glendale
Community Development

PROPOSED
MITIGATED NEGATIVE DECLARATION

New Mixed Use Building
1100-1108 N. Brand Blvd.

The following Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act of 1970 as amended, the State Guidelines, and the Environmental Guidelines and Procedures of the City of Glendale.	
Project Title/Common Name:	New Mixed Use Building
Project Location:	1100-1108 N Brand Boulevard, Glendale, CA 91206
Project Description:	Construction of a new five-story mixed use project consisting of 18 residential dwelling units, 3,000 SF of restaurant space on the ground floor, and 81 parking spaces on a 15,500 SF corner lot, zoned C3. Per GMC 30.12.020, multiple residential dwelling units are permitted in the C3 zone in compliance with the R-1250 development standards. As proposed, the project requires approval of Standards Variances to allow for an increase in height, number of stories, density, floor area ratio, and lot coverage, and a reduction in setbacks and additional open space for the residential portion of the project. The project also requires Design Review Board approval.
Project Type:	☒ Private Project ☐ Public Project
Project Applicant:	Aram Alajajian of Alajajian/Marcoosi Architects, Inc. 320 West Arden Avenue, Suite 120 Glendale, CA 91202
Findings:	The Director of the Community Development Department, on **June 3, 2015**, 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:	Vilia Zemaitaitis, Senior Planner City of Glendale Community Development Department 633 East Broadway, Room 103 Glendale, CA 91206-4386 Tel: (818) 937-8154; Fax: (818) 240-0392

MITIGATION MONITORING AND REPORTING PROGRAM

The following mitigation measure shall apply to the New Mixed Use Building project located at 1100-1108 N Brand Boulevard to reduce identified impacts to less than significant levels.

NOS-1 The following construction best management practices (BMPs) shall be implemented to reduce construction noise levels:

- Ensure that construction equipment is properly muffled according to industry standards and be in good working condition.
- Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.
- Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.
- Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes.
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding owners to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

Monitoring Action:	Plan check and site inspection
Timing:	Prior to the issuance of grading permits and during construction activities
Responsibility:	Department of Public Works

NOS-2 Construction staging areas along with the operation of earthmoving equipment within the Project area shall be located as far away from vibration- and noise-sensitive sites as possible.

Monitoring Action:	Plan check and site inspection
Timing:	During construction activities
Responsibility:	Department of Public Works

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: _____ _____

glendale
Community Development

INITIAL STUDY CHECKLIST
New Mixed Use Building
1100-1108 N. Brand Blvd.

1.	**Project Title:** New Mixed Use Building
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:** Vilia Zemaitaitis, Senior Planner Tel: (818) 937-8154 Fax: (818) 240-0392
4.	**Project Location:** 1100-1108 North Brand Boulevard, Glendale, Los Angeles County
5.	**Project Sponsor's Name and Address:** Alajajian/Marcoosi Architects, Inc. c/o Aram Alajajian 320 West Arden Avenue, Suite 120 Glendale, CA 91203
6.	**General Plan Designation:** Community Services
7.	**Zoning:** C3 (Height District III) – Commercial Service
8.	**Description of the Project:** New five-story mixed use project consisting of 18 residential dwelling units, 3,000 SF of restaurant space, and 81 parking spaces on a 15,500 SF lot, zoned C3. Per Code, the residential portion must comply with the R-1250 development standards. As proposed, the project requires approval of Standard Variances to allow for an increase in height, number of stories, density, floor area ratio, and lot coverage, and a reduction in setbacks and additional open space for the residential portion. The project also requires Design Review Board approval.
9.	**Surrounding Land Uses and Setting:** *North:* C3 – Commercial Service/Commercial building (three stories) *South:* C3 – Commercial Service/Church and day care *East:* R-1250 – High Density Residential/Apartment building (three stories) *West:* C3 – Commercial Service/Apartment building (two stories) and restaurant (one story)
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.

☐ Aesthetics	☐ Agricultural and Forest Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☐ Transportation / Traffic	☐ Utilities / Service Systems	☐ 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.

Vilin Zemaitaitis — June 3, 2015.
Prepared by:

6/3/15
Reviewed by: — Date:

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

Director of Community Development: — Date: 6.3.15

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?

No Impact. There are no scenic vistas, as identified in the Open Space and Conservation Element (January 1993), within or in proximity to the project site. Therefore, no impacts to scenic vistas would result from project implementation.

