or potential landslides. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact.

Proposed Project

Construction activity associated with the 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 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 be required to prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to be administered throughout 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 a less than significant level. 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. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, construction activity associated with the Optional Scenario 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 Optional Scenario site would be covered with pavement and landscaping upon completion of construction activity. As part of the Optional Scenario Project, the Applicant would be required to adhere to conditions under the NPDES Permit set forth by the RWQCB and be required to prepare and submit a SWPPP to be administered throughout Optional Scenario Project construction. Similar to the proposed Project, the SWPPP would incorporate BMPs to ensure that potential water quality impacts from water driven erosion during construction would be reduced to a less than significant level and the Applicant would be required to adhere to SCAQMD Rule 403—Fugitive Dust, which would further reduce the impact related to soil erosion. Impacts would be 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 on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

Less than Significant Impact.

Proposed Project

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 the Glendale area. Therefore, the potential for ground collapse and other adverse effects due to subsidence to occur on the Project site is considered low.

The Project site has the presence of variable and low strength characteristics of the near surface on-site soils and presence of possible fill to a moderate depth. In order to minimize damage due to geologic hazards, design and construction of the Project would comply with applicable building codes for the Project site. Compliance with these items would minimize impacts related to exposure to hazards including landslides, lateral spreading, subsidence, liquefaction and collapse to less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, the potential for hazards, such as landslides and liquefaction, is considered low. Since the liquefaction potential at the Optional Scenario Project site is low, earthquake-induced lateral spreading is not considered to be a significant seismic hazard at the Optional Scenario Project site.

No regional subsidence as a result of groundwater pumping has been reported in the Glendale area. Therefore, the potential for ground collapse and other adverse effects due to subsidence to occur on the Optional Scenario Project site is also considered low.

The design and construction of the Optional Scenario Project would comply with applicable building codes for the Project site. Compliance with these items would minimize impacts related to exposure to hazards including landslides, lateral spreading, subsidence, liquefaction and collapse to 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.

Proposed Project

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 Project would comply with applicable building codes. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, the design and construction of the Optional Scenario Project would comply with applicable building codes. Impacts 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.

Proposed Project

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

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, Septic tanks will not be used in the Optional Scenario Project. The Optional Scenario 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

Would the project:	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 with Mitigation Incorporated.

Proposed Project

Greenhouse gas (GHG) emissions refer to a group of emissions that are believed to affect global climate conditions. These gases trap heat in the atmosphere, and the major concern is that increases in GHG emissions are causing global climate change. Global climate change is a change in the average weather on Earth that can be measured by wind patterns, storms, precipitation, and temperature. Although there is disagreement as to the speed of global warming and the extent of the impacts attributable to human activities, most agree that there is a direct link between increased emission of GHGs and long-term global temperature. A common characteristic of GHGs is that they allow sunlight to enter the atmosphere but trap a portion of the outward-bound infrared radiation, which increases the temperature of air. The process is similar to the effect greenhouses have in raising the internal temperature, hence the term “greenhouse gases.” Both natural processes and human activities emit GHGs. The accumulation of GHGs in the atmosphere regulates Earth’s temperature; however, emissions from human activities such as electricity generation and motor vehicle operations have elevated the concentration of GHGs in the atmosphere. This accumulation of GHGs has contributed to an increase in the temperature of the earth’s atmosphere and contributed to global climate change.

The principal GHGs are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e).

In September 2006, Governor Arnold Schwarzenegger signed the California Global Warming Solutions Act of 2006, also known as AB 32, into law. AB 32 focuses on reducing GHG emissions in California and requires the California Air Resources Board (CARB), the State agency charged with regulating statewide air quality, to adopt rules and regulations that would achieve greenhouse gas emissions equivalent to 1990 statewide levels by 2020. To achieve this goal, AB 32 mandates that CARB establish a quantified emissions cap, institute a schedule to meet the cap, implement regulations to reduce statewide GHG emissions from stationary sources, and develop tracking, reporting, and enforcement mechanisms to ensure that reductions are achieved. As the intent of AB 32 is to limit 2020 emissions to the equivalent of those from 1990, it is expected that the regulations will affect many existing sources of greenhouse gases and not just new general development projects.

As a central requirement of AB 32, the CARB was assigned the task of developing a Scoping Plan that outlines the State's strategy for achieving the 2020 greenhouse gas emissions limit. The Scoping Plan, which was developed by CARB in coordination with the Cap-and-Trade program, was published in October 2008. The Scoping Plan proposed a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve the environment, reduce the State's dependence on oil, diversify the State's energy sources, save energy, create new jobs, and enhance public health. An important component of the plan is the Cap-and-Trade program covering 85 percent of the State's emissions. Additional key recommendations of the Scoping Plan include strategies to enhance and expand proven cost-saving energy efficiency programs; implementation of California's clean cars standards; increases in the amount of clean and renewable energy used to power the State; and implementation of a low-carbon fuel standard that will make the fuels used in the State cleaner. Furthermore, the Scoping Plan proposes full deployment of the California Solar Initiative, high-speed rail, water-related energy efficiency measures, and a range of regulations to reduce emissions from trucks and from ships docked in California ports. The Scoping Plan was approved by CARB on December 11, 2008. As required by AB 32, CARB must update its Scoping Plan every five years to ensure that California remains on the path toward a low-carbon future.

CARB updated the Scoping Plan in May 2014 through a Final Supplement to the AB 32 Scoping Plan Functional Equivalent Document (FED or 2014 Scoping Plan). CARB's updated projections of "business as usual" (BAU) emissions in the 2014 Scoping Plan are based on current economic forecasts (i.e., as influenced by the economic downturn) and certain GHG reduction measures already in place. The BAU projection for 2020 GHG emissions in California was originally estimated to be 596 MMTCO_{2e}. The updated calculation of the 2014 Scoping Plan's estimates for projected emissions in 2020, based on current economic forecasts, totals 509 MMTCO_{2e}. Considering the updated BAU estimate of 509

MMTCO_{2e} by 2020, CARB estimates a 16 percent reduction below the estimated Statewide BAU levels would now be necessary to return to 1990 emission levels (i.e., 427 MMTCO_{2e}) by 2020, instead of the 28.35 percent BAU reduction previously reported under the 2008 Scoping Plan.¹² The mix of measures in the Scoping Plan provides a comprehensive approach to reduce emissions to achieve the 2020 target, and to initiate the transformations required to achieve the 2050 target set forth in Executive Order S-03-05 (80 percent below 1990 levels by 2050). The Cap-and-Trade program included in the Scoping Plan would cover about 85 percent of GHG emissions throughout California's economy. The inclusion of many of these emissions within the Cap-and-Trade program, along with a margin of safety in the uncapped sectors, will ensure that the 2020 target is met.

To date, the SCAQMD has not formally adopted any threshold or methodology for residential and commercial land use projects. The Working Group has released draft documents that recommend all new land use projects not exceed a screening threshold of 3,000 MTCO_{2e} per year.¹³ Although a significance threshold has not been formally adopted, the Working Group draft recommendations represent the best available information with which to evaluate project significance with respect to GHG emissions and climate change for projects located in the South Coast Air Basin.

The City of Glendale has adopted 12 measures in addition to the mandatory Green Building Standards for new construction projects in the state of California. The 12 additional measures went into effect on July 7, 2011, and include the following:

1. Expand applicability of green building standards to residential buildings over 3-stories
2. Exceed California Energy Code requirements by 15 percent
3. Reduce baseline water usage by 20 percent
4. All newly constructed buildings will require the installation of a radiant roof barrier to reduce the amount of heat that enters through a building's roof
5. Gas-fired tankless water heaters shall have an energy factor of at least 0.80

12 Final Supplement to the AB 32 Scoping Plan Functional Equivalent Document (FED), Attachment D, page 11, CARB, August 19, 2011.

13 South Coast Air Quality Management District, "Greenhouse Gases CEQA Significance Thresholds," <http://www.aqmd.gov/ceqa/handbook/GHG/GHG.html>. May 2, 2013. Refer to meeting agenda and handouts from September 28, 2010.

6. Gas-fired storage-tank type water heaters shall have an energy factor of at least 0.61
7. Buildings shall be “solar ready”
8. At least 20 percent of certain paved areas in residential projects shall be permeable
9. Residential gas-fired heating equipment shall be high-efficiency units
10. Residential air conditioning equipment shall be high-efficiency units
11. Natural light and ventilation in residential habitable rooms shall be increased
12. New single-family dwellings with floor area greater than 5,000 square feet shall be required to meet CAL Green Tier-1

The Project would result in short-term emissions of GHGs during construction. Site-specific or Project-specific data were used in the CalEEMod model where available. Although GHGs are generated during construction and are accordingly considered one-time emissions, it is important to include construction-related GHG emissions when assessing all of the long-term GHG emissions associated with a project. Therefore, current practice is to annualize construction-related GHG emissions over a project’s lifetime in order to include these emissions as part of a project’s annualized lifetime total emissions so that GHG reduction measures will address construction GHG emissions as part of the operational GHG reduction strategies. A project lifetime has generally been defined as 30 years. In accordance with this methodology, the estimated Project’s construction GHG emissions have been annualized over a 30-year period and are included in the annualized operational GHG emissions.

The Project would become operational in 2017 and would result in direct annual emissions of GHGs during operation. Operational emissions would be generated by both area and mobile sources because of normal day-to-day activities. Area source emissions would be generated by the consumption of natural gas for space and water heating devices. Area source emissions are based on emission factors contained in the CalEEMod model. Mobile emissions would be generated by the motor vehicles traveling to and from the Project site. Trip generation rates provided in the traffic report for the Project were used to estimate the mobile source emissions.

The Project would also result in indirect GHG emissions due to electricity demand, water consumption and waste generation. The emission factor for CO₂ due to electrical demand from Glendale Water and Power (GWP) was selected in the CalEEMod model. Electricity consumption was based on default data found in CalEEMod for the respective land use types. In addition to electrical demand, the Project would

also result in indirect GHG emissions due to water consumption, wastewater treatment and solid waste generation.

The annual net GHG emissions associated with the construction and operation of the Project are provided below in **Table 4, Estimated Greenhouse Gas Emissions**. The sum of the direct and indirect emissions associated with the Project is compared with the SCAQMD's threshold of significance for mixed-use and all land use projects, which is 3,000 MTCO₂e per year. As shown in **Table 4**, the net increase in GHG emissions generated by the Project would be 439.26 MTCO₂e per year.

Table 4
Estimated Greenhouse Gas Emissions

GHG Emissions Source	Project Emissions (MTCO₂e/year)	Existing Emissions (MTCO₂e/year)¹	Net Total Emissions (MTCO₂e/year)
Construction (amortized)	21.99	--	
Operational (Mobile) Sources ²	1,080.33	564.28	516.05
Area Sources	1.31	0.0003	1.31
Energy	266.99	339.35	(72.36)
Waste	13.07	50.62	(37.55)
Water	33.10	23.28	9.82
Annual Total	1,416.79	977.53	439.26

Source: Refer to Air Emissions Modeling in **Appendix A**.

¹ Does not include any construction emissions.

² N₂O emissions account for 0.03 MTCO₂E/year Project Emissions and 0.04 MTCO₂E/year Existing Emissions.

^a The analysis contained was calculated based on a 76-unit project (instead of the 74 units as currently proposed) and therefore represents a conservative scenario.

Through required implementation of the Green Building Standards Code, and 12 additional measures adopted by the City of Glendale the Project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs, including CARB's AB 32 Scoping Plan aimed at achieving 1990 GHG emission levels by 2020. Additionally, through the required implementation of the previously mentioned green building measures, the Proposed Project's generation of GHG emissions would not make a cumulatively considerable contribution to GHG emissions, and impacts would be less than significant. Nevertheless, the Department of City Planning recommends the implementation of **Mitigation Measure 2** to further reduce the Project's already less than significant GHG emissions impact.

Impacts would be less than significant with Project mitigation.

Mitigation Measures: **Mitigation Measure 2** would also apply to the Project.

Optional Scenario Project

Similar to the Project, the Optional Scenario Project would result in short-term emissions of GHGs during construction. Additionally, the Optional Scenario Project would result in indirect GHG emissions due to electricity demand, water consumption and waste generation. The Optional Scenario Project would also result in indirect GHG emissions due to water consumption, wastewater treatment and solid waste generation. The sum of the direct and indirect emissions associated with the Optional Scenario Project is compared with the SCAQMD's threshold of significance for mixed-use and all land use projects, which is 3,000 MTCO_{2e} per year. The net increase in GHG emissions generated by the Optional Scenario Project would be reduced by approximately 32 percent to approximately 140.56 MTCO_{2E} per year when compared to 439.26 MTCO_{2E} per year generated by the proposed Project.

Through required implementation of the Green Building Standards Code, and 12 additional measures adopted by the City of Glendale the Optional Scenario Project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs, including CARB's AB 32 Scoping Plan. Additionally, through the required implementation of the previously mentioned green building measures, the Optional Scenario Project's generation of GHG emissions would not make a cumulatively considerable contribution to GHG emissions, and impacts would be less than significant. Nevertheless, the Department of City Planning recommends the implementation of **Mitigation Measure 2** to further reduce the Optional Scenario Project's already less than significant GHG emissions impact. Impacts would be less than significant with Optional Scenario Project mitigation.

Mitigation Measures: **Mitigation Measure 2** would also apply to the Optional Scenario Project.

2. Greenhouse Gas Emissions

The following mitigation measure is proposed to reduce impacts resulting from greenhouse gas emissions:

- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the Project.

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 with Mitigation Incorporated.

Proposed Project

The California State Legislature enacted Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006. AB 32 focuses on reducing GHG emissions in California. GHGs, as defined under AB 32, include carbon dioxide (CO₂), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. AB 32 requires that GHGs emitted in California be reduced to 1990 levels by the year 2020. In December 2008, CARB adopted the *Climate Change Scoping Plan*, which details strategies to meet that goal. The Scoping Plan instructs local governments to establish sustainable community strategies to reduce GHG emissions associated with transportation, energy and water, as required under Senate Bill (SB) 375. Planning efforts that lead to reduced vehicle trips while preserving personal mobility should be undertaken in addition to programs and designs that enhance and complement land use and transit strategies. The *Climate Change Scoping Plan* also recommends energy-efficiency measures in buildings such as maximizing the use of energy efficient appliances and solar water heating, as well as complying with green building standards that result in decreased energy consumption compared to Title 24 building codes. In addition, the *Climate Change Scoping Plan* encourages the use of solar photovoltaic panels and other renewable sources of energy to provide clean energy and reduce fossil-fuel based energy.

In addition to the measures listed in the Climate Change Scoping Plan, other state offices have provided recommended measures that would assist lead agencies in determining consistency with the state's GHG reduction goals. The California Attorney General's Office (AGO) has stated that lead agencies can play an important role in "moving the State away from 'business as usual' and toward a low-carbon future."¹⁴ The AGO has released a guidance document that provides information to lead agencies that may be helpful in carrying out their duties under CEQA with respect to GHGs and climate change impacts. Provided in the document are measures that can be included as Project design features, required changes to the Project, or mitigation measures at the Project level and at the general-plan level. The measures are not intended to be exhaustive and are not applicable for every project or

14 California Office of the Attorney General, The California Environmental Quality Act: Addressing Global Warming Impacts at the Local Agency Level, 2008.

general plan. The AGO affirms that “the decision of whether to approve a Project—as proposed or with required changes or mitigation—is for the local agency, exercising its informed judgment in compliance with the law and balancing a variety of public objectives.”¹⁵

The Project as proposed is considered consistent with the goals of AB 32. The Project would incorporate the previously mentioned Green Building Standards Code and the 12 additional measures adopted by the City of Glendale that would reduce GHG emissions compared to a conventional project of similar size and scope. The Project is also located in an urban area that would reduce vehicle trips and vehicles miles traveled due to the proximity of the proposed residential and commercial building to downtown residential and commercial uses. These measures and features are consistent with existing recommendations to reduce GHG emissions. The Project would emit net GHG emissions less than the 3,000 MTCO₂e per year threshold of significance identified by the SCAQMD, but would nevertheless require Project mitigation for any potential GHG impacts. Impacts would be less than significant with Project mitigation.