Mitigation Measures: No mitigation measures are required.

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

No Impact. No state scenic highway is located adjacent to or within view of the project site. No impacts to scenic resources within a State scenic highway 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. The project site currently features five detached commercial buildings/structures on two lots. Lot 5 of Sobey Tract has a one-story, 1,079 SF commercial building, addressed as 1100 N. Brand, that was constructed in 1959 as a service garage and is currently used for storage, in addition to a small building that was probably used as a gas station payment booth. Lot 4 features two one-story, attached commercial buildings (addressed as 1102, 1104 and 1108 N. Brand, and constructed between 1928 and 1950) totaling 2,770 SF and occupied by a restaurant and beauty salon; there is also a small, detached storage building at the rear. All of these structures will be demolished to make way for the proposed five-story mixed use building. The area surrounding the project site contains a mix of uses/buildings, including a three-story, boxy commercial building to the north, a three-story apartment building to the east, a church to the south across Dryden Avenue, and a two-story, 28-unit apartment building and one-story restaurant to the east across Brand Boulevard. There is a three-story, boxy commercial office building on the south-west corner of Brand Boulevard and Dryden Avenue, and there are several taller commercial and residential buildings on the west side of Brand Boulevard between Dryden and Stocker Streets. The Downtown Specific Plan Gateway District lies one block south of the project site, below Glenoaks Boulevard; the DSP Gateway District allows buildings up to 18 stories by right and features a majority of the City's tallest developments. The project site is zoned C3 (Height District III), which allows commercial buildings up to a maximum of 90 feet in height and six stories, with no street front, side street or interior setback required. The proposal is for a

five-story mixed use building with an overall height of 62 feet. By Code, the residential portion of the mixed use project must comply with the R-1250 residential standards, including setbacks, height/stories, FAR, etc. The applicant is requesting variances for the residential portion of the project for an increased height and number of stories, increased density of 18 residential units, increased FAR of 1.9, increased lot coverage, decreased street front, side street and interior residential setbacks, and reduced additional open space. Even with approval of the proposed variances for height/stories, density, FAR, lot coverage, setbacks and additional open space for the residential component of the project, the development would still be in compliance with and below the maximum permitted height/stories for a solely commercial building in the C3 Height District III zone; there are no lot coverage, FAR, setback or open space standards for commercial development in the C3-III zone. Besides the required Standards Variance process, the project will have to go through the Design Review Board for review and approval of the site planning, mass and scale, and architectural style of the proposed building before plan check and building permit issuance. The Board will also review the proposal to ensure the project's design is compatible with the surrounding built environment, particularly its relationship to other commercial and residential developments in the area. Therefore, impacts are 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. Day and nighttime lighting for the project would represent an increase over existing lighting levels, since the site is currently occupied by one-story commercial buildings. Lighting for the proposed development will be similar to existing commercial uses on the ground floor and existing residential apartment buildings within the project vicinity. The light from the rear ground level parking lot will be shielded by the building fence wall from spilling onto adjoining properties, particularly the residential developments located along the east (rear) of the subject property. Additionally, any external lighting of the property is required to be directed towards the subject property and shielded to prevent light from spilling over onto neighboring properties. Therefore, no significant impacts associated with day and nighttime lighting are anticipated to occur as a result of the proposed project.

Mitigation Measures: No mitigation measures are required.

B. AGRICULTURE AND FOREST RESOURCES

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:	**Potentially Significant Impact**	**Less than Significant Impact with Mitigation Incorporated**	**Less than Significant Impact**	**No Impact**
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				X

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:	**Potentially Significant Impact**	**Less than Significant Impact with Mitigation Incorporated**	**Less than Significant Impact**	**No Impact**
Resources Agency, to non-agricultural use?				
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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)?				X
4. Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

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

No Impact. There is no prime farmland, unique farmland, or farmland of statewide importance within or adjacent to the proposed project site, and no agricultural activities take place on the project site. No 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. No portion of the project site is proposed to include agricultural zoning designations or uses, nor do any such uses exist within the City under the current General Plan and zoning. There are no Williamson Act contracts in effect for the project site or surrounding vicinity. No conflicts with existing zoning for agricultural use or Williamson Act contracts would result. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

C. AIR QUALITY

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?