Mitigation Measures: Implementation of **Mitigation Measure 2, Greenhouse Gas Emissions** would be required.

Optional Scenario Project

Similar to the Project, the Optional Scenario Project as proposed is considered consistent with the goals of AB 32. The Optional Scenario Project would incorporate the previously mentioned Green Building Standards Code and the 12 additional measures adopted by the City of Glendale that would reduce GHG emissions compared to a conventional project of similar size and scope. The Optional Scenario Project is also located in an urban area that would reduce vehicle trips and vehicles miles traveled due to the proximity of the proposed residential and commercial building to downtown residential and commercial uses. These measures and features are consistent with existing recommendations to reduce GHG emissions. The Optional Scenario Project would emit net GHG emissions less than the 3,000 MTCO₂e per year threshold of significance identified by the SCAQMD, but would nevertheless require project mitigation for any potential GHG impacts. Impacts would be less than significant with project mitigation.

Mitigation Measures: **Mitigation Measure 2** would also apply to the Optional Scenario Project.

15 California Office of the Attorney General, The California Environmental Quality Act: Addressing Global Warming Impacts at the Local Agency Level, 2008.

H. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	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 disposal of hazardous materials?			X	
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?

Less than Significant Impact.

Proposed Project

The Project would include the development of a 4-story mixed-use building totaling 100,035 square feet. The mixed-use building would not involve the routine use, transport, or disposal of significant amounts of hazardous materials. On-site uses may involve the use of small amounts of cleaning products and

related materials that may be categorized as hazardous. These materials would be stored on the Project site in small quantities. A variety of state and federal laws govern the generation, treatment and disposal of hazardous wastes. The City of Glendale Fire Department and Los Angeles County have the authority to perform inspections and enforce state and federal laws governing the storage, use, transport and disposal of hazardous materials and wastes. In addition, Los Angeles County requires that an annual inventory of hazardous materials in use on site, as well as a business emergency plan, be submitted for an annual review, as required by Emergency Planning and Right-to-Know Act (SARA Title III) and Chapter 6.95 of the California Health and Safety Code. Consequently, these state laws regulate the routine transport, use or disposal of hazardous materials. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

The Optional Scenario Project would include the development of a mixed-use building. The mixed-use building would not involve the routine use, transport, or disposal of significant amounts of hazardous materials. On-site uses may involve the use of small amounts of cleaning products and related materials that may be categorized as hazardous. These materials would be stored on the Optional Scenario Project site in small quantities. A variety of state and federal laws govern the generation, treatment, and disposal of hazardous wastes. State laws, SARA Title III and Chapter 6.95 of the California Health and Safety Code, regulate the routine transport, use, or disposal of hazardous materials. Impacts would be less than significant.

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?

Less than Significant Impact.

Proposed Project

Construction Activities

Construction activities may involve the use of hazardous materials, which may include fuels, lubricants, coatings, and grease related to construction equipment and activities. However, hazardous materials would be used in accordance with regulatory standards and protocols, and would not be in such

quantities or stored in such a manner as to pose significant safety hazards. These activities would also be short term or one time in nature and would cease upon Project completion.

The transport, storage, and disposal of construction-related hazardous materials would be required to conform to existing laws and regulations. Such compliance would ensure that all potentially hazardous materials are used and handled in an appropriate manner, and would minimize the potential for safety impacts to occur. For example, all spills or leakage of petroleum products during construction activities are required to be immediately contained, the hazardous material identified, and the material remediated in compliance with applicable State and local regulations regarding the cleanup and disposal of the contaminant released. All contaminated waste encountered would be required to be collected and disposed of at an appropriately licensed disposal or treatment facility. Adherence to the Los Angeles County Hazardous Waste Management Plan (HWMP) and all other emergency response plan requirements set forth by the City of Glendale, the City of Glendale Fire Department, and the City's Department of Public Works would be required through the duration of the Project. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Construction Activities

Construction activities would be similar to the Project and would cease upon completion.

Similar to the Project, the transport, storage, and disposal of construction-related hazardous materials would be required to conform to existing laws and regulations. All contaminated waste encountered would be required to be collected and disposed of at an appropriately licensed disposal or treatment facility. Adherence to the Los Angeles County HWMP and all other emergency response plan requirements set forth by the City of Glendale, the City of Glendale Fire Department, and the City's Department of Public Works would be required through the duration of the Optional Scenario Project. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Operation Activities

Less than Significant Impact.

Proposed Project

Operation Activities

A Phase I ESA was performed for the Project site (see **Appendix B, Phase I ESA**). Since the Project involves residential and commercial uses, there would be limited on-site uses of operation-related hazardous materials.

Household Products

The use of small amounts of cleaning and related materials would be categorized as potentially hazardous materials. These materials would be stored on the Project site in small quantities with the purpose of cleaning and maintaining operations of the facility. The limited use of various pesticides and fertilizers would be permitted for landscaping maintenance on the Project site.

The use, storage, transport, and disposal of these potential hazardous materials by maintenance staff would be required to comply with the existing regulations of several agencies, including the Department of Toxic Substances Control (DTSC), USEPA, Occupational Safety and Health Administration (OSHA), City of Glendale Fire and Police Department, Department of Public Works and Caltrans. As such, impacts would be less than significant.

Asbestos-Containing Materials

Asbestos is a crumbly material often found in older buildings, typically used as insulation in walls or ceilings. It was formerly popular as an insulating material because it had the desirable characteristic of being fire resistant. However, it can pose a health risk when very small particles become airborne. These dust-like particles can be inhaled, where their microscopically sharp structures can puncture tiny air sacs in the lungs, resulting in long-term health problems. The Department of Toxic Substance Control (DTSC) classifies asbestos waste as potentially hazardous if it is greater than 1 percent and easily crumbled (friable). Based on the Phase I ESA, friable asbestos was not identified within the existing building. No impacts would occur.

Lead-Based Paint

Although lead-based paint has been taken off the market, it is estimated that 80 percent of buildings built prior to 1978 contain lead paint. Since the existing building on the Project site was constructed in 1979, the potential for lead-based paint is very low. Impacts would be less than significant.

Methane Gas

According to the City of Los Angeles Methane Zone map,¹⁶ the Project site is not located within a methane or methane buffer zone. No impacts would occur.

Radon

According to the Radon Potential Zone Map for Southern Los Angeles County, California,¹⁷ the Project site is not located within a radon zone. No impacts would occur.

Formaldehyde and Polychlorinated Biphenyl Compounds (PCBs)

Formaldehyde, identified as a potential carcinogen, is common in materials of construction in buildings erected subsequent to about 1950. Presently, the potential for health hazard at referenced property due to formaldehyde is nil. Based on the age of the buildings on-site, PCBs could not be present in overhead fluorescent lighting fixtures. No impacts would occur.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

The Optional Scenario Project would utilize the same site as the Project. As such, the presence of LBP, Methane Gas, Radon and PCBs would be minimal and impacts would be less than significant.

Similar to the Project, the Optional Scenario Project will use of small amounts of cleaning and related materials would be categorized as potentially hazardous materials. These materials would be stored in small quantities with the purpose of cleaning and maintaining operations of the facility. The limited use of various pesticides and fertilizers would be permitted for landscaping maintenance on the Project site.

The use, storage, transport, and disposal of these potential hazardous materials by maintenance staff would be required to comply with the existing regulations of several agencies, including the Department of Toxic Substances Control (DTSC), USEPA, Occupational Safety and Health Administration (OSHA), City of Glendale Fire and Police Department, Department of Public Works and Caltrans. Impacts would be less than significant.

16 City of Los Angeles Methane Zone Map (2004). http://methanetesting.org/PDF/LA_MethaneZones.pdf.

17 Radon Potential Zone Map for Southern Los Angeles County, California (2005).
http://www.conservation.ca.gov/cgs/minerals/hazardous_minerals/radon/Documents/SR182Map.pdf.

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?

No Impact.

Proposed Project

Thomas Jefferson Elementary School is located within one-quarter mile of the Project site approximately 0.15 miles away. The Project does not include a use that would handle hazardous or acutely hazardous materials, substances, or waste. Consequently, no impacts would occur with the implementation of the Project.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, Thomas Jefferson Elementary School is located within one-quarter mile of the Optional Scenario Project site approximately 0.15 miles away. The Optional Scenario Project does not include a use that would handle hazardous or acutely hazardous materials, substances, or waste. No impacts would occur.

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.

Proposed Project

The Project site is located within San Fernando Valley Superfund site Area 2, an area of contaminated groundwater covering approximately 6,680 acres. In 1980, trichloroethylene (TCE) and perchloroethylene (PCE) were detected in a number of city production wells at concentrations above the Maximum Contaminant Level (MCL) of 5 micrograms per liter ($\mu\text{g/L}$). A September 1992 EPA fact sheet depicts the Project site within the area of TCE contamination potentially ranging from 5 to 50 $\mu\text{g/L}$ TCE.

A water treatment plant capable of treating 5,000 gallons per minute of contaminated water extracted from four extraction wells began operation in 2000 to remove VOCs from the groundwater and provide clean drinking water to the city. In 2007, EPA established a Glendale Chromium Operable Unit based on the results of a four-year study that revealed extensive hexavalent chromium contamination in ground water throughout eastern San Fernando Valley. The EPA is currently conducting a study to assess the distribution of hexavalent chromium contamination in groundwater and to evaluate potential associated unacceptable risks to human health and the environment. As the Project involves a mixed-use development, it would have a permanent on-site population. However, the Project would not utilize the groundwater beneath the Project site to meet its water supply demands. In addition, the Project would not involve excavation that would disturb the groundwater basin (groundwater elevation in Project area is greater than 40 feet below the ground surface).

No pollution control equipment such as waste water clarifiers were identified on-site. No underground fuel storage tanks were identified at the Project site. The closest off-site leaking underground fuel storage tank site is Al Sal Oil #6 at 1501 Glenoaks Boulevard, approximately 233 feet west of the Project site.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

The Optional Scenario Project would utilize the same site as the Project, which is not a known hazardous materials site. The Optional Scenario Project would not utilize the groundwater beneath the Optional Scenario Project site to meet its water supply demands. In addition, the Optional Scenario Project would not involve excavation that would disturb the groundwater basin (groundwater elevation in the Optional Scenario Project area is greater than 40 feet below the ground surface). Impacts would be less than significant.

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.

Proposed Project

The Project area is located more than 4 miles southeast of the Bob Hope Airport. The airport flight path and airport noise contours do not extend to the Project area. Therefore, the Project site is located outside of any airport land use plan or any runway landing/takeoff flight paths. No other public or public use airstrips are located within the vicinity of the Project site and no airport-related safety impacts would exist. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, the Optional Scenario Project would be located more than 4 miles southeast of the Bob Hope Airport. The airport flight path and airport noise contours would not extend towards the Optional Scenario Project. Additionally, the Optional Scenario Project site would be located outside of any airport land use plan or any runway landing/takeoff flight paths. No impacts 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?

Proposed Project

No Impact.

The Project site is not within the vicinity of a private airstrip. The nearest airport is the Bob Hope Airport, which is located more than 4 miles to the northwest of the Project area and is a public use airport. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

As stated previously, the Optional Scenario Project would be located more than 4 miles southeast of the Bob Hope Airport and not within the vicinity of a private airstrip. No impacts 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?

Less than Significant Impact.

Proposed Project

According to the City of Glendale General Plan Safety Element, San Fernando Road, which borders the Project site to the east, is a County evacuation route.¹⁸ This route is the 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 Project would neither result in a reduction of the number of lanes along this roadway in the Project area nor result in the placement of an impediment to the flow of traffic such as medians. 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 construction, the construction contractor shall notify the City of Glendale Police and Fire Departments of construction activities that would impede movement (such as movement of equipment and temporary lane closures) along San Fernando Road to allow for these first emergency response teams to reroute traffic to an alternative route, if needed. Further, during construction the Applicant would be required to obtain any necessary permits from the City of Glendale Public Works Department for all work occurring within the public right-of-way. Implementation of these requirements would be incorporated as typical condition of approval. Consequently, Project impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

of the Optional Scenario Project would neither result in a reduction of the number of lanes along this roadway in the Optional Scenario Project area nor result in the placement of an impediment to the flow of traffic such as medians. 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 construction, the construction contractor shall notify the City of Glendale Police and Fire Departments of construction activities that would impede movement (such as movement of equipment and temporary lane closures) along San Fernando Road to allow for these

18 City of Glendale, *General Plan, Safety Element, Dam Inundation Pathways*, Glendale, California, Plate P-3 (2003).

first emergency response teams to reroute traffic to an alternative route, if needed. Further, during construction the Applicant would be required to obtain any necessary permits from the City of Glendale Public Works Department for all work occurring within the public right-of-way. Implementation of these requirements would be incorporated as typical condition of approval. Impacts would be less than significant.

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.

Proposed Project

The Project area is not located in a designated wildland area that may contain substantial forest fire risks or hazards. In addition, the Project area is not located within a City-designated Fire Hazard Zone as shown on Plate P-2 in the City of Glendale General Plan Safety Element.¹⁹ Therefore, risk of increased fire hazards in areas where flammable brush, grass or trees from future development within the Project area is not identified as significant. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

The Optional Scenario Project would utilize the same site as the Project and the risk of increased fire hazards in areas where flammable brush, grass or trees from future development would not be considered significant. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

19 City of Glendale, *General Plan, Safety Element, Summary of Hazards Map (II)*, Glendale, California, Plate P-2 (2003).

I. HYDROLOGY AND WATER QUALITY

Would the project:	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 substantial additional sources of polluted runoff?			X	
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.

Proposed Project

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, Stormwater and Urban Runoff Pollution Prevention Control and Standard Urban Stormwater Mitigation Plan (SUSMP) of the Glendale Municipal Code, at the time of construction 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 Project. The SWPPP would incorporate BMPs by requiring controls of pollutant discharges that utilize best available technology economically achievable (BAT) and best conventional pollutant control technology (BCT) to reduce pollutants. Examples of BAT and BCT that may be implemented during site grading and construction of the Project could include straw hay bales, straw bale inlet filters, filter barriers and silt fences. Preparation of the SWPPP would be incorporated as a condition of approval. Implementation of BMPs would ensure that Los Angeles RWQCB water quality standards are met during construction activities of the Project. Therefore, no significant impact during construction would occur.

Following the completion of construction, the 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. Stormwater 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.

Under Section 401 of the CWA, the RWQCB issues 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 of the Project discharges.

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 Project.²⁰ The purpose of the SUSMP is to reduce postconstruction pollutants in stormwater discharges. One of the requirements of the SUSMP is that the Project would retain on-site water runoff from the first 0.75 inches of a 24-hour rain event. Prior to issuance of any grading or building permits, the City must approve the SUSMP. Preparation of the SUSMP is incorporated as a Project design feature. Potential water quality impacts of the Project would be less than significant through the preparation of the SUSMP and implementation of the BMPs as specified in the NPDES Permit. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, following the completion of construction, the Optional Scenario Project would increase the intensity of activities on the site and would likely result in an increase in pollutant sources. However, the quality of runoff from the Optional Scenario Project would be subject to Section 402(p) of the CWA under the NPDES program and implementation of a SUSMP would be required. Prior to issuance of any grading or building permits, the City must approve the SUSMP and preparation of the SUSMP would be incorporated as a design feature. Impacts 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.,**

20 *Glendale Municipal Code*, Chapter 13.42, Stormwater and Urban Runoff Pollution Prevention Control and Standard Urban Stormwater Mitigation Plan (2001).