No Impact. The project site is located within the City of Glendale, which is part of the South Coast Air Basin (Basin) and is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is the agency responsible for preparing the Air Quality Management Plan (AQMP) for the Basin. Since 1979, a number of AQMPs have been prepared. The most recent comprehensive plan fully approved by the U.S. Environmental Protection Agency (U.S. EPA) is the 2012 Air Quality Management Plan (AQMP), which includes a variety of strategies and control measures.

The AQMP was prepared to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, to return clean air to the region, and to minimize the impact on the economy. Projects that are considered to be consistent with the AQMP would not interfere with attainment because this growth is included in the projections utilized in the formulation of the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable assumption used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended daily emissions thresholds.

Projects that are consistent with the projections of employment and population forecasts identified in the Growth Management Chapter of the Regional Comprehensive Plan and Guide (RCPG) are considered consistent with the AQMP growth projections, since the Growth Management Chapter forms the basis of the land use and transportation control portions of the AQMP.

Population growth associated with the proposed project is included in the Southern California Associations of Government (SCAG) projects for growth in the City of Glendale. The proposed project does not result in population and housing growth that would cause growth in Glendale to exceed the SCAG forecast. Consequently, implementation of the proposed project would be consistent with AQMP attainment forecasts. No impact would occur.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact. The URBEMIS 2007 model (Version 9.2.4) was used to estimate air quality impacts during the construction and operation stages of the project. Results from the model indicate that the proposed project would not exceed thresholds for construction, area, or operational impacts. A summary of the results are attached. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact: Sensitive residential receptors are located adjacent to the project site. However, as indicated in the model run performed for this project, no construction or operational impacts are anticipated. The project would not expose sensitive receptors to a substantial pollutant concentration and therefore, impacts are considered less than significant.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact. A significant impact would occur if objectionable odors are generated that would adversely impact sensitive receptors. Good housekeeping practices, such as the use of trash receptacles, would be sufficient to prevent nuisance odors. Therefore, potential odor impacts would be less than significant.

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 doors 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, 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. The proposed project is located in an area that has been heavily urbanized for many years. The subject site is currently developed with five commercial structures and other than potted trees and shrubs, there is no natural vegetation existing onsite. Other lots surrounding the subject property have been developed with commercial and multi-family residential uses along Brand Boulevard to the north and south, and multi-family residential units along Dryden Avenue to the east and west. No wildlife species other than those which can tolerate human activity and/or are typically found in urban environments are known to exist onsite or near the site. These human-tolerant species are neither sensitive, threatened, nor endangered. Implementation of the project would not result in any impact to species identified as endangered, threatened, sensitive or being of special concern by the California Department of Fish and Game or the United States Fish and Wildlife Service. The site does not provide

suitable habitat for endangered or rare species given the pattern, type, and level of development in the 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. The proposed project is located in an area that has been heavily urbanized for many years and surrounded by other commercial and residential developments. No riparian habitat and/or other sensitive natural communities are present within the vicinity, and no such areas are present onsite or adjacent to the 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. The project site is neither in proximity to, nor does it contain, wetland habitat or a blue-line stream. Therefore, the proposed project implementation would not have a substantial adverse effect on federally protected wetlands. 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. The proposed project is located in an area that has been heavily urbanized for many years. The area has been substantially modified by human activity, as evidenced by other developments of similar type and uses, and human activity associated with these types of development. Implementation of the proposed project will not interfere with the movement of 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 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. The Glendale Municipal Code, Chapter 12. 44 Indigenous Trees, contains guidelines for the protection and removal of indigenous trees. These trees are defined as any Valley Oak, California Live Oak, Scrub Oak, Mesa Oak, California Bay, and California Sycamore, which measure 6 inches or more in diameter breast height (DBH). No indigenous trees are located on the project site and implementation of the proposed project would not conflict with any local policies or ordinances protecting biological resources. No 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. No adopted Habitat Conservation Plan, Natural Community Conservation Plan, or similar plan has been adopted to include the project site. Consequently, implementation of the proposed 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. The project site currently features five one-story commercial structures, constructed between 1928 and 1959. These buildings are slated for demolition as part of the project. The City's Historic Preservation staff has reviewed the proposed demolition of the existing structures, and has stated the buildings do not meet the criteria for listing on any National, State, or Local Register for Historic Resources, and are not considered historic resources under the California Environmental Quality Act (CEQA). No impact to a historic resource would occur.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact. Prehistoric and historic archaeological sites are not known to exist within the local area. In addition, the project site had already been developed between 1928 and 1959 with commercial structures. Any archaeological resources that may have existed at one time on or beneath the site have likely been previously disturbed. The City's Open Space and Conservation Element indicate that no significant archaeological sites have been identified in this area of Glendale. 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 the find has been appropriately mitigated, work in the area may resume. With implementation of this standard requirement, no significant impact would occur.