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.

Proposed Project

Currently, the City utilizes water from Glendale Water and Power (GWP), which relies on some local groundwater supplies. Consequently, implementation of the 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 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 Project would not substantially deplete groundwater supplies. In addition, the groundwater basins are adjudicated and managed by the Basin Water Master, who is responsible for monitoring and accounting for all groundwater extraction with sustainability as a goal. Further, the Project would not extract groundwater on an operational basis.

The Project site is approximately 1.2 acres, or 52,239 square feet, in size and is currently developed with a 1-story commercial building. The Project would not utilize groundwater and as such would not deplete groundwater supplies. As discussed above, the Project would be required to retain on-site water runoff for the first 0.75 inches of a 24-hour rain event, thus allowing infiltration of water into the groundwater table. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, implementation of the Optional Scenario 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 Optional Scenario 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 Optional Scenario Project would not substantially deplete groundwater supplies.

Additionally, the Optional Scenario Project would be required to retain on-site water runoff for the first 0.75 inches of a 24-hour rain event, thus allowing infiltration of water into the groundwater table. Impacts would 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 a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Less than Significant Impact.

Proposed Project

The Project site is served by an existing stormwater collection and conveyance system. The Project site is currently developed and stormwater runoff sheet flows into City streets and drains. Construction activity associated with the 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 Project, the Applicant would be required to adhere to conditions under the NPDES Permit set forth by the RWQCB, and prepare and submit a SWPPP to be administered throughout Project construction. The SWPPP would incorporate BMPs to ensure that potential water quality impacts from water driven erosion during construction would be reduced to a less than significant level. 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.

The quantity of runoff would increase with implementation of the Project as the site would be developed with primarily impervious surfaces. As part of the SUSMP, the Project would be required to retain the first 0.75 inches of rainfall during a 24-hour rain event. All subsequent runoff would continue to be conveyed via streets and gutters to storm drain locations around the Project site. As a result, the 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, Stormwater and Urban Runoff Pollution Prevention Control and Standard Urban Stormwater Mitigation Plan of the Glendale

Municipal Code, a SUSMP containing design features and BMPs to reduce postconstruction pollutants in stormwater discharges would be submitted and implemented as part of the Project.

The Project would not involve an alteration in the course of a stream or river, or alter the drainage pattern of the site or area in a manner that would result in erosion, siltation, or flooding on- or off-site. The Project does not propose to alter any drainage patterns in such a manner that would cause on- and off-site surface runoff impacts. Additionally, on-site landscaping would help capture and minimize excess surface water runoff. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

As part of the Optional Scenario Project, the Applicant would be required to adhere to conditions under the NPDES Permit set forth by the RWQCB, and prepare and submit a SWPPP to be administered throughout construction. The SWPPP would incorporate BMPs to ensure that potential water quality impacts from water driven erosion during construction would be reduced to a less than significant level. 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.

Similar to the Project, the quantity of runoff would increase with implementation of the Optional Scenario Project as the site would be developed with primarily impervious surfaces. As part of the SUSMP, the Optional Scenario Project would be required to retain the first 0.75 inches of rainfall during a 24-hour rain event. All subsequent runoff would continue to be conveyed via streets and gutters to storm drain locations around the Project site. As a result, the Optional Scenario 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, the SWPPP for the Optional Scenario Project would incorporate BMPs by requiring controls of pollutant discharges that utilize BAT and BCT to reduce pollutants.

The Optional Scenario Project would not involve an alteration in the course of a stream or river, or alter the drainage pattern of the site or area in a manner that would result in erosion, siltation, or flooding on- or off-site. Additionally, on-site landscaping would help capture and minimize excess surface water runoff. Impacts would 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.

Proposed Project

No streams or rivers are located within the Project site. As such, the Project would not alter the existing drainage pattern of the site or area, including through the alternation of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site.

The Project consists of construction of a 4-story mixed-use building and a subterranean parking structure. The Project site currently consists of a restaurant with a surface parking lot. While implementation of the Project would increase the amount of impervious surfaces compared to existing conditions, drainage patterns throughout the Project site would not substantially change. Therefore, the Project would not alter any drainage patterns in such a manner that would cause on- and off-site surface runoff impacts. On-site landscaping would help to reduce potential erosion and siltation impacts. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

The Optional Scenario Project would not alter the existing drainage pattern of the site or area, including through the alternation of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site.

The Optional Scenario Project consists of construction of a 3-story mixed-use building and a subterranean parking structure. Similar to the Project, the Optional Scenario Project would not alter any drainage patterns in such a manner that would cause on- and off-site surface runoff impacts. On-site landscaping would help to reduce potential erosion and siltation impacts. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact.

Proposed Project

The existing use on the Project site currently contributes water runoff into the stormwater drainage system. Adherence to the Project's proposed SWPPP would control the runoff from the new building facility and additional parking areas. Therefore, the Project is not anticipated to contribute surface water runoff that would impact existing on- and off-site stormwater drainage systems. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Adherence to the Optional Scenario Project's proposed SWPPP would control the runoff from the new building facility and additional parking areas. Therefore, the Optional Scenario Project is not anticipated to contribute surface water runoff that would impact existing on- and off-site stormwater drainage systems. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

6) Otherwise substantially degrade water quality?

Less than Significant Impact.

Proposed Project

The Project's SWPPP would incorporate BMPs during construction, such as the use of nontoxic soil stabilizers, covering of stockpiles with dirt or other loose granular construction materials, and the containment of soil runoff from disturbed areas with the use of berms, vegetated filters, fencing, or catch basins. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

The Optional Scenario Project's SWPPP would incorporate BMPs during construction, such as the use of nontoxic soil stabilizers, covering of stockpiles with dirt or other loose granular construction materials, and the containment of soil runoff from disturbed areas with the use of berms, vegetated filters, fencing, or catch basins. Impacts would be less than significant.

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.

Proposed Project

The Project would develop a 4-story mixed-use building and would include 74 residential units on-site. According to Federal Emergency Management Agency flood hazard maps,²¹ the Project site is not located within a 100-year flood zone; therefore, the 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. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

The Optional Scenario Project would utilize the same site as the Project; therefore, the Optional Scenario 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. No impacts 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.

21 US Department of Homeland Security, Federal Emergency Management Agency, Map No. 06037C1345F (September 2008).

Proposed Project

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,²² and would not place structures which would impede or redirect flood flows. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, the Optional Scenario Project would not be located within a 100-year floodplain or other flood hazard area, as shown on the latest FEMA Flood Insurance Rate Map,²³ 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?

Less than Significant Impact.

Proposed Project

There are seven dams located within the City of Glendale. The nearest dam to the Project site is the Diederich Reservoir, located approximately 2 miles east of the Project site.²⁴ According to the City of Glendale General Plan Safety Element, the Project is not located within the inundation zone of this dam or other dams located within the City or elsewhere. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, the nearest dam to the Optional Scenario Project would be the Diederich Reservoir, located approximately 2 miles east.²⁵ As such, the Optional Scenario Project is not located

22 US Department of Homeland Security, Federal Emergency Management Agency, Map No. 06037C1375F (September 2008)

23 US Department of Homeland Security, Federal Emergency Management Agency, Map No. 06037C1375F (September 2008)

24 City of Glendale, *General Plan, Safety Element, Dam Inundation Pathways*, Glendale, California, Plate P-3 (2003).

25 City of Glendale, *General Plan, Safety Element, Dam Inundation Pathways*, Glendale, California, Plate P-3 (2003).

within the inundation zone of this dam or other dams located within the City or elsewhere. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

10) Inundation by seiche, tsunami, or mudflow?

No Impact.

Proposed Project

The Project site is not located 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. Finally, the Project site is generally flat and not located near a large topographic feature which would generate mudflows. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, tsunamis (seismic sea waves) are not considered a significant hazard at the site. In addition, the Optional Scenario Project would not be located downslope of any large bodies of water that could adversely affect the site in the event of earthquake-induced seiches. Finally, the Optional Scenario would not be located near a large topographic feature which would generate mudflows. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

J. LAND USE AND PLANNING

Would the project:	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.

Proposed Project

The General Plan designation is Community Services and the zoning designation is C2. Pursuant to Glendale Municipal Code 30.12.010, “The C2 zone is intended as a zone to accommodate shopping and convenience services for the community in conformance with the comprehensive general plan of the city. In order to maintain the health, safety and general welfare and assure compatibility with surrounding residential neighborhoods, commercial uses and building heights shall be restricted and buffering techniques incorporated into the development design.”²⁶ While the land use and zoning designation calls for commercial uses, residential uses are permitted and would be subject to the uses of the R-1250 zone as long as the ground floor is occupied with permitted commercial uses.²⁷ Additionally, the Project site is located in the C2 Zone, Height District I, which permits a maximum of 3 stories and 35 feet for commercial uses and 36 feet for residential uses.

Because the Project does not conform to the C2 zone for commercial uses or the R-1250 zone for residential uses, the Applicant is requesting approval of a zone change and map amendment to include a Precise Plan of Design (PPD) Overlay Zone.

26 Glendale Municipal Code, 30.12.020, Commercial District Land Uses and Requirements.

27 Glendale Municipal Code, 30.12.020, Commercial District Land Uses and Requirements.

The PPD Overlay Zone is intended to encourage the development of structures or uses, which are of superior design, appearance and function, by allowing reasonable variations from zoning standards and use restrictions for specific sites when warranted so that development proposals can take advantage of site characteristics, site location and access points, historic development patterns, land assembly or simple economies of scale in ways which conform with the broad goals of the general plan and provide the protections of the existing zoning designation. The Project and its use are in compliance with the General Plan. Therefore, the Project meets the criteria of the PPD Overlay Zone.

As mentioned previously, the PPD Overlay Zone would allow for a building to be 4 stories with a height of 45 feet. Approval of the PPD overlay zone would allow for the development for the Project to conform to the City's General Plan and zoning.

The General Plan designations surrounding the Project site include R2250 (Medium Density Residential) to the North and C2 to the south, east, and west. The Project site is located in an urbanized area surrounded by commercial and medium density residential uses. The Project would involve the development of multifamily residential and commercial uses configured and designed to be compatible with surrounding areas. As the Project would replace an existing use, development would not divide any established residential communities.

No new roadways or infrastructure that would bisect or transect the surrounding neighborhoods would be required. The Project would not displace any housing or necessary City-provided services within the area. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, the Optional Scenario Project would not conform to the C-2 zone for commercial uses or the R-1250 zone for residential uses; therefore, the applicant is requesting approval of a zone change and map amendment to include a Precise Plan of Design (PPD) Overlay Zone i to modify the R-1250 zoning standards. Approval of the PPD overlay zone would allow the Optional Scenario Project to conform to the City's General Plan and zoning.

The Optional Scenario Project would involve the development of multifamily residential and commercial uses configured and designed to be compatible with surrounding areas. The Optional Scenario Project would replace an existing use; therefore, development would not divide any established residential communities.

No new roadways or infrastructure that would bisect or transect the surrounding neighborhoods would be required. The Optional Scenario Project would not displace any housing or necessary City-provided services within the area. 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?

Less than Significant Impact.

Proposed Project

The General Plan designation is Community Services and the zoning designation is C2. As discussed previously, the project site is located in the C2 Zone, Height District I, which permits a maximum of 3 stories and 35 feet. Because the project does not conform to the C-2 zone for commercial uses or the R-1250 zone for residential uses, the Applicant is requesting approval of a zone change and map amendment to include a Precise Plan of Design (PPD) Overlay Zone in order to modify the R-1250 zoning standards. Approval of the PPD overlay zone would allow for the Project to conform to the City's General Plan and zoning. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

As stated previously and similar to the Project, the Optional Scenario Project would not conform to the C-2 zone for commercial uses or the R-1250 zone for residential uses; therefore, the applicant is requesting approval of a zone change and map amendment to include a Precise Plan of Design (PPD) Overlay Zone to modify the R-1250 zoning standards. Approval of the PPD overlay zone would allow the Optional Scenario Project to conform to the City's General Plan and zoning. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

No Impact.

Proposed Project

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 Project would not conflict with the provisions of any adopted conservation plan. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

The Project site and immediate area are not located in an adopted habitat conservation plan or natural community conservation plan area. Implementation of the Optional Scenario Project would not conflict with the provisions of any adopted conservation plan. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

K. MINERAL RESOURCES

Would the project:	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.

Proposed Project

The Project site and surrounding area are characterized by features typical of the urban landscape, which include commercial and residential uses. According to Map 4-28 of the City of Glendale General Plan’s Open Space and Conservation Element, the Project site is not located within a Mineral Resource Zone.²⁸ Additionally, as the Project site is located within an area that has been developed for an extensive amount of time, the site would never be used for any mineral extraction operations. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, according to Map 4-28 of the City of Glendale General Plan’s Open Space and Conservation Element, the Project site is not located within a Mineral Resource Zone.²⁹ No impacts would occur.

Mitigation Measures: No mitigation measures are required.

28 City of Glendale General Plan, Open Space and Conservation Element, Map 4-28 (1993).

29 City of Glendale General Plan, Open Space and Conservation Element, Map 4-28 (1993).

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.

Proposed Project

According to the City's General Plan, the Project site is not located within a Mineral Resource Zone as indicated in the previous response, K-1.³⁰ There are no known mineral resources within the project site. Additionally, the Project site is surrounded by urban development, making it unavailable as a mining site or mineral resource recovery site. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

The Project site is not located within a Mineral Resource Zone as indicated in the previous response, K-1.³¹ Additionally, the Optional Scenario Project would be surrounded by urban development, making it unavailable as a mining site or mineral resource recovery site. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

30 City of Glendale General Plan, Open Space and Conservation Element, Map 4-28 (1993).

31 City of Glendale General Plan, Open Space and Conservation Element, Map 4-28 (1993).

L. NOISE

Would the project:	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.

Proposed Project

The existing noise environment in the Project vicinity is dominated by traffic noise from nearby roadways, as well as nearby commercial and industrial activities. Construction of the Project would require demolition, site-clearing, grading, construction, and finishing activities. These activities typically involve the use of heavy equipment, such as tractors, dozers, and cranes. While construction would be temporary, the use of these types of equipment would generate both steady-state and episodic noise that would be heard both on and off the Project site. In a realistic scenario, all construction equipment would not operate at the same time, nor would pieces of equipment be close together.

The US Environmental Protection Agency (US EPA) has compiled data regarding the noise-generating characteristics of specific types of construction equipment and typical construction activities. The data

pertaining to the types of construction equipment and activities that would occur at the Project site is presented in **Table 5, Noise Range of Typical Construction Equipment**, and **Table 6, Typical Outdoor Construction Noise Levels**, respectively, at a distance of 50 feet from the noise source (i.e., reference distance). The noise levels shown in **Table 5** represent composite noise levels associated with typical construction activities, and take into account both the number of pieces of heavy construction equipment that are typically used during each phase of construction and their spacing. As shown in **Table 6**, construction noise during the heavier initial periods of construction is presented as 86 dB(A) Equivalent Continuous Sound Level (Leq) when measured at a reference distance of 50 feet from the center of construction activity.³² These noise levels would diminish rapidly with distance from the construction site at a rate of approximately 6 dB(A) per doubling of distance. For example, a noise level of 84 dB(A) Leq measured at 50 feet from the noise source to the receptor would reduce to 78 dB(A) Leq at 100 feet from the source to the receptor, and reduce by another 6 dB(A) Leq to 72 dB(A) Leq at 200 feet from the source to the receptor.

**Table 5
Noise Range of Typical Construction Equipment**

Construction Equipment	Noise Level in dB(A) Leq at 50 Feet^a
Front loader	73–86
Truck	82–95
Cranes (moveable)	75–88
Cranes (derrick)	86–89
Vibrator	68–82
Saw	72–82
Pneumatic impact equipment	83–88
Jackhammer	81–98
Pump	68–72
Generator	71–83
Compressor	75–87
Concrete mixer	75–88

32 Although the peak noise levels generated by certain construction equipment may be greater than 86 dB(A) at a distance of 50 feet, the equivalent noise level would be approximately 86 dB(A) Leq (i.e., the equipment does not operate at the peak noise level over the entire duration).

Construction Equipment	Noise Level in dB(A) Leq at 50 Feet ^a
Concrete pump	81–85
Back hoe	73–95
Tractor	77–98
Scraper/Grader	80–93
Paver	85–88

Source: US Environmental Protection Agency, *Noise from Construction Equipment and Operations, Building Equipment and Home Appliances*, EPA-68-04-0047 (1971).

^a Machinery equipped with noise control devices or other noise-reducing design features does not generate the same level of noise emissions as that shown in this table.

Table 6
Typical Outdoor Construction Noise Levels

Construction Phase	Approximate Leq dB(A) with Mufflers			
	50 Feet	60 Feet	100 Feet	200 Feet
Ground clearing	82	80	76	70
Excavation, grading	86	84	80	74
Foundations	77	75	71	65
Structural	83	81	77	71
Finishing	86	84	80	74

Source: US Environmental Protection Agency, *Noise from Construction Equipment and Operations, Building Equipment and Home Appliance*, PB 206717 (1971).

Long-term operation of the Project would have a minimal effect on the noise environment near the Project site. Noise generated by the Project would result primarily from normal operation of the building's mechanical equipment and from off-site traffic.

The City of Glendale Noise Element of the General Plan indicates the Project site is located within the projected 70 decibel community noise equivalent level (CNEL) and over zone (see **Appendix C**). The Project site would be located within a normally acceptable noise level for the mixed-use nature of the proposed use.³³ On-site noise sources typically consist of traffic to and from the Project site and

33 California Governor's Office of Planning and Research, State of California General Plan Guidelines, Appendix C: Guidelines for the Preparation and Content of Noise Elements of the General Plan October 2003.

mechanical equipment. Noise associated with resident and customer arrival and departure would be short-term in nature. The number of peak-hour trips to and from the Project site would be generated during the PM peak hours of which 76 peak-hour trips would be generated. This increase in peak-hour trips would result in a negligible increase in vehicle noise along West Glenoaks Boulevard, Sonora Avenue, and 5th Street.

The operation of on-site, Project-related mechanical equipment, such as air conditioning equipment and exhaust fans, may generate audible noise levels. Mechanical equipment would likely be located on building rooftops, which would be shielded from nearby uses. In addition, the Project's mechanical equipment would need to comply with the City's Noise Ordinance, which establishes maximum permitted noise levels from mechanical equipment.³⁴ Such compliance would ensure that noise levels from building mechanical equipment would not exceed thresholds of significance, and noise impacts from mechanical equipment. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Construction of the Optional Scenario Project would require demolition, site-clearing, grading, construction, and finishing activities. While construction would be temporary, the use of heavy equipment would generate both steady-state and episodic noise and would be heard both on and off the Optional Scenario Project site. In a realistic scenario, all construction equipment would not operate at the same time, nor would pieces of equipment be close together.

Long-term operation of the Optional Scenario Project would have a minimal effect on the noise environment near the Optional Scenario Project site. Noise generated by the Optional Scenario Project would result primarily from normal operation of the building's mechanical equipment and from off-site traffic.

Noise associated with resident and customer arrival and departure would be short term in nature. The number of peak-hour trips to and from the Optional Scenario Project would be generated during the PM peak hours. The increase in peak-hour trips would result in a negligible increase in vehicle noise along West Glenoaks Boulevard, Sonora Avenue, and 5th Street.

34 *Glendale Municipal Code*, Chapter 8.36, Noise Control (1991).

The operation of on-site Optional Scenario Project's mechanical equipment would need to comply with the City's Noise Ordinance.³⁵ Optional Scenario Project's compliance with the City's Noise Ordinance would ensure that noise levels from building mechanical equipment would not exceed thresholds of significance and noise impacts from mechanical equipment. Impacts would be less than significant.

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.

Proposed Project

According to the Section 8.36.210 and Section 8.36.020 of the Glendale Noise Ordinance,³⁶ operating or permitting the operation of any device that creates a vibration which is above the vibration perception threshold of 0.01 inch-per-second RMS at or beyond the property boundary of the source if on private property, or at 150 feet from the source if on a public space or public right-of-way, shall be a violation.

The Project would be constructed using typical construction techniques. No pile driving for construction would be necessary. Thus, significant vibration impacts from pile installation would not occur.

Heavy construction equipment (e.g. bulldozer and excavator) would generate a limited amount of ground-borne vibration during construction activities at short distances away from the source. The use of equipment would most likely be limited to a few hours spread over several days during grading activities. Post-construction on-site activities would be limited to mechanical equipment (e.g., air handling unit and exhaust fans) that would not generate excessive ground-borne vibration or ground-borne noise. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

35 *Glendale Municipal Code, Chapter 8.36, Noise Control (1991).*

36 *Glendale Municipal Code, Chapter 8.36, Noise Control (1991).*

Optional Scenario Project

Similar to the Project, the Optional Scenario Project would be constructed using typical construction techniques. No pile driving for construction would be necessary. Thus, significant vibration impacts from pile installation would not occur.

Heavy construction equipment would generate a limited amount of ground-borne vibration during construction activities at short distances away from the source. The use of equipment would most likely be limited to a few hours spread over several days during grading activities. Postconstruction on-site activities would be limited to mechanical equipment that would not generate excessive ground-borne vibration or ground-borne noise. Impacts would be less than significant.

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.

Proposed Project

As indicated in **Response L-1** above, on-site noise sources typically consist of traffic to/from the Project site and mechanical equipment. Noise associated with resident and customer arrival/departure would be short-term in nature. Significant noise impacts are not anticipated to result from the long-term operation of the Project. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Noise associated with resident and customer arrival/departure would be short-term in nature. Significant noise impacts are not anticipated to result from the long-term operation of the Optional Scenario Project. Impacts would be less than significant.

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.

Proposed Project

A temporary periodic increase in ambient noise would occur during construction activities associated with the Project. Noise from the construction activities would be generated by vehicles and equipment involved during various stages of construction operations: 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, which prohibits construction activities to between the hours of 7:00 PM on one day and 7:00 AM of the next day or from 7:00 PM on Saturday to 7:00 AM on Monday or from 7:00 PM preceding a holiday.³⁷ Compliance with the City's noise ordinance would be required. Impacts would less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Construction associated with the Optional Scenario Project will be required to comply with the City of Glendale Noise Ordinance.³⁸ Similar to the proposed Project, impacts would less than significant.

Mitigation Measures: No mitigation measures are required.

37 *Glendale Municipal Code*, Chapter 8.36, Noise Control (1991).

38 *Glendale Municipal Code*, Chapter 8.36, Noise Control (1991).

- 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.

Proposed Project

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 Bob Hope Airport located about 4 miles to the northwest. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, the Optional Scenario Project would not be 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 Optional Scenario Project would be the Bob Hope Airport located about 4 miles to the northwest. No impacts would occur.

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.

Proposed Project

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

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, the Optional Scenario Project site would not be located within the vicinity of a private airstrip. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

M. POPULATION AND HOUSING

Would the project:	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. Proposed Project

The residential component of the mixed-use Project would develop 74 residential units, consisting of 26 one-bedroom units, and 46 two-bedroom units, and 2 three-bedroom units in a 4-story building. Based on an average household size of 2.6 residents per unit for one-bedroom and two bedroom residential units, the Project would generate approximately 193 residents in the City. Additionally, the mixed-use component of the Project would develop 10,600 square feet of ground-floor commercial space. Assuming a rate of 3 employees per 1,000 square feet, the direct employment growth of the Project would be 32 employees.³⁹ Applying a 24 percent ratio, the employment positions would result in 8 of these new employees residing within the City of Glendale.⁴⁰ If it is conservatively assumed that each of

39 Note: 10,600 square feet/1,000 square feet x 3.0 employees = 331.8= 32 employees.

40 Based on the existing residence characteristics of the workforce in Glendale, it is estimated that approximately one-quarter of these employees could relocate to Glendale. Travel time-to-work data collected by the 2010 U.S. Census indicates that approximately 21,800 workers in Glendale aged 16 and over commute less than 15 minutes to their places of employment or work from home. It can be assumed that these workers are employed within the City limits, since it would conceivably take longer than 15 minutes to commute to jobs located outside of Glendale. In 2010, the City of Glendale had 91,000 employees based on the number of residents and nonresident employees reported to the State of California Employment Development Division by firms located in Glendale. In 2010, therefore, approximately 21,800 of the 91,000 employees working in Glendale resided in the City, which equates to approximately 24 percent of the worker population. Note: 0.24 (percent) x 32 (new employees) = 7.68 = 8 new employee residents. The generated new employee resident number was rounded, since the calculation resulted in decimal numbers.

the new employees forms a single household in the City, these households could indirectly add approximately 21 additional residents to the City.⁴¹ Overall, the increase in population of 193 people that would be associated with the residential units and the potential additional increase in population of 21 people associated with the Project employment opportunities would result in a total population increase of 214 new residents in the City.

The Project would account for 7 percent of the anticipated increase in residents within the City between 2014 and 2020, which is consistent with the estimated growth projection.⁴² Housing impacts are typically based on the number of new dwelling units within the Project as compared to housing projections. Based on the California Department of Finance projections, there are 72,786 occupied housing units within the City, and according to the Southern California Association of Governments (SCAG) projections that number is expected to increase to 75,000 housing units between 2014 and 2020, an increase of approximately 2,414 housing units. The Project would provide approximately 3 percent of the 2,414 housing units that were projected to be constructed within the City between 2014 and 2020.⁴³

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 Project. Additionally, no expansion to the existing service area of a public service provider is required. Therefore, development of the Project site would not induce population growth. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

The residential component of the mixed-use Optional Scenario Project would develop 52 residential units, consisting of 40 one-bedroom units, and 12 two-bedroom units in a 3-story building. Based on an average household size of 2.6 residents per unit for one- and two-bedroom residential units, the Optional Scenario Project would generate approximately 135 residents in the City.

41 Note: $8 \text{ (new employee residents)} \times 2.6 \text{ (residents per unit)} = 21 \text{ additional residents.}$

42 Note: $198,900 \text{ (2020 projection)} - 195,799 \text{ (2014 population)} = 3,101 \text{ residents; } 214 \text{ Project residents} / 3,101 = 0.069 = \text{approximately 7 percent.}$

43 Note: $75,200 - 72,786 = 2,414 \text{ housing units; } 74 \text{ Project residential units} / 2,414 = .031 = \text{approximately 3 percent.}$

Additionally, the mixed-use component of the Optional Scenario Project would develop 8,450 square feet of ground-floor commercial space. Assuming a rate of 3 employees per 1,000 square feet, the direct employment growth of the Optional Scenario Project would be 25 employees.⁴⁴ Applying a 24 percent ratio, the employment positions would result in 6 of these new employees residing within the City of Glendale.⁴⁵ If it is conservatively assumed that each of the new employees forms a single household in the City, these households could indirectly add approximately 16 additional residents to the City.⁴⁶ Overall, the increase in population of 135 people that would be associated with the residential units and the potential additional increase in population of 16 people associated with the Optional Scenario Project employment opportunities would result in a total population increase of 151 new residents in the City.

The Optional Scenario Project would account for 5 percent of the anticipated increase in residents within the City between 2014 and 2020, which is consistent with the estimated growth projection.⁴⁷ Housing impacts are typically based on the number of new dwelling units within the Optional Scenario Project as compared to housing projections.

The Optional Scenario Project would provide approximately 2 percent of the 2,414 housing units that were projected to be constructed within the City between 2014 and 2020.⁴⁸

No major extension of infrastructure is required as part of the Optional Scenario Project. Additionally, no expansion to the existing service area of a public service provider is required. Therefore,

44 Note: $8,450 \text{ square feet} / 1,000 \text{ square feet} \times 3.0 \text{ employees} = 25.35 = 25 \text{ employees}$. The generated new employee resident number was rounded, since the calculation resulted in decimal numbers.

45 Based on the existing residence characteristics of the workforce in Glendale, it is estimated that approximately one-quarter of these employees could relocate to Glendale. Travel time-to-work data collected by the 2010 U.S. Census indicates that approximately 21,800 workers in Glendale aged 16 and over commute less than 15 minutes to their places of employment or work from home. It can be assumed that these workers are employed within the City limits, since it would conceivably take longer than 15 minutes to commute to jobs located outside of Glendale. In 2010, the City of Glendale had 91,000 employees based on the number of residents and nonresident employees reported to the State of California Employment Development Division by firms located in Glendale. In 2010, therefore, approximately 21,800 of the 91,000 employees working in Glendale resided in the City, which equates to approximately 24 percent of the worker population. Note: $0.24 \text{ (percent)} \times 25 \text{ (new employees)} = 6 \text{ new employee residents}$.

46 Note: $6 \text{ (new employee residents)} \times 2.6 \text{ (residents per unit)} = 15.6 = 16 \text{ additional residents}$. The generated new employee resident number was rounded, since the calculation resulted in decimal numbers.

47 Note: $198,900 \text{ (2020 projection)} - 195,799 \text{ (2014 population)} = 3,101 \text{ residents}$; $151 \text{ Project residents} / 3,101 = 0.049 = 5 \text{ percent}$.

48 Note: $75,200 - 72,786 = 2,414 \text{ housing units}$; $52 \text{ Project residential units} / 2,414 = .022 = 2 \text{ percent}$.

development of the Optional Scenario Project site would not induce population growth. Impacts would be less than significant.

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

No Impact. Proposed Project

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

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, no housing or residential populations would be displaced by development of the Optional Scenario Project and the construction of replacement housing elsewhere would not be necessary. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

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

No Impact. Proposed Project

No housing exists on the Project site. Development of the Project would not displace residential populations within the area. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, development of the Optional Scenario Project would not displace residential populations within the area. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

N. PUBLIC SERVICES

Would the project:	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. Proposed Project

The Glendale Fire Department (GFD) provides comprehensive emergency services for the City of Glendale, including fire, rescue and emergency medical (paramedic) services, as well as fire prevention and code enforcement functions. Fire Station No. 27, located at 1127 Western Avenue less than a half mile northwest of the Project site, would serve as the first-in station responder in the event of an emergency. Fire Station No. 27 is a single engine company equipped with one engine (Engine 27) with four personnel, one fire truck with four personnel, one basic life support ambulance with two personnel, and an Operations Battalion Chief, for a total of 11 personnel.

Fire Station No. 21, located at 421 Oak Street, would provide secondary response for any incident. Fire Station No. 21 is equipped with one engine with four personnel and one basic life support ambulance with two personnel, and an Operations Battalion Chief, for a total of 11 personnel. In the event that any of the units of Fire Station Nos. 27 or 21 are not available, other units would be available for dispatch from other GFD fire stations or adjacent jurisdictions.

The mixed-use component of the Project would develop 10,600 square feet of commercial space, which would result in the direct employment growth of 32 employees.⁴⁹ The employment positions would result in 8 of these new employees residing in the City, and if each of the new employees forms a single household in the City, these households could indirectly add approximately 21 additional residents to the City.⁵⁰ The increase in population of 193 people that would be associated with the residential units and the potential additional increase in population of 21 people associated with the Project employment opportunities would result in a total population increase of 214 new residents in the City.

The new residents would create additional demand on the Glendale Fire Department, specifically to Fire Station 27, which would have first response duties. The present fire personnel to resident ratio, which is based on a population of 195,799 persons, is one to 816. The Project would increase the City's population to 196,023 residents, which would result in an overall ratio of one firefighter to 817 residents.⁵¹ The increase in residents within the City would not substantially impact current fire services and would not result in the need for any new or the physical alteration to any existing governmental facility.