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

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

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

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	

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
2. Result in substantial soil erosion or the loss of topsoil?			X	
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
4. Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?			X	
5. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

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

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

Less than Significant Impact. The project site is not located within an established Alquist-Priolo Earthquake Fault Zone or designated Fault-Rupture Hazard Zone for surface fault rupture hazards (City's Safety Element August 2003). Based on the available geologic data, active or potentially active faults with the potential for surface fault rupture are not known to be located directly beneath or projecting toward the project site. Therefore, the potential for surface rupture as a result of fault-plane displacement during the design life of the proposed project is less than significant.

Mitigation Measures: No mitigation measures are required.

ii) Strong seismic ground shaking?

Less than Significant Impact. The project site could be subject to strong ground shaking in the event of an earthquake originating along one of the faults listed as active or potentially active in the Southern California area. This hazard exists throughout Southern California and could pose a risk to public safety and property by exposing people, property, or infrastructure to potentially adverse effects, including strong seismic ground shaking. Compliance with applicable building codes would minimize structural damage to the building and ensure safety in the event of a moderate or major earthquake. Therefore, impacts related to strong seismic ground shaking would be less than significant.

Mitigation Measures: No mitigation measures are required.

iii) Seismic-related ground failure, including liquefaction?

No Impact. According to the City's Safety Element (August 2003), the project site is not located within a mapped liquefaction hazard zone. No impact related to liquefaction would occur.

Mitigation Measures: No mitigation measures are required.

iv) Landslides?

No Impact. The topography of the site 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. Therefore, no impact related to landslides would occur.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact. Construction activity associated with the proposed project development may result in wind and water driven erosion of soils due to grading activities if soil is stockpiled or exposed during construction. However, this impact is considered short-term in nature since the site would expose small amounts of soil during construction activities and would then be covered upon completion of construction activity. Further, as part of the proposed project, the applicant would be required to adhere to conditions under the Glendale Municipal Code Section 13.42.060 and prepare and administer a plan that effectively provides for a minimum stormwater quality protection throughout project construction. The plan would incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts from water-driven erosion during construction would be reduced to less than significant. In addition, the applicant would be required to adhere to South Coast Air Quality Management District (SCAQMD) Rule 403 - Fugitive Dust, which would further reduce the impact related to soil erosion to less than significant.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact. Subsidence is the process of lowering the elevation of an area of the earth's surface and can be caused by tectonic forces deep within the earth or by consolidation and densification of sediments sometimes due to withdrawal of fluids such as groundwater. The project site is not located in an area of significant subsidence activity and would not include fluid withdrawal or removal. In addition, as indicated in Response F-1 (iii), above, the soil under the project site is not prone to liquefaction. Therefore, impacts related to unstable soils are anticipated to be less than significant.

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

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

No Impact. Septic tanks will not be used in the proposed project. The proposed project would connect to and use the existing sewage conveyance system. Therefore, no impacts 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. Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

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

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

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. The Southern California Association of Governments (SCAG) has prepared the region's Sustainable Communities Strategy (SCS), which is part of the Regional Transportation Plan (RTP). Glendale has an adopted Greener Glendale Plan which meets regional greenhouse gas reduction targets, as established by SCAG and adopted by the ARB. The Greener Glendale Plan uses land use development patterns, transportation infrastructure investments, transportation measures and other policies that are determined to be feasible to reduce GHG.