Compliance with the applicable Fire Code and the Building Code provisions determines a Project's impact on fire services. The Project will be required to meet all code provisions. As a result, the Project can be adequately served by existing public services and would not necessitate the provision of new or physically altered governmental facilities, the construction of which could cause significant

49 Note: Assuming 3 employees per 1,000 square feet, the direct employment growth of the Project would be 55 employees; $10,600 \text{ square feet} / 1,000 \text{ square feet} \times 3.0 \text{ employees} = 31.8 = 32 \text{ employees}$.

50 Note: Applying a 24 percent ratio, the employment positions would result in approximately 8 ($0.24 \times 32 = 7.68$) of these new employees residing within the City of Glendale. If it is conservatively assumed that each of the new employees forms a single household in the City, these households could indirectly add approximately 6 additional residents to the City; $8 \text{ (New employee residents)} \times 2.6 \text{ persons per household unit} = 21 \text{ additional residents}$. The generated additional resident number was rounded, since the calculation resulted in decimal numbers.

51 Note: $195,799 \text{ (2014 population)} + 214 \text{ (193 Project residents plus 21 additional residents)} = 196,013$; $196,013 / 240 \text{ (personnel)} = 816.72 = 817$, 1 firefighter per 817 residents.

environmental impacts, and is therefore not anticipated to result in substantial adverse impacts. The overall need for fire protection services is not expected to substantially increase. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

The increase in population of 151 residents would create additional demand on the Glendale Fire Department, specifically to Fire Station 27, which would have first response duties. Similar to the Project, the increase in residents within the City will not substantially impact current fire services and would not result in the need for any new or the physical alteration to any existing governmental facility.

The Optional Scenario Project will be required to meet all fire code provisions. As a result, the Optional Scenario Project can be adequately served by existing public services and would not necessitate the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, and is therefore not anticipated to result in substantial adverse impacts. The overall need for fire protection services is not expected to substantially increase. Similar to the proposed Project, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Police protection?

Less than Significant Impact. Proposed Project

The Glendale Police Department (GPD) provides police protection services to the Project site from its station at 131 North Isabel Street, approximately 2.5 miles to the southeast. The 2014 officer-to-population ratio within the City is 1.24 sworn officers per 1,000 residents. As discussed previously, the resident and commercial components of the Project would generate 214 residents. As a result of the Project, the officer-to-population ratio, would increase the population to 196,013 residents,⁵² which would maintain the overall ratio of 1.24 sworn officers per 1,000 residents. The Project would not result in a need for new or physically altered governmental facilities, the construction of which could cause

52 Note: $195,799$ (2014 population) + 214 (Project residents) = $196,013$; $196,013/1000 = 196.013$; 244 (sworn officers)/ $196.013 = 1.24$ sworn officers per 1,000 residents.

significant environmental impacts. The overall need for police protection services will not increase substantially as a result of the Project. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

As discussed previously, the resident and commercial components of the Optional Scenario Project would generate 151 residents. As a result of the Optional Scenario Project, the officer-to-population ratio, would increase the population to 195,950 residents,⁵³ which would maintain the overall ratio of 1.25 sworn officers per 1,000 residents. The Optional Scenario Project would not result in a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts. The overall need for police protection services will not increase substantially as a result of the Optional Scenario Project. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

c) Schools?

Less than Significant Impact with Mitigation Incorporated.

Proposed Project

The Project includes the development of a 4-story mixed-use building, which would generate approximately 214 (193 residents associated with residential units and 21 residents associated with the commercial space). The 74 units associated with the Project would generate approximately 9 students in grades K–6, 3 students in grades 7–8, and 3 students in grades 9–12 for a total of 15 students based on the student generation ratios utilized by Glendale Unified School District (GUSD). The Project would add 9 students to Jefferson Elementary School for a projected enrollment of 614 students (605 [2013-2014 enrollment] + 9 [Project generated students] = 614 projected enrollment), which is above the operating capacity of 587 students; would add 3 students to Toll Middle School for a projected enrollment of 1,120 (1,117 [2013-2014 enrollment] + 3 [Project generated students] = 1,120 projected enrollment), which would be well below the operating capacity of 1,801 students; and would add 3 students to Hoover High School for a projected enrollment of 1,723 students (1,720 [2013-2014 enrollment] + 3 [Project

53 Note: $195,799$ (2014 population) + 151 (Project residents) = $195,950$; $195,950/1000 = 195.95$; 244 (sworn officers)/ $195.95 = 1.25$ sworn officers per 1,000 residents.

generated students] = 1,723 projected enrollment), which would be well below the operating capacity of 3,074 students. Pursuant to Government Code Section 65995, the Project Applicant is required to pay school impact fees to the GUSD based on the current fee schedule for commercial and residential developments prior to the issuance of building permits. Potential school impacts will be less than significant for Toll Middle School and Hoover High School. Payment of the school impact fees would mitigate any impacts to Jefferson Elementary School to a less than significant level. Impacts would be less than significant with Project mitigation.

Mitigation Measures: The following mitigation measure is required per State law to mitigate the impact on school facilities:

3. Public Services – Schools

- As authorized by Senate Bill (SB) 50, the Project applicant shall pay school impacts fees to the GUSD prior to the issuance of building permits. The current fee schedule for residential development is \$3.20 per square foot and for commercial development is \$0.51 per square foot.

Optional Scenario Project

The Optional Scenario Project includes the development of a 3-story mixed-use building, which would generate approximately 151 residents. The 52 units associated with the Optional Scenario Project would generate approximately 6 students in grades K-6, 2 students in grades 7-8, and 2 students in grades 9-12 for a total of 10 students based on the student generation ratios utilized by Glendale Unified School District (GUSD).

The Optional Scenario Project would add 6 students to Jefferson Elementary School for a projected enrollment of 611 students (605 [2013-2014 enrollment] + 6 [Optional Scenario Project generated students] = 611 projected enrollment), which is above the operating capacity of 587 students; would add 2 students to Toll Middle School for a projected enrollment of 1,119 (1,117 [2013-2014 enrollment] + 2 [Optional Scenario Project generated students] = 1,119 projected enrollment), which would be well below the operating capacity of 1,801 students; and would add 2 students to Hoover High School for a projected enrollment of 1,722 students (1,720 [2013-2014 enrollment] + 2 [Optional Scenario Project generated students] = 1,722 projected enrollment), which would be well below the operating capacity of 3,074 students.

Pursuant to Government Code Section 65995, the Optional Scenario Project Applicant is required to pay school impact fees to the GUSD based on the current fee schedule for commercial and residential developments prior to the issuance of building permits. Potential school impacts will be less than

significant for Toll Middle School and Hoover High School. Payment of the school impact fees would mitigate any impacts to Jefferson Elementary School to a less than significant level. Impacts would be less than significant with Optional Scenario Project mitigation.

Mitigation Measures: Similar to the proposed Project, **Mitigation Measure 3** would apply to the Optional Scenario Project.

d) Parks?

Impacts would be less than significant. Proposed Project

The entire City currently has a park land-to-resident ratio of approximately 1.46 acres of parkland for every 1,000 residents and recognizes that parkland throughout the City is deficient for residents. However, The Project site is located in Recreation Planning Area No. 3, which includes 38,652 residents.⁵⁴ Planning Area 3 is primarily served by Brand Park, Nibley Park and Verdugo Park/Stengel Ballfield. The Glendale Civic Auditorium is also located in the planning area and is classified as a special service facility. The total park acreage for Planning Area 3 is 72.48 acres with a ratio of 2.1 acres per 1,000 residents.⁵⁵ This area currently exceeds the City's and National Recreation Park Association (NRPA) standards for neighborhood parks (1 to 2 acres per 1000 residents), and provides ample recreational opportunities.⁵⁶⁻⁵⁷

The Project includes 74 multifamily units, consisting of 26 one-bedroom units, 46 two-bedroom units, 2 three-bedroom units, and 12,900 square feet of retail commercial space. Based on an average household size of 2.6 persons, the Project would generate 214 residents to Planning Area 3. Adding 214 residents would result in parkland ratio to 1.86 per 1,000 residents, which maintains the goal of providing anywhere between 1 to 2 acres of parkland for Planning Area 3.⁵⁸

54 City of Glendale, California, "Distribution of Parkland in Glendale," <http://www.glendaleca.gov/home/showdocument?id=13510>.

55 *City of Glendale General Plan*, Recreation Element, (1996).

56 *City of Glendale General Plan*, Recreation Element, (1996).

57 *National Recreation Park Association (NRPA)*, "National Accreditation of Parks and Recreation Agencies and Standards" http://www.nrpa.org/uploadedFiles/nrpa.org/Professional_Development/Accreditation/CAPRA/CAPRA%20-%202014%20Standards%20-%205th%20Edition_04-03-14.pdf

58 Note: 38,876 residents/1,000 residents = 38.876; 72.48 acres/38.876 = 1.86 acres per 1,000 residents = .56 acres per 1,000 residents.

While park space is ample, the Recreation Element recommends that the area provides additional neighborhood parks. In an effort to offset this decrease, the Project would provide open space improvements consisting of a minimum of 5,400 square feet of publicly accessible open space area. The addition of the open space area would result in an acreage increase of 0.13, and a ratio of 1.87 acres per 1,000 residents.⁵⁹

A project is considered a pipeline project if an application for Stage I Design Review was deemed complete before the effective date of the ordinance—March 29, 2014—and if the building permit is issued within 3 years from the date the development project plans are deemed complete during the building plan check process. Projects that qualify as pipeline projects, which pay phase-in fees, are exempt from the fee increase and remain subject to the fee rate of \$7,000 per residential unit and \$2.67 per square foot of commercial space. Under the new ordinance (Ordinance No. 5575 and Resolution No. 07-164) for payment of applicable development impact fees, the Project would be required to pay \$18,751 per residential units and \$6.60 per commercial square foot. However, because the Project is considered a pipeline project it is paying \$11,751 less per unit and \$3.93 less per commercial square foot than required by the Development Impact Fee nexus study.

In addition to paying the current pipeline fee, the Project includes private recreational amenities for residents and a 5,400-square-foot publicly accessible open space area on West Glenoaks Blvd. The publicly accessible open space area would be protected by a covenant to ensure it remains available to the public. The cost for maintenance of this publicly accessible open space area would be the responsibility of the Project and not the City of Glendale.

This specialized facility would meet the need in this part of Glendale for a public gathering spot for senior citizens and other residents of the surrounding residential neighborhood by providing seating and other amenities that would typically be provided in a larger neighborhood park or in a minipark as defined by the City's General Plan Recreation Element. Miniparks are facilities intended to serve a limited population or specific group, such as young children or senior citizens, and located within a service area of one-quarter (1/4) mile and should be located in proximity to multiple-family developments or housing for the elderly.

59 Note: $38,876 \text{ residents} / 1,000 \text{ residents} = 38.876$; $72.61 \text{ acres} / 38.876 = 1.87 \text{ acres per } 1,000 \text{ residents} = .56 \text{ acres per } 1,000 \text{ residents}$.

The cost to the developer to provide this facility included in the proposed project is \$962,400, an amount greater than the difference between the pipeline fee that will be paid and the full feet amount identified above ($\$962,400 + \$566,443 = \$1,528,843$). This cost includes the value of the 5,400 square feet of land at a value determined in an appraisal completed by the City and improvement costs for hardscape and landscape features, shading and seating areas. The land value is estimated at \$486,000 and the improvement cost, based on a detailed cost estimate, is \$476,400. The addition of the publicly accessible open space area will further mitigate the less than significant impact to the parkland ratio in Planning Area 3.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

The Optional Scenario Project would develop a 3-story mixed-use building would generate 151 residents. The Optional Scenario Project would not include a publicly accessible open space area. While the Optional Scenario Project would not provide a publicly accessible open space area, the additional 151 residents to Planning Area 3 would result in a parkland ratio of per 1.87 acres per 1,000 residents.⁶⁰ This parkland ratio is similar to the Project, which includes an open space area. The Optional Scenario Project would also stay within the parkland ratio goal of 1 to 2 acres per 1,000 residents.

The Optional Scenario Project would develop a 3-story mixed-use building would generate 151 residents and 25 employees. The Optional Scenario Project would not include an open space area. As discussed previously, projects that qualify as pipeline projects, which pay phase-in fees, are exempt from the fee increase and remain subject to the fee rate of \$7,000 per residential unit and \$2.67 per square foot of commercial space. Under the new ordinance (Ordinance No. 5575 and Resolution No. 07-164) for payment of applicable development impact fees, the Optional Scenario Project would be required to pay \$18,751 per residential units and \$6.60 per commercial square foot. However, because the Optional Scenario Project is considered a pipeline project it is paying \$11,751 less per unit and \$3.93 less per commercial square foot than required by the Development Impact Fee nexus study.

While an open space area would not be provided, the Optional Scenario Project would stay within the parkland ratio goal of 1 to 2 acres. Additionally, the Applicant would pay the City's pipeline fee amount

60 Note: $38,803 \text{ residents} / 1,000 \text{ residents} = 38.803$; $72.48 \text{ acres} / 38.803 = 1.87 \text{ acres per } 1,000 \text{ residents}$

to ensure that the Open Space Improvements to decrease impacts on recreational facilities to the fullest extent possible. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

e) Other public facilities?

Less than Significant Impact. Proposed Project

The Project would develop a 4-story mixed-use building and generate a total of 224 residents. The Project would not substantially increase in 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), the Project Applicant will be required to pay the Development Impact Fee to the City. Since the Project is considered a pipeline project, the current fee schedule is \$7,000 per residential unit and \$2.67 per square foot of commercial use and payment of the fee would be required. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

The Optional Scenario Project would develop a 3-story mixed-use building and generate a total of 151 residents. Development of the Optional Scenario Project would not substantially increase in 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), the Project Applicant will be required to pay the Development Impact Fee to the City. Since the Project is considered a pipeline project, the current fee schedule is \$7,000 per residential unit and \$2.67 per square foot of commercial use and payment of the fee would be required. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

O. RECREATION

Would the project:	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.

Proposed Project

The City’s Recreation Element of the General Plan sets park standards by National Recreational Park Association (NRPA), which suggests the following standards:^{61,62}

- Neighborhood Parks: 1 to 2 acres per 1,000 residents
- Community Recreation Center: 2 acres per 1,000 residents
- Regional Park Site: 6 acres per 1,000 residents
- Public Open Space Land: 11 acres per 1,000 residents
- Conservation Land: 10 acres per 1,000 residents

Overall, the City currently has a parkland-to-resident ratio of approximately 1.46 acres of parkland for every 1,000 residents and recognizes that parkland throughout the City is deficient for residents.

61 City of Glendale General Plan, Recreation Element, (1996).

62 National Recreation Park Association (NRPA), "National Accreditation of Parks and Recreation Agencies and Standards" http://www.nrpa.org/uploadedFiles/nrpa.org/Professional_Development/Accreditation/CAPRA/CAPRA%20-%202014%20Standards%20-%205th%20Edition_04-03-14.pdf

However, The Project site is located in Recreation Planning Area No. 3, which includes 38,652 residents.⁶³ Planning Area 3 is primarily served by Brand Park, Nibley Park and Verdugo Park/Stengel Ballfield. The Glendale Civic Auditorium is also located in the planning area and is classified as a special service facility. The total park acreage for Planning Area 3 is 72.48 acres with a ratio of 2.1 acres per 1,000 residents.⁶⁴ This currently exceeds the NRPA standards for neighborhood parks (1 to 2 acres per 1,000 residents) and provides ample recreational opportunities.^{65,66}

The Project includes 74 multi-family units, consisting of 26 one-bedroom and 46 two-bedroom units, and 10,600 square feet of retail commercial space. Based on an average household size of 2.6 persons and the commercial space, the Project would generate 214 residents to Planning Area 3. Adding 214 residents would result in parkland ratio to 1.86 per 1,000 residents, which maintains the goal of providing anywhere between 1 to 2 acres of parkland for Planning Area 3.⁶⁷

While park space is ample, the Recreation Element recommends that the area provides additional neighborhood parks. In an effort to offset this decrease, the Project would provide open space improvements consisting of a minimum of 5,400 square feet of publicly accessible open space area. The addition of this area would result in an acreage increase of 0.13, and a ratio of 1.87 acres per 1000 residents.⁶⁸

In accordance with the requirements of the Glendale Municipal Code (Ordinance No. 5820), the Project Applicant will pay the City's Development Impact Fee prior to the issuance of a building permit. A project is considered a pipeline project if an application for Stage I Design Review or equivalent was deemed complete before the effective date of the ordinance on March 29, 2014, and if the building permit is issued within three years from the date the development project plans are deemed complete during the building plan check process. Projects that qualify as pipeline projects, which pay phase-in fees, are exempt from the fee increase and remain subject to the fee rate of \$7,000 per residential unit

63 City of Glendale, California, "Distribution of Parkland in Glendale," <http://www.glendaleca.gov/home/showdocument?id=13510>.

64 *City of Glendale General Plan*, Recreation Element, (1996).

65 *City of Glendale General Plan*, Recreation Element, (1996).

66 *National Recreation Park Association (NRPA)*, "National Accreditation of Parks and Recreation Agencies and Standards" http://www.nrpa.org/uploadedFiles/nrpa.org/Professional_Development/Accreditation/CAPRA/CAPRA%20-%202014%20Standards%20-%205th%20Edition_04-03-14.pdf

67 Note: 38,876 residents/1,000 residents = 38.876; 72.48 acres/38.876 = 1.86 acres per 1,000 residents.

68 Note: 38,876 residents/1,000 residents = 38.876; 72.61 acres/38.876 = 1.87 acres per 1,000 residents = .56 acres per 1,000 residents.

and \$2.67 per square foot of commercial space. Under the new ordinance (Ordinance No. 5575 and Resolution No. 07-164) for payment of applicable development impact fees, the Project would be required to pay \$18,751 per residential units and \$6.60 per commercial square foot. However, because the Project is considered a pipeline project it is paying \$11,751 less per unit and \$3.93 less per commercial square foot.

In addition to paying the current pipeline fee, the Project includes a 5,400 square-foot publicly accessible open space area on West Glenoaks Blvd. This publicly accessible open space area would have 250 feet of linear frontage on West Glenoaks Blvd. and include seating and landscaping. This publicly accessible open space area would be protected by a covenant to ensure it remains available to the public. The cost for maintenance of this public park space would be the responsibility of the Project and not the City of Glendale.

This specialized publicly accessible open space area would meet the need in this part of Glendale for a public gathering spot for senior citizens and other residents of the surrounding residential neighborhood by providing seating and other amenities that would typically be provided in a larger neighborhood park or in a minipark as defined by the City's General Plan Recreation Element. Miniparks are facilities intended to serve a limited population or specific group, such as young children or senior citizens, and located within a service area of one-quarter mile and should be located in proximity to multiple-family developments or housing for the elderly.

The cost to the developer to provide the publicly accessible open space area included in the Project is \$962,400, an amount greater than the difference between the pipeline fee that will be paid and the full fee amount identified above ($\$962,400 + \$566,443 = \$1,528,843$). This cost includes the value of the 5,400 square feet of land at a value determined in an appraisal completed by the City and improvement costs for hardscape and landscape features, shading and seating areas. The land value is estimated at \$486,000 and the improvement cost, based on a detailed cost estimate, is \$476,400.

The impact of the Project is less than significant because the Project would maintain the parkland goal for Planning Area 3. Additionally, the City's pipeline fee amount will be paid and the Project would provide a publicly accessible open space area. This facility would consist of a fully improved and permanently maintained publicly accessible open space on W. Glenoaks Blvd. that would meet the need for this type of specialized park facility in this part of Glendale and the land and improvement cost for this facility would exceed the difference between the pipeline Development Impact Fee that will be paid and the full fee amount. In order to ensure that the Open Space Improvements improve recreational

facilities, and that the Open Space Improvements are installed and maintained in a manner that successfully accomplished that goal, the Applicant will execute an Instrument Imposing Covenants on Real Property (the “Instrument”) which Instrument will be recorded against the property and be binding on successors. These measures would also be incorporated as a condition of approval during the design review phase. Impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

The Optional Scenario Project would not include a publicly accessible open space area. While the Optional Scenario Project would not provide a publicly accessible open space area, the additional 151 residents to Planning Area 3 would result in a parkland ratio of per 1.87 acres per 1,000 residents.⁶⁹ This parkland ratio is similar to the Project, which includes a publicly accessible open space area. The Optional Scenario Project would also stay within the parkland ratio goal of 1 to 2 acres per 1,000 residents.

As discussed previously, projects that qualify as pipeline projects, which pay phase-in fees, are exempt from the fee increase and remain subject to the fee rate of \$7,000 per residential unit and \$2.67 per square foot of commercial space. Under the new ordinance (Ordinance No. 5575 and Resolution No. 07-164) for payment of applicable development impact fees, the Optional Scenario Project would be required to pay \$18,751 per residential units and \$6.60 per commercial square foot. However, because the Optional Scenario Project is considered a pipeline project it is paying \$11,751 less per unit and \$3.93 less per commercial square foot.

While a publicly accessible open space area would not be provided, the Optional Scenario Project would stay within the parkland ratio goal of 1 to 2 acres. Additionally, the Applicant would pay the City’s pipeline fee amount to ensure that the Open Space Improvements to decrease impacts on recreational facilities to the fullest extent possible. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

69 Note: 38,803 residents/1,000 residents = 38.803; 72.48 acres/38.803 = 1.87 acres per 1,000 residents

- 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. Proposed Project

As discussed above, the Project includes a 5,400-square-foot publicly accessible open space area that would be developed as part of the Project. The impacts of constructing this facility are evaluated as part of the overall analysis of the construction impacts of the Project. The construction impacts of the project, including this facility, can be mitigated to a less than significant level. Impacts would be less than significant with mitigation.

Mitigation Measures: See previous discussion.

Optional Scenario Project

The Optional Scenario Project would provide a renovated streetscape and a central courtyard area. A selection of canopy and groundcover plant materials (i.e., trees, shrubbery, flowers) would be located along Broadway. Numerous plants would be provided along the entire perimeter to provide a more attractive view for the tenants, visitors and surrounding community.

Mitigation Measures: No mitigation measures are required.

P. TRANSPORTATION/TRAFFIC

Would the project:	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?

The following section summarizes and incorporates by reference information from the Traffic Impact Analysis for the 1407 W. Glenoaks Project (Traffic Study) prepared by Jano Baghdanian & Associates.⁷⁰ The Traffic Study is included as **Appendix D** to this Initial Study.

⁷⁰ Linscott, Law & Greenspan, Traffic Memorandum for the 1st and Lorena Mixed-Use Project (February 2013).

Less than Significant Impact. Proposed Project

A significant impact could occur if a project were to result in substantial increases in traffic volumes near the project such that the existing street capacity experiences a decrease in the existing volume to capacity ratios, or experiences increased traffic congestion exceeding the City's recommended level of service. Based on the City's thresholds, the determination of whether a project results in a significant impact is based on whether the project would generate 50 or more trips during both the AM and PM peak time periods on the street system. As described below, the Project would not exceed this level.

Operational Traffic

Two study intersections were identified, in conjunction with Glendale's Public Works Department Traffic and Transportation Division staff, for inclusion in the traffic analysis. The analyzed locations are shown in the *Traffic Study* and correspond to locations where potential traffic impacts from the Project are most likely to occur. The intersections identified for analysis are as follows:

1. Glenoaks Boulevard and Sonora Avenue
2. Glenoaks Boulevard and Grandview Avenue

The City of Glendale uses the Intersection Capacity Utilization (ICU) method to analyze the potential traffic-related impacts created by the proposed development. This method relies on the determination of a Level of Service (LOS) at each of the study intersections by first determining their corresponding Volume-to-Capacity (v/c) ratios. The ICU method therefore essentially compares the volume of traffic against the capacity of an intersection. Level of Service varies from at best LOS A (free flow/excellent) to at worst LOS of F (stop-and-go/failure). A LOS A and F, according to the Highway Capacity Manual, correspond to a v/c ratio less than 0.600 and a v/c greater than 1.001 respectively.

To determine if the project would cause a significant increase in traffic, relative to the existing traffic system, the City of Glendale uses the following thresholds as shown in **Table 7, City of Glendale Signalized Intersection Impact Threshold Criteria:**

**Table 7
City of Glendale
Signalized Intersection Impact Threshold Criteria**

Final v/c	Level of Service	Project-Related Increase in v/c
>0.800-0.900	D	Equal to or greater than 0.020
>0.900-1.00	E	Equal to or greater than 0.020
>1.000	F	Equal to or greater than 0.020

If a signalized intersection operates at a LOS of D or worse and has a project-related increase in its v/c ratio of 0.020 or more, then a significant traffic impact would result.

Estimated Trip Generation

As identified in the Traffic Study, existing restaurant land use resulted in 5 AM peak-hour trips and 49 PM peak-hour trips. In assessing potential traffic-related impacts of a Project, traffic generation during the weekday morning peak hours (typically occurring between 7:00 AM and 9:00 AM) and the weekday evening peak hours (typically occurring between 4:00 PM and 6:00 PM) was calculated. These assessments are consistent with those required in the Congestion Management Program for Los Angeles County (“CMP”), County of Los Angeles Metropolitan Transportation Authority.

Based on the existing and proposed land-use data delineated above and the trip generation rates, the Project would generate 50 AM peak-hour trips and 90 PM peak-hour trips, resulting in a total of 1,001 trips. When compared to previous conditions when the Project site was occupied by a restaurant, implementation of the Project would result in an increase of 45 AM peak-hour trips and 41 PM peak-hour trips.

Existing Level of Service

As shown below in **Table 8, Existing Level of Service**, both of the study intersections operate at a LOS of C or better in both the AM and PM peak periods.

Table 8
Existing Level of Service

Intersection	AM		PM	
	V/C	LOS	V/C	LOS
Glenoaks Boulevard & Sonora Avenue	0.646	B	0.743	C
Glenoaks Boulevard & Grandview Avenue	0.514	A	0.640	B

Project Impacts

To determine existing-plus-Project traffic conditions, the Project-related traffic was added to existing traffic conditions. At Glenoaks Boulevard & Sonora Avenue, Project traffic would increase v/c ratios by 0.11 in the AM peak hours and 0.013 in the PM peak hours. At Glenoaks Boulevard & Grandview Avenue, Project traffic would increase v/c ratios by 0.005 in the AM peak hours and 0.014 in the PM peak hours. Based on the City's significance criteria, the study intersections would not be significantly impacted as a result of the addition of Project traffic.

As previously described, construction of the Proposed Project is projected to span 20 months with a final build out occurring in 2016. To determine future (2016) traffic impacts, the trips generated by related projects (projects under construction, approved, and planned) was added to existing conditions, as shown in **Table 9, Related Projects**. In addition, an ambient growth factor was assumed for a general increase in traffic conditions in the area of the project. Annual ambient growth, per the City of Glendale Traffic & Transportation Division, is considered to be 1% per year.

Table 9
Related Projects

#	Project Name	Location/Address	Project Description	Number	Units
1	Verdugo Gardens	610 N. Central Ave	Multifamily	235	du
2	Legendary Towers	300 N. Central Ave	Multifamily	72	du
			Live/Work	8	du
			Commercial	1,240	sq. ft.
3	Brand + Wilson	124 W. Wilson Ave	Multifamily	235	du
			Commercial	9,800	sq. ft.

#	Project Name	Location/Address	Project Description	Number	Units
4	The Lex on Orange	320-324 N. Central Ave.;	Multifamily	307	du
			Live/Work	3	du
		208 W. Lexington Dr.;			
		and 317-345 N. Orange St.			
5	Orange + Wilson	200 W. Wilson Ave.	Multifamily	166	du
			Live/Work	5	du
			Restaurant	2,649	sq. ft.
6	Jackson + Colorado	228 S. Jackson St.	Multifamily Office	28 11,470	du sq. ft.
7	Unnamed Project	301 N. Central Ave.	Multifamily Commercial	84 3,000	du sq. ft.
8	Unnamed Project	1110 S. Central Ave.	Office	4,500	sq. ft.
9	Tropico Apartments	435 W. Los Feliz	Multifamily	238	du
10	Veterans Village of Glendale	327 Salem St.	Multifamily	44	du
11	Louise Gardens	111 N. Louise St.	Multifamily	63	du
12	Unnamed Project	118 S. Kenwood St.	Multifamily	35	du
13	Unnamed Project	128-132 S. Kenwood St.	Multifamily	28	du
14	Laemmie Cinema Lofts	111 E. Wilson Ave. and 215 N. Maryland Ave.	Multifamily	42	du
			Movie Theater	9,690	sq. ft.
15	Hyatt Place Glendale	225 Wilson Ave.	Hotel	172	rooms
			Restaurant	1,950	sq. ft.
16	Unnamed Project	200 S. Louise St.	Commercial Addition	3,240	sq. ft.
17	Unnamed Project	525 W. Elk Ave.	Multifamily	71	du
18	Unnamed Project	463 Salem St.	Multifamily	10	du
19	Mercedes-Benz Dealership	622 S. Brand Ave.	Car Dealership	41,000	sq. ft.
20	Star Ford Dealership	1101 S. Brand Blvd.	Car Dealership	47,977	sq. ft.
21	Unnamed Project	124 W. Colorado St.	Multifamily	50	du
22	Brand Mixed-Use	411 N. Brand Blvd.	Multifamily	229	du
			Restaurant	5,000	sq. ft.

#	Project Name	Location/Address	Project Description	Number	Units
23	Citi Bank Site	210 W. Lexington and 418 N. Central Ave	Multifamily	490	sq. ft.
24	Unnamed Project	604-610 W. Broadway	Office Commercial	12,802 1,620	sq. ft. sq. ft.
25	Central + Wilson	130 N. Central Ave	Multifamily Commercial	153 4,900	du sq. ft.
26	Unnamed Project	125 N Central Avenue	Multifamily Commercial Pharmacy	164 14,600	du sq. ft.
27	Hampton Inn & Suites	315 S. Brand Boulevard	Hotel	94	rooms
28	Glendale Triangle Project	3900 San Fernando Rd	Multi-Family Commercial	287 37,000	du sq. ft.
29	The Link	3901-3915 San Fernando Rd	Multifamily Commercial Studio	142 11,600 5,000	du sq. ft. sq. ft.
30	CCTAN/Colorado Mixed Use	507-525 W. Colorado St	Multifamily Medical Office Commercial	90 18,000 1,000	du sq. ft. sq. ft.
31	Unnamed Project	619 S. Pacific	Multifamily	27	du
32	Unnamed Project	319 N. Central Avenue	Apartments Retail	94 1,987	du sq. ft.

Source: Data from JBA, *Traffic Impact Analysis for the 1407 W. Glenoaks Project* (September 10, 2014).

Note: du = dwelling units; sq. ft. = square feet.

Table 10, Future Level of Service without Project, lists the study intersections and their corresponding LOS for the future (2016) without Project traffic.

Table 10
Future Level of Service without Project

Intersection	AM		PM	
	V/C	LOS	V/C	LOS
Glenoaks Boulevard & Sonora Avenue	0.659	B	0.763	C
Glenoaks Boulevard & Grandview Avenue	0.527	A	0.658	B

Table 11, Future Level of Service with Project, lists the study intersections and their corresponding LOS for the future (2016) with Project Traffic.

Table 11
Future Level of Service with Project^a

Intersection	AM		PM	
	V/C	LOS	V/C	LOS
Glenoaks Boulevard & Sonora Avenue	0.670	B	0.776	C
Glenoaks Boulevard & Grandview Avenue	0.531	A	0.674	B

^a The analysis contained was calculated based on a 76-unit project (instead of the 74 units as currently proposed) and therefore represents a conservative scenario.