It should be noted that an individual project's GHG emissions will generally not result in direct impacts under CEQA, as the climate change issue is global in nature, however an individual project could be found to contribute to a potentially significant cumulative impact. This project is consistent with Greener Glendale Strategies to reduce GHGs and the SCS prepared by SCAG. Therefore, it is determined that the project would result in less than cumulatively considerable impacts associated with GHG emission and no mitigation is required.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact. For the reasons discussed in Response G.1 above, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

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. The proposed project is a new five-story mixed use building with two levels of parking, 3,000 SF of restaurant use and 18 residential units. The existing buildings will be demolished. The subject site was once used as a gasoline service station and an automotive repair facility, which involved the use and disposal of hazardous materials commonly associated with vehicle repair. These materials included engine oil, radiator fluid/coolant, transmission fluid, brake fluid, battery cells, and the like. These wastes were generated under normal operation of vehicle repair facilities. The existing buildings will be demolished to make way for the proposed project. Building & Safety records identified underground storage tanks (USTs) for the previous gasoline service station (Brand Mobil) at 1100 N. Central Avenue. Per Glendale Building Permit BL0074889, a permit for the removal of the three underground storage tanks (one 6000 gallon gas tank and two 4000 gallon gas tanks) and three underground waste oil tanks (three 250 gallon waste oil tanks) was issued on October 1, 1998. Following the tanks' removal, there appears to have been water contamination due to prior tank leakage and three groundwater monitoring wells were installed in 2000. According to a letter from the California Regional Water Quality Control Board, dated May 26, 2005, the site investigation and corrective action for the underground storage tanks had been completed and that no further action related to the petroleum release at the site was required. On April 19, 2006, the three groundwater monitoring walls were properly abandoned, prior to which a permit to decommission the three wells was obtained from the LA County Department of Health and Services. The three wells were decommissioned by pressure grouting; all three well boxes were removed and properly disposed and the three well locations were resurfaced with high strength concrete.

Following the demolition of the existing on-site structures, no new automotive-repair-related hazardous materials will be used or generated at the site. The proposed project includes the development of commercial and residential uses and does not involve any use, routine transport, or disposal of hazardous materials. No new hazardous materials will be generated at the site as these types of uses typically do not use or generate hazardous wastes. No operational impacts are anticipated to occur.

All businesses within the City of Glendale, as mandated by the California Health and Safety Code Chapter 6.95, are required to file a Hazardous Material Business Plan (HMBP) with the Glendale Fire Department. The HMBP covers the use and storage of all regulated hazardous chemicals and materials to be used and/or stored onsite. The restaurant business will have to comply with all applicable laws, rules and regulations, including California Health and Safety Code Section 117600 et seq.), which regulate the routine transport, use or disposal of hazardous materials. As a result, 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. The handling of hazardous materials would be required to adhere to applicable federal, state and local requirements that regulate work and public safety, as noted above. Given established regulations, the project is not expected to provide the opportunity to cause a significant foreseeable impact to the public or the environment. Impacts would be less than significant.

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. There is one public private school (Incarnation Parish School) elementary school, at 123 W. Glenoaks Blvd., located less than one-quarter mile of the project site, and a preschool and daycare (St. Mark's Pre-School & Daycare) located directly across the street from the project site at 1020 N. Brand Boulevard. The project would not emit any new hazardous emissions or handle hazardous materials not already associated with the vacant gasoline service station and the vacant automotive repair facility on the project site; on the contrary, the previous gasoline service station and auto repair building will be replaced by a commercial building. There may be potential construction related impacts from demolition, but implementation of Mitigation Measure No. 1 (above) would reduce to less than significant. Furthermore, as indicated above in Response G-2, the project would be required to comply with all of applicable rules established by the SCAQMD, including Rule 403 and 402, during the construction phase of the project that would prevent dust from migrating beyond the project site. Therefore, less than significant impacts are anticipated to occur as a result of the proposed project.

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?***

No Impact. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The proposed project site is not located within an airport land use plan or within two miles of a public airport or public use airport. 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?***

No Impact. No private airstrips are located in the City of Glendale or in the vicinity of the project site. 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. According to the City of Glendale General Plan Safety Element, Brand Boulevard is a City Disaster Response Route 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 nor result in the placement of an impediment, such as medians, to the flow of traffic. 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) 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.

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

No Impact. The project site is not located in or near a designated wildland area. No impact would occur.

Mitigation Measures: No mitigation measures are required.

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. The project would be required to comply with all NPDES requirements including pre-construction, during construction and post-construction Best Management Practices (BMPs). In addition, the project will be required to submit an approved SUSMP (Standard Urban Stormwater Mitigation Plan) to be integrated into the design of the project. Impacts associated with water quality standards or waste discharge requirements are anticipated to be less than significant.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact. The City currently utilizes water from Glendale Water and Power (GWP), which relies on some local groundwater supplies. Consequently, implementation of the proposed project would result in additional development that could indirectly require a slight increased use of groundwater through the provision of potable water by GWP; however, as discussed in Response Q-4 below, the proposed project's water demand is within water projections. As a result, implementation of the proposed project would not substantially deplete groundwater supplies.

The amount of hardscape proposed on the project site would not be more than current on-site conditions, so the result would not be a significant impact. The proposed project would comply with minimum landscape requirements and, therefore, would not significantly interfere with the recharge of local groundwater or deplete the groundwater supplies relative to existing conditions. Consequently, impacts related to groundwater extraction and recharge will be less than significant.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact. The project site is currently developed with several structures and the rest of the lot paved with asphalt. Stormwater runoff is either absorbed into the parkway soil or flows into existing City streets and drains. Construction activity associated with the proposed project development may result in wind- and water-driven erosion of soils due to minor grading activities if soil is stockpiled or exposed during construction. However, this impact is considered short term in nature because the site would expose small amounts of soil during construction activities and would then be covered with building, pavement and landscaping upon completion of the project. Furthermore, as part of the proposed project, the applicant would be required to adhere to conditions under the NPDES Permit set forth by the RWQCB, and to prepare and submit a SWPPP to be administered throughout proposed 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.

The proposed project will modify the existing drainage pattern of the site and would incrementally increase the runoff, given the construction of a building over the existing, 15,500 SF lot. All subsequent runoff would be conveyed via streets and gutters to storm drain locations around the project site. Development of the proposed project would not require any substantial changes to the existing drainage pattern of the site or the area, nor would it significantly 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 post-construction pollutants in stormwater discharges would be required as part of the project. Consequently, impacts are considered to be less than significant.

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

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

No Impact. According to the City of Glendale General Plan Safety Element, the proposed project is not located within the inundation zone of a reservoir or dam located within the City or elsewhere. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

10) Inundation by seiche, tsunami, or mudflow?

No Impact. Tsunamis are large ocean waves generated by sudden water displacement caused by a submarine earthquake, landslide, or volcanic eruption. A review of the County of Los Angeles Flood and Inundation Hazards Map indicates that the site is not within the mapped tsunami inundation boundaries. 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. The proposed five-story mixed use project is located on a corner lot in the C3 (Height District III) zone. Mixed use projects are a permitted use in the C3 zone; therefore, the project will not divide an established community. 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. The project site is located in the central portion of the City of Glendale, just north of the 134 Freeway and the Downtown Specific Plan area. The General Plan land use and zoning designations for the site and the surrounding blocks along Brand Boulevard between Glenoaks Avenue and Stocker Street are Community Services and Commercial Service (C3-III), respectively. The C3 Height District III zone allows for a maximum structure height of 90 feet and six stories, with residential development in accordance with the R-1250 zoning standards of 36 feet and three stories for projects with flat roofs on lots with a minimum width greater than 90 feet. The proposed project would be 60 feet in height and five stories, which is consistent with permitted height standard for the C3 zone, but requires variance approval for the residential portion of the mixed use development. The project also requires variances for the residential portion for the following standards: density (18 units proposed, 15 permitted by right); floor area ratio (1.9 proposed, 1.2 permitted by right); lot coverage (85% proposed, 50% permitted by right); street front, side street and interior setbacks; and additional open space due to the increase in density. Further, the proposed contemporary design of the project also would be consistent with the various surrounding architectural styles of commercial, institutional and residential

buildings along North Brand Boulevard. The project will provide 81 on-site parking spaces within two subterranean garage levels (six spaces at-grade); the project is providing the required number of on-site parking spaces for the new 3,000 SF restaurant use and the 18 residential units (mix of two and three bedroom units). The proposed commercial (full-service restaurant) and residential uses comply with the Land Use Element of the General Plan (Community Services). No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The project site and surrounding area have been developed and heavily affected by past activities. The project site and immediate area are not located in an adopted habitat conservation plan or natural community conservation plan area. Consequently, implementation of the proposed project would not conflict with the provisions of any adopted conservation plan. No impact 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. The project site is completely urbanized and is not within an area that has been identified as containing valuable mineral resources, as indicated in the City's Open Space and Conservation Element (January 1993). No impact would occur.