As shown in **Table 10** and **Table 11**, at Glenoaks Boulevard & Sonora Avenue, Project traffic would increase v/c ratios by 0.11 in the AM peak hours and 0.013 in the PM peak hours. At Glenoaks Boulevard & Grandview Avenue, Project traffic would increase v/c ratios by 0.004 in the AM peak hours and 0.016 in the PM peak hours. Based on the City's significance criteria, the study intersections would not be significantly impacted as a result of the addition of Project traffic.

Congestion Management Program Traffic Impact

As set forth by the 2010 Congestion Management Program for Los Angeles County, intersections designated to as CMP intersections must be identified and examined if the proposed project will add 50 or more trips during the AM or PM peak periods. There are no CMP intersection monitoring locations in the project study area. Therefore, no further review of potential impacts at any further intersections is needed to be in compliance with the 2010 Congestion Management Program for Los Angeles County.

The CMP guidelines, according to the 2010 Congestion Management Program for Los Angeles County, require that freeway monitoring stations be examined if the proposed project will add 150 or more trips during either the AM or PM weekday peak periods. Given that the Project will not add 150 or more trips in either the AM or PM peaks, no further analysis is required.

Transit service is provided in the vicinity of the Project. Therefore, as required by the 2010 Congestion Management Program for Los Angeles County, a review has been made of the CMP transit service.

The CMP provides adjusted values to be used to evaluate the calculated project trip generation. The transit adjustment is as follows:

- Person Trips = 1.4 times vehicle trips
- Transit Trips = 3.5% (.035) of total person trips

Therefore, according to the Congestion Management Program guidelines, the project is forecast to generate 3 transit trips during the AM peak hours and 5 transit trips during the PM peak hours. The project is forecast to generate 49 transit trips during a 24-hour period. The Project is conveniently located in close proximity to several different transit routes including MTA Routes 92, 94, 183, and 794 as well as local transit route Glendale Beeline 7. It is therefore expected that the current transit system can adequately provide transit services based on the number of generated trips above. Therefore, no transit-related impacts are expected to occur as a result of the Project. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Operational Traffic

Based on the Project's trip generation rates, the Optional Scenario Project would generate a reduction of approximately 32 percent of trips, when compared to the proposed Project.

Similar to the Project, there are no CMP intersection monitoring locations in the Optional Scenario Project study area. The CMP guidelines, according to the 2010 CMP for Los Angeles County, require that freeway monitoring stations be examined if the project will add 150 or more trips during either the AM or PM weekday peak periods. Given that the Optional Scenario Project will not add 150 or more trips in either the AM or PM peaks, no further analysis is required.

The Optional Scenario Project is forecast to generate an approximately 32 percent reduction of the proposed Project. The Optional Scenario Project is conveniently located in close proximity to several different transit routes including MTA Routes 92, 94, 183, and 794 as well as local transit route Glendale Beeline 7. As such, the current transit system can adequately provide transit services based on the number of generated trips above. Impacts would be less than significant.

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. Proposed Project

As discussed above in **Response P-1**, the Project would not result in any significant increase in traffic on the area roadway network.

As required by the City of Glendale, a Construction Traffic Control Plan will be implemented to minimize potential conflicts between construction activity and through traffic. The Construction Traffic Control Plan would identify all traffic control measures, signs, and delineators to be implemented by the construction contractor through the duration of excavation and construction activity. In addition, a truck haul route program would also be permitted by the Glendale Public Works Department and implemented to minimize conflicts between haul trucks traveling to and from the Project site and through traffic on roadways surrounding the Project. The program would specify access points to the Project site and delineate approved haul routes.

As previously described, no CMP freeway-monitoring segment or intersection analysis is required, and there would be no Project-related impacts to the CMP. The Project would not conflict with any travel demand measures. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

As discussed above in **Response P-1**, the Optional Scenario Project would not result in any significant increase in traffic on the area roadway network. As required by the City of Glendale, a Construction Traffic Control Plan will be implemented to minimize potential conflicts between construction activity and through traffic. The Construction Traffic Control Plan would identify all traffic control measures, signs, and delineators to be implemented by the construction contractor through the duration of excavation and construction activity. In addition, a truck haul route program would also be permitted by the Glendale Public Works Department and implemented to minimize conflicts between haul trucks traveling to and from the Project site and through traffic on roadways surrounding the Optional Scenario Project. Impacts would be less than significant.

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. Proposed Project

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

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

As stated previously, the Optional Scenario Project would not be located in the vicinity of an airport and would not result in a change in air traffic patterns that would result in safety risks. No impact 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)?

Less than Significant Impact. Proposed Project

The Project would use the existing network of regional and local roadways located in the vicinity of the Project site. Vehicle access to the Project site would be provided by the Project driveway located on West Glenoaks Boulevard. The entrance to the Project site would be from a driveway that connects to Glenoaks Boulevard on the south. The driveway at West Glenoaks Boulevard would be would provide full access to the Project site. Due to the raised center median on Glenoaks Boulevard, Project traffic entering and exiting the site must travel westbound on Glenoaks Boulevard. The Project would not substantially increase standards due to a design feature. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Vehicle access to the Optional Scenario Project site would be provided by the Project driveway located on West Glenoaks Boulevard. Similar to the Project, the driveway at West Glenoaks Boulevard would be would be ample enough to provide full access to the Optional Scenario Project site. The Optional

Scenario Project would not substantially increase standards due to a design feature. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

5) Result in inadequate emergency access?

No Impact. Proposed Project

Vehicle access to the Project site would be provided by the Project driveway located on West Glenoaks Boulevard. Due to the raised center median on Glenoaks Boulevard, Project traffic entering and exiting the site must travel westbound on Glenoaks Boulevard. The driveway would provide full access to the site for ingress and egress movements. The Project has a high level of accessibility for emergency vehicles, from a site perspective. West Glenoaks Boulevard would provide a direct route to the Project site for emergency vehicles. As a result, Project impacts on emergency vehicle access would be less than significant. 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.

Optional Scenario Project

Similar to the Project, vehicle access to the Optional Scenario Project site would be provided by the a driveway located on West Glenoaks Boulevard. Traffic entering and exiting the site would travel westbound on Glenoaks Boulevard. The Optional Scenario Project has a high level of accessibility for emergency vehicles, from a site perspective. West Glenoaks Boulevard would provide a direct route to the building for emergency vehicles. As a result, impacts on emergency vehicle access would be less than significant. Additionally, the Optional Scenario 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. Proposed Project

Implementation of the Project would result in the generation of 50 AM peak-hour trips and 90 PM peak-hour trips, for a total of 1,001 daily trips as shown in **Appendix D**. The Los Angeles County Metropolitan Transportation Authority and Glendale Beeline provide public bus transit service in the Project area. As

previously described, based on the projected increased demand for transit services generated by the Project (3 AM peak-hour transit trips, 5 PM peak-hour transit trips, and a daily total of 49 transit trips), the Traffic Study expects that the existing transit service in the Project area would adequately accommodate the Project-generated transit trips. The 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.

Optional Scenario Project

Implementation of the Optional Scenario Project would result in the reduction of approximately 32 percent when compared to the proposed Project. The Los Angeles County Metropolitan Transportation Authority and Glendale Beeline would provide ample public bus transit service for the Optional Scenario Project. The Optional Scenario 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 be implemented. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Q. UTILITIES AND SERVICE SYSTEMS

Would the project:	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
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 stormwater 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?

No Impact. Proposed Project

Under Section 401 of the CWA, the RWQCB issues 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-related discharges. A construction project resulting in the disturbance of more than one acre requires a NPDES Permit. Construction projects are also required to prepare a SWPPP. In addition, the Project would be required to submit an SUSMP to mitigate urban stormwater runoff. Prior to the issuance of building permits, the Project Applicant would be required to satisfy the requirements related to the payment of fees and/or the provisions of adequate wastewater facilities. The Project would comply with the waste discharge prohibitions and water quality objectives established by the Los Angeles RWCQB that will be incorporated into the Project as a Project design feature. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

The Optional Scenario Project would be required to submit an SUSMP to mitigate urban stormwater runoff. Prior to the issuance of building permits, the project Applicant would be required to satisfy the requirements related to the payment of fees and/or the provisions of adequate wastewater facilities. The Optional Scenario Project would comply with the waste discharge prohibitions and water quality objectives established by the Los Angeles RWCQB that will be incorporated as a project design feature. No impacts would occur.

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. Proposed Project

Sewage from the Project site goes to the Hyperion Treatment Plant, which Glendale has access to through the Amalgamated Agreement. With the Hyperion Treatment Plant currently operating 88 million gallons per day (gpd) below capacity, adequate capacity exists to treat Project-generated average effluent of 11,204 gpd as shown in **Table 12, Projected Sewage Generation**. Therefore, the Project would not require the expansion or construction of sewage treatment facilities, the construction of which could cause significant environmental effects.

Table 12
Projected Sewage Generation

Use	Unit Factor	Loading Factor	Daily Demand (Gallons per Day)
One-Bedroom Units	26 du	120 gpd/unit	3,120
Two-Bedroom Units	46 du	160 gpd/unit	7,360
Three-Bedroom Units	2 du	200 gpd/unit	400
Commercial Space	10,600 sq. ft.	80 gpd/1,000 sq. ft.	848
Subtotal			11,728
Credits (Existing Development)	(6,549 sq. ft.)	(80 gpd/1,000 sq. ft.)	(524)
Total			11,204

*Note: Sewage generation rates were based on the City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates Table which was effective June 6, 1996.
du = dwelling unit; sq. ft. = square feet*

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

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Adequate capacity exists to treat Optional Scenario Project-generated average effluent of 6,872 gpd and would not require the expansion or construction of sewage treatment facilities.

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

Mitigation Measures: No mitigation measures are required.

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

No Impact. Proposed Project

As described previously in **Section I** above, the Project would be required to retain on site the first 0.75 inches of rainfall during a 24-hour rain event. As noted previously, one of the requirements of the SUSMP is that the Project would retain on-site water runoff from the first 0.75 inches of a 24-hour rain event. Prior to issuance of any grading or building permits, the City must approve the SUSMP. Preparation of the SUSMP is incorporated as a Project design feature. All subsequent runoff would continue to be conveyed via streets and gutters to storm drain locations around the Project site. As a result, the 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. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

As described previously in **Section I** above, the Optional Scenario Project would be required to retain on site the first 0.75 inches of rainfall during a 24-hour rain event. As noted previously, one of the requirements of the SUSMP is that the Optional Scenario Project would retain on-site water runoff from the first 0.75 inches of a 24-hour rain event. Prior to issuance of any grading or building permits, the City must approve the SUSMP. All subsequent runoff would continue to be conveyed via streets and gutters to storm drain locations around the Project site. The Optional Scenario 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. 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. Proposed Project

Grading and construction activities associated with the Project would require the use of water for dust control and cleanup purposes. The use of water during construction would be short-term in nature and the amount would be much less than water consumption during Project operation. All applicable local,

State and federal requirements and Best Management Practices (BMPs) would be incorporated into construction of the Project. Therefore, construction activities are not considered to result in a significant impact on the existing water system or available water supplies.

Glendale has identified sufficient water supplies to meet additional demand associated with the Project and through General Plan's 2035 projections, which includes related projects. According to the City's UWMP, water supplies in the City would remain adequate through the year 2035 to meet the demands of existing uses and projected growth, with a small surplus at that time. For this reason, the impact of the Project on the City's water supply would be less than significant. In addition, MWD water has been and continues to become a more reliable source through the construction of new water storage facilities and agreements with member agencies.

New development on the Project site would result in an increase in demand for operational uses, including landscape irrigation, maintenance and other activities on the site. The proposed water demand rate is used in order to determine the Project's overall water demand. The water demand rate (125 percent of the wastewater generation rate) would result in 14,105 gallon per day (gpd). There are 325,851 gallons of water per acre foot and 365 days in a year. The Project water demand would be approximately 15.8 acre-feet per year (afy) as shown in **Table 13, Projected Water Demand**.

Table 13
Projected Water Demand

Use	Unit Factor	Loading Factor	Daily Demand (gallons per day)	Annual Demand (gallons)	Annual Demand (afy)
One-Bedroom Units	26 du	150/unit	3,600	1,314,000	4.03
Two-Bedroom Units	46 du	200/unit	9,600	3,504,000	10.75
Three-Bedroom Units	2 du	250/unit	500	182,500	0.56
Commercial Space	10,600 sq. ft.	100/1,000 sq. ft.	1,060	386,900	1.19
Subtotal			14,760	5,387,400	16.53
<i>Credits (Existing Development)</i>	<i>(6,549 sq. ft.)</i>	<i>(100/1,000 sq. ft.)</i>	<i>(655)</i>	<i>(239,039)</i>	<i>(0.73)</i>
Total			14,105	5,148,631	15.8

Note: Water demand rates are 125 percent of the sewage generation loading factor. Sewage generation rates were based on the City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates Table which was effective June 6, 1996. du = dwelling unit; sq. ft. = square feet

Normal Weather Conditions

The City of Glendale has identified an adequate supply of water to meet future City demands under normal conditions. As indicated in the 2010 Urban Water Management Plan, a surplus exists that provides a reasonable buffer of approximately 1,500 to 2,500 afy of water. Future water demand in the City is based on projected development contained in the General Plan. For purposes of this assessment, the demand of the Project was assumed not to have been included in this demand projection. However, even with the addition of 15.8 afy of demand generated by the Project, there is ample supply to meet remaining City demand under normal conditions.

Dry Weather Conditions

Water supplies from the San Fernando and Verdugo Basins and recycled water would potentially be affected by drought conditions. If there is a shortage in water supply from the Metropolitan Water District of Southern California (MWD), the City of Glendale distribution system could be affected. However, MWD's completion of the Diamond Valley Reservoir near Hemet added to the reliability of MWD's supplies. This reservoir plus other MWD storage/banking operations increase the reliability of MWD to meet demands. MWD is also proposing contracts with its member agencies to supply water,

including supply during drought conditions. These contracts would define the MWD's obligation to provide "firm" water supply to the City.

It is anticipated that during any three-year drought, the City would have sufficient water supply to meet demand. According to the 2010 Urban Water Management Plan, the City would use less MWD water supplies in the future compared to its current use. With the City's reduction of dependency on imported water from MWD, GWP has a higher level of reliability in meeting water demands during drought conditions.

Even with the implementation of the Project, the GWP would continue to have adequate supply to meet citywide demand under drought conditions. Even with the addition of 15.8 afy of demand generated by the Project, there is sufficient supply to meet City demand under drought conditions.

As indicated above, the City would continue to have adequate supply to meet citywide demand under normal and drought conditions with the Project. As a result, long-term impacts to water supply during operation of the Project under both normal and drought conditions. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, grading and construction activities associated with the Project would require the use of water for dust control and cleanup purposes. The use of water during construction would be short-term in nature and the amount would be much less than water consumption during Project operation. All applicable local, State and federal requirements and BMPs would be incorporated into construction of the Optional Scenario Project. Therefore, construction activities are not considered to result in a significant impact on the existing water system or available water supplies.

As stated previously and according to the City's UWMP, water supplies in the City would remain adequate through the year 2035 to meet the demands of existing uses and projected growth, with a small surplus at that time; therefore, the impact of the Optional Scenario Project on the City's water supply would be less than significant.

Development of the Optional Scenario Project site would result in an increase in water demand, including landscape irrigation, maintenance and other activities on the site. The Optional Scenario Project water demand would be approximately 10.36 afy.

Normal Weather Conditions

For purposes of this assessment, the demand of the Optional Scenario Project was assumed not to have been included in this demand projection. However, even with the addition of 10.36 afy of demand generated by the Optional Scenario Project, there is ample supply to meet remaining City demand under normal conditions.