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

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			X	

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

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

Less than Significant Impact. The existing noise environment in the project vicinity is dominated by traffic noise from nearby roadways, as well as typical commercial activities in the surrounding area along North Brand Boulevard. Surrounding land uses include commercial office and residential uses to the north, residential uses to the east adjacent to the site and to the west across North Brand Boulevard, and a church and day care center to the south Dryden Avenue. A three-story office building is located on the south-west corner of Brand and Dryden (kitty-corner from the project site). Long-term operation of the proposed project would have a minimal effect on the noise environment in proximity to the project site. Noise generated by the proposed restaurant use on the ground floor of the project would be similar to the noise generated from the existing, on-site restaurant; the noise would result primarily from normal operation of the restaurant's mechanical equipment, patron dining outside, and off-site traffic.

The City of Glendale Noise Element of the General Plan includes community noise equivalent level (CNEL) noise contours along roadways within the City. As shown in the City's 2003 Noise Element, the project site is located "70 CNEL and over" noise contour area. The project site would be located within a normally acceptable noise level for the nature of the proposed use. On-site noise sources typically consist of traffic to/from the project site, and the operation of on-site, project-related mechanical equipment, such as air conditioning equipment and exhaust fans that may generate audible noise levels.

The proposed project's mechanical equipment would need to comply with the City's Noise Ordinance, which establishes maximum permitted noise levels from mechanical equipment. Project compliance with the City's Noise Ordinance would ensure that noise levels from building mechanical equipment would not exceed thresholds of significance. Additionally, the at-grade parking spaces tucked behind the building, adjacent to the residential units to the rear, will be screened by a 6' high concrete masonry wall and additional landscaping. The block wall will also help shield the residential development from noise generated by the existing traffic on North Brand Boulevard. The proposed commercial (restaurant) and residential uses are not anticipated to generate noise in excess of the limits contained in the Noise

Element. Any noise produced would not be out of the normal range for mixed use building and will be contained in the building. Therefore, less than significant noise impacts are anticipated.

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. The proposed project would be constructed using typical construction techniques. No pile driving for construction would be necessary. Piles would be drilled and cast in place. 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 demolition/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. As such, ground-borne vibration and noise levels associated with the proposed project 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. As indicated in Response L-1 above, significant noise impacts are not anticipated to result from the long-term operation of the proposed project. No significant impacts are anticipated.

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 with Mitigation Incorporated. A temporary periodic increase in ambient noise would occur during construction activities associated with the proposed project. Noise from 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 (Municipal Code Chapter 8.36), which prohibits construction activities 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.

Construction activities associated with the proposed project would occur adjacent to existing multi-family residential uses to the east and across North Brand Boulevard, as well as across from the day care center located on the church property to the south of Dryden Street. To reduce potential temporary increases in ambient noise levels during construction, mitigation measures NOS-1 and NOS-2 would be implemented. Therefore, temporary or periodic noise impacts would be less than significant.

Mitigation Measures: Implementation of the following mitigation measures would reduce potential construction related noise impacts to less than significant.

NOS-1 The following construction best management practices (BMPs) shall be implemented to reduce construction noise levels:

- Ensure that construction equipment is properly muffled according to industry standards and be in good working condition.
- Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.
- Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.
- Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes.
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding owners to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

NOS-2 Construction staging areas along with the operation of earthmoving equipment within the Project area shall be located as far away from vibration- and noise-sensitive sites as possible.

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

No Impact. The project site is neither located within an airport land use plan nor is it located within two miles of a public airport or public use airport. No impact would occur.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The project site is not within the vicinity of a private airstrip. No impact 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. The project includes 18 residential units (seven 2-bedroom units and 11 3-bedroom units) and 3,000 SF of commercial space (full-service restaurant); the existing commercial buildings (1100 N. Brand Blvd. – 1,079 SF, 1102-1108 N. Brand Blvd.- 1,120 and 1,650 SF, for a total of 3,849 SF onsite). However, the project would not result in substantial new population growth in the City. Based on the mix of residential dwelling units and an average household size of 2.6 residents for dwelling unit, the Project would generate approximately 47 residents, which is within the SCAQ growth projections for Glendale. Additionally, any indirect growth occurring as a result of employees from the 3,000 SF full service restaurant portion project would be inconsequential, and impacts would be less than significant.