Dry Weather Conditions

Even with the implementation of the Optional Scenario Project, the GWP would continue to have adequate supply to meet citywide demand under drought conditions. Even with the addition of 10.36 afy of demand generated by the Optional Scenario Project, there is sufficient supply to meet City demand under drought conditions.

As indicated above, the City would continue to have adequate supply to meet citywide demand under normal and drought conditions with the Optional Scenario Project. As a result, long-term impacts to water supply during operation of the Optional Scenario Project under both normal and drought conditions. Impacts would 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?**

Less than Significant Impact. Proposed Project

Sewage from the Project site goes to the Hyperion Treatment Plant, which the City of Glendale has access to through the Amalgamated Agreement. The Hyperion Treatment Plant has a dry-weather design capacity of 450 million gallons per day (gpd) and is currently operating below its design capacity at 362 million gpd. As a result, adequate capacity exists to treat the Project-generated effluent of 11,204 gpd as shown in **Table 12**. Therefore, the Project would not require the expansion or construction of sewage treatment facilities. No significant impact would result with regard to impacts to the available sewage treatment capacity.

As indicated previously, since the Hyperion Treatment Plant is currently operating 88 million gpd below capacity, the addition of approximately 11,204 gpd of sewage generated by the Project would not result in the plant exceeding capacity.⁷¹ Therefore, adequate capacity exists to treat the sewage increase generated by the Project. Therefore, the impact of the Project on the sewage treatment system is less than significant.

The City would impose a sewer impact fee on future developments, based on a computer modeling assessment of the City of Glendale's sewer system's hydraulic capacity. The fee is charged when development of a parcel leads to an increase in the volume of wastewater discharged to the collection system. The City has elected to calculate these fees based on proportional increases in wastewater flow, in an effort to impose the fee in an equitable manner.

The City's methodology for assessing the fee began with dividing the City of Glendale's sewer system into eight drainage basins, and then determining the capital budget required to expand the capacity of each basin over the next 20 years, and the corresponding future peak flow for each basin. The Project would be responsible for a percentage of the total capital budget for the sewer basin in which it is located, which results in a capital mitigation fee assessed to the Project.

The collected fees, which would be charged for each proposed development, would be deposited into a specially created account to be used to fund capacity improvements of the specific drainage basin. The City would undertake a new hydraulic analysis of the specific drainage basin every five years from the date of the first deposit into the special account. In the event the City receives proposals for new developments not considered in the current hydraulic analysis, intermediate and more frequent hydraulic analyses would be performed to evaluate capacity in the given drainage basin. As part of the City's annual Capital Improvement Program, the Public Works Director would request consideration from the City Council to budget the funds for the balance of the cost of increasing the sewer capacity for any of the drainage basins. The City's Public Works Engineering Department would then be able to design and construct the necessary improvements. Payment of this fee is required to reduce of the impact of the Project on sewer line capacity. Impacts would be less than significant.

71 City of Los Angeles Department of Public Works, *Facts & Figures (accessed 2014)*, <http://www.lacitysan.org/wastewater/factsfigures.htm>.

Mitigation Measures: No mitigation measures are required; however, the Project will pay a prorated sewer impact fee to fund system improvements.

Optional Scenario Project

As indicated previously, since the Hyperion Treatment Plant is currently operating 88 million gpd below capacity, the addition of approximately 6,872 gpd of sewage generated by the Optional Scenario Project would not result in the plant exceeding capacity.⁷² Impacts would be less than significant.

The City would impose a sewer impact fee on future developments, based on a computer modeling assessment of the City of Glendale's sewer system's hydraulic capacity. The Optional Scenario Project would be responsible for a percentage of the total capital budget for the sewer basin in which it is located, which results in a capital mitigation fee assessed to the Optional Scenario Project. Payment of this fee is required to reduce of the impact of the Optional Scenario Project on sewer line capacity. Impacts would be less than significant.

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. Proposed Project

Implementation of the Project would result in an increase in residential/commercial development on site. The projected would generate approximately 49 tons of solid waste per year as shown in **Table 14, Estimated Solid Waste Generation**.⁷³ With implementation of the Project, the citywide projected solid waste disposal would be 131,820 tons (131,771 [2013 Glendale generated solid waste] + 49 [Project generated solid waste] = 131,820 tons) per year and the per City's capita per-resident disposal rate would be 3.7 PPD, which is under the 5.5 PPD target rate. The per-employee disposal rate would be 8.9 pounds per person per day (PPD), which would be under the 14.3 PPD employee target for the City.

72 City of Los Angeles Department of Public Works, *Facts & Figures (accessed 2014)*, <http://www.lacitysan.org/wastewater/factsfigures.htm>.

73 CalRecycle, "Waste Characterization: Estimated Solid Waste Generation Rates," <http://www.calrecycle.ca.gov/wastechar/wastegenrates/default.htm>, accessed August 14, 2014.

Table 14
Estimated Solid Waste Generation

Use	Units	Generation Rate (lb./sq. ft./day)	Waste Generated (lb./day)	Waste Generated (tons/year)
Multifamily residential	74 du	4	296	46.18
Commercial	10,600 sq. ft.	.005	53	8.27
Credit (<i>Existing Development</i>)			(32.75)	(5.11)
Total			316.25	49.33

Source: CalRecycle, Waste Characterization, Residential Developments: Estimates Solid Waste Generation and Disposal Rates (accessed 2014).

Note: du = dwelling unit; lb. = pounds; sq. ft. = square feet.

Solid waste generated on the Project site could be deposited at the Scholl Canyon Landfill (owned by the City of Glendale) or one of the landfills located within the County of Los Angeles. The annual disposal rate at the Scholl Canyon facility is 200,000 tons per year. Combined with the increase of approximately 49 tons per year in solid waste generated by the Project, the annual disposal amount would increase to approximately 200,049 tons per year. With a total annual disposal amount of 200,049 tons and a remaining 3.4 million ton capacity, the Scholl Canyon facility would meet the needs of the City and the Project for approximately 16 years. Furthermore, once the permitted capacity is exhausted at the Scholl Canyon facility, approximately 6 million tons of potentially available capacity would remain at the site.⁷⁴ Because the Project would be required to implement a waste-diversion program aimed at reducing the amount of solid waste disposed in the landfill, the amount of solid waste generated would likely be less than the amount estimated.

The Scholl Canyon facility would have sufficient capacity to continue to accommodate the demand for Class III disposal facilities generated by the Project site. As such, the increase in solid waste generation associated with the operation of the Project would not exacerbate landfill capacity shortages in the region to the point of altering the projected timeline of any landfill to reach capacity. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

⁷⁴ County of Los Angeles Department of Public Works, *Los Angeles County Countywide Integrated Waste Management Plan, 2012 Annual Report* (August 2013), 59.

Optional Scenario Project

Implementation of the Optional Scenario Project would generate approximately 39 tons of solid waste per year.⁷⁵ With implementation of the Project, the citywide projected solid waste disposal would be 131,823 tons per year and the per City's capita per-resident disposal rate would be 3.7 PPD, which is under the 5.5 PPD target rate. The per-employee disposal rate would be 8.9 PPD, which would be under the 14.3 PPD employee target for the City.

Solid waste generated on the Optional Scenario Project site could be deposited at the Scholl Canyon Landfill. Combined with the increase of approximately 9 tons per year in solid waste generated by the Optional Scenario Project, the annual disposal amount would increase to approximately 200,039 tons per year. With a remaining 3.4 million ton capacity, the Scholl Canyon facility would meet the needs of the City and the Optional Scenario Project for approximately 16 years. Because the Optional Scenario Project would be required to implement a waste-diversion program aimed at reducing the amount of solid waste disposed in the landfill, the amount of solid waste generated would likely be less than the amount estimated. Impacts would be 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.

Proposed Project

As part of the Project, the Applicant would implement a waste diversion program in an effort to help the City meet its waste diversion goal of 50 percent as mandated by State law (AB 939). The Project would comply with AB 939, known as the California Integrated Waste Management Act which requires 50 percent diversion of cities and counties solid waste from landfills by 2000, and AB 341, which establishes a State policy goal that no less than 75 percent of solid waste generated be source reduced, recycled, or composted by 2020, and the City's Construction and Demolition Debris Diversion Program section of the Municipal Code which states that demolition, construction and remodeling shall divert 50 percent of

75 CalRecycle, "Waste Characterization: Estimated Solid Waste Generation Rates," <http://www.calrecycle.ca.gov/wastechar/wastegenrates/default.htm>, accessed August 14, 2014.

waste tonnage from area landfills. Consistent with code requirements, the Project would provide a recycling area to reduce the amount of solid waste sent to the landfill. It is anticipated that waste carts for household trash, recycling, and green waste will be provided. No federal statutes apply to the Project site. Therefore, the Project would be compliance with federal, State, and local statues and regulations. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the proposed Project, the Applicant would implement a waste diversion program in an effort to help the City meet its waste diversion goal of 50 percent as mandated by AB 939. The Optional Scenario Project would comply with AB 939, AB 341, and the City's Construction and Demolition Debris Diversion Program section of the Municipal Code. Consistent with code requirements, the Optional Scenario Project would provide a recycling area to reduce the amount of solid waste sent to the landfill. The Optional Scenario Project would be compliance with federal, State, and local statues and regulations. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

R. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	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.

Proposed Project

The Project site is located within a highly urbanized area and is vacant and currently developed with a 1-story commercial building. The parcels were previously occupied by a restaurant, which closed in 2013. No biological species or habitat for biological species exists on site or within the Project vicinity. In addition, no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plans apply to the Project site. As such, the 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 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 Project would not result in significant environmental impacts that have the potential to degrade the quality of the environment. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, no biological species or habitat for biological species exists on-site or within the Optional Scenario Project vicinity. In addition, no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plans apply to the Optional Scenario Project site. Therefore, the Optional Scenario 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. Additionally, the Optional Scenario 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 Optional Scenario Project would not result in significant environmental impacts that have the potential to degrade the quality of the environment. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 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.

Proposed Project

Cumulative impacts may occur when the 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 Project. With regard to cumulative effects on 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. 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.

Based on the number of units and commercial space associated with the Project, the small number of calls for service generated by the Project would not contribute to a cumulatively considerable impact to fire and police services. Similarly, the small impact to utilities (including sewer and solid waste) would not be cumulatively considerable. The Project includes a 5,400 square-foot publicly accessible open space area facility that would be developed as part of the Project. In addition, the City's pipeline fees would be paid to mitigate any impacts to recreational facilities. For these reasons, the Project would not contribute to cumulatively considerable recreation impacts.

The City's approved and pending projects in the vicinity (see **Table 9, Related Projects**) combined with the Project may result in cumulative effects in other environmental issue areas due to the aggregate development within an already urbanized area. Cumulative analysis was conducted to determine if the Project plus nearby related projects would have a potential queuing impact on the LOS of nearby intersections at Glenoaks Boulevard & Sonora Avenue and Glenoaks Boulevard & Grandview Avenue. As shown in **Table 10**, under the cumulative without project conditions, the intersection of Glenoaks Boulevard & Sonora Avenue would operate at LOS B in the AM peak hours and LOS C in the PM peak hours as analyzed in the Traffic Study. The intersection of Glenoaks Boulevard & Grandview Avenue would operate at LOS A for the AM peak hours and at LOS B in the PM peak hours.

With the addition of the Project, the intersection of Glenoaks Boulevard & Sonora Avenue would still operate at LOS B in the AM peak hours and LOS C in the PM peak hours; the intersection of Glenoaks Boulevard & Grandview Avenue would continue to operate at LOS A for the AM peak hours and at LOS B in the PM peak hours.

The significant impacts of individual projects may require mitigation measures to reduce the level of significance, which would not result in cumulative impacts when combined with the City's other related projects. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Similar to the Project, cumulative impacts may occur when the Optional Scenario 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 Optional Scenario Project. With regard to cumulative effects on agricultural, biological and mineral resources, the Optional Scenario Project site is located in an urbanized area and therefore, other developments occurring in the area of the Optional Scenario Project would largely occur on previously disturbed land. 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.

Based on the number of units and commercial space associated with the Optional Scenario Project, the small number of calls for service generated by the Optional Scenario Project would not contribute to a cumulatively considerable impact to fire and police services. Similarly, the small impact to utilities (including sewer and solid waste) would not be cumulatively considerable. The Optional Scenario Project would result in a negligible decrease on the projected ratio of parkland to residents in Recreation Planning Area No. 5. In addition, the City's pipeline fees would help mitigate any impacts to recreational facilities. For these reasons, the Project would not contribute to cumulatively considerable recreation impacts.

The City's approved and pending projects in the vicinity (see **Table 9, Related Projects**) combined with the Optional Scenario Project may result in cumulative effects in other environmental issue areas due to the aggregate development within an already urbanized area. Cumulative analysis was conducted to determine if the proposed Project plus nearby related projects would have a potential queuing impact on the LOS of nearby intersections at Glenoaks Boulevard & Sonora Avenue and Glenoaks Boulevard & Grandview Avenue. When compared to the proposed Project, the Optional Scenario Project would have reduced traffic impacts.

The significant impacts of individual projects may require mitigation measures to reduce the level of significance, which would not result in cumulative impacts when combined with the City's other related projects. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact.

Proposed Project

Based on the analysis presented above, implementation of the aforementioned mitigation measures would reduce environmental impacts such that no substantial adverse effects on humans would occur. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Optional Scenario Project

Based on the analysis presented above, implementation of the aforementioned mitigation measures would reduce environmental impacts such that no substantial adverse effects on humans would occur. Impacts would be less than significant as result of the Optional Scenario Project.

Mitigation Measures: No mitigation measures are required.

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 General Plan, as amended.
2. The City of Glendale's Municipal Code, as amended.
3. "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.
4. Public Resources Code Section 21000 et seq. and California Code of Regulations, Title 14 Section 15000 et seq.
5. *CEQA Air Quality Analysis Guidance Handbook*, updated October 2003, South Coast Air Quality Management District.
6. City of Glendale, General Plan, Open Space and Conservation Element, January 1993.
7. California Department of Conservation, Farmland Mapping and Monitoring Program, Los Angeles County Important Farmland 2010, September 2011.

8. South Coast Air Quality Management District, *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning*, May 2005, 2-2.
9. City of Glendale, Community Development Department, Zoning Map, February 14, 2013.
10. Southern California Association of Governments, "Profile of the City of Glendale," May 2013.
11. <http://www.aqmd.gov/ceqa/handbook/GHG/GHG.html>.
12. South Coast Air Quality Management District, "Greenhouse Gases CEQA Significance Thresholds," <http://www.aqmd.gov/ceqa/handbook/GHG/GHG.html>. May 2, 2013. Refer to meeting agenda and handouts from September 28, 2010.
13. California Office of the Attorney General, *The California Environmental Quality Act: Addressing Global Warming Impacts at the Local Agency Level*, 2008.
14. City of Glendale, General Plan Safety Element, Plate P-3, 2003.
15. US Department of Homeland Security, Federal Emergency Management Agency, Map No. 06037C1375F, September 2008.
16. City of Glendale, General Plan, Safety Element, Plate 3-3, 2003.
17. California Governor's Office of Planning and Research, State of California General Plan Guidelines, "Appendix C: Guidelines for the Preparation and Content of Noise Elements of the General Plan," October 2003.
18. CalRecycle, "Waste Characterization: Estimated Solid Waste Generation Rates," <http://www.calrecycle.ca.gov/wastechar/wastegenrates/default.htm>, accessed September 25, 2013. Rate = 0.006 lb./sf/day.
19. Maurice Oillataguerre, Senior Environmental Program Specialist, City of Glendale, Public Works Department, personal communication with Meridian Consultants, October 3, 2013.
20. California Department of Transportation, Highway Design Manual, May 7, 2012, 60-12.