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

Mitigation Measures: No mitigation measures are required.

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

No Impact. No residential dwelling units currently exist on the project site. Therefore, no housing or residential populations would be displaced by development of the proposed project, and the construction of replacement housing elsewhere would not be necessary. No 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. Please refer to Response M-2 above. 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. The City of Glendale Fire Department (GFD) provides fire and paramedic services to the project site. The project will require compliance with the Uniform Fire Code, including installation of fire sprinklers, and to submit plans to the Glendale Fire Department at the time building permits are submitted for approval. The overall need for fire protection services is not expected to substantially increase. No significant impacts would occur.

Mitigation Measures: No mitigation measures are required.

b) Police protection?

Less than Significant Impact. The Glendale Police Department (GPD) provides police protection services to the project site. The site is located in an urban, developed area of the City and similar uses exist along North Brand Boulevard. The additional population that this project will bring is not anticipated to have a significant impact on Police services.

Mitigation Measures: No mitigation measures are required.

c) Schools?

Less than Significant Impact. Section 65995 of the Government Code provides that school districts can collect a fee on a per-square-foot basis to assist in the construction of or additions to schools. Pursuant to Section 65995, the project applicant is required to pay school impact fees to the Glendale Unified School District based on the current fee schedule for commercial and residential developments prior to the issuance of building permits. Payment of the school impact fees would mitigate any indirect impacts to a less than significant level.

Mitigation Measures: No mitigation measures are required.

d) Parks?

Less than Significant Impact. The proposed project would not involve the development or displacement of a park. The property is zoned for commercial and mixed uses and was not planned for use as a park. In accordance with the requirements of the City of Glendale Municipal Code (Ordinance No. 5820), the project applicant will be required to pay the Development Impact Fee to the City based on the current fee schedule for mixed use developments (commercial uses and residential units) prior to the issuance of building permits. Payment of the impact fees would result in a less than significant impact to park facilities.

Mitigation Measures: No mitigation measures are required.

e) Other public facilities?

Less than Significant Impact. The project site is currently occupied by commercial uses and development would result in a five-story mixed use building with a 3,000 SF full service restaurant on the ground floor and 18 residential units above; the additional employees and residents could result in an increase in demand for library services. However, in accordance with the requirements of the City of Glendale Municipal Code (Ordinance No. 5820), the project applicant will be required to pay the Development Impact Fee to the City based on the current fee schedule for commercial and residential developments prior to the issuance of building permits. Payment of the impact fee would result in a less than significant impact to library facilities.

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. The proposed project, which would result in a new five-story mixed use building with 18 residential units, is not expected to generate a substantial increase in demand for existing park or recreational facilities. As discussed in Response N-1d, the project applicant will be required to pay the Development Impact Fee to the City based on the current fee schedule for commercial and residential development prior to the issuance of building permits. Payment of the impact fee would result in a less than significant impact to park and recreational facilities.

Mitigation Measures: No mitigation measures are required.

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

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

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?

Less than Significant Impact. The proposed project includes the development of a mixed use building with 3,000 SF of restaurant use and 18-unit multi-family residential units that would increase the number of vehicles using the area streets. Based upon trip generation factors published in *Trip Generation*, Institute of Transportation Engineers, 8th Edition, 2008, the project would generate fewer than 50 vehicle trips during both the weekday morning peak hour (typically occurring between 7 a.m. and 9 a.m.) and the weekday evening peak hour (typically occurring between 4 p.m. and 6 p.m.). Because the project's peak-hour trip generation would not exceed the established threshold of 50 vehicle trips during peak hours, no significant and adverse impacts on the area street system is anticipated.

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

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

No Impact. Access to the project site and the 81-space parking garage will be provided via one two-way driveway off Dryden Street. No changes are proposed to the existing street system. As a result, no impacts would result.

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

Q. UTILITIES AND SERVICE SYSTEMS

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

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
3. Require or result in the construction of new 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. 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; this project is under an acre, so no NPDES permit is required. Construction projects are also required to prepare a SWPPP. In addition, the proposed 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 proposed project would comply with the RWCQB-established waste discharge prohibitions and water quality objectives, which will be incorporated into the proposed project as a project design feature. Therefore, 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. No new sources of water supply, such as groundwater, are required to meet the proposed project's water demand. Water serving the proposed project would be treated by existing extraction and treatment facilities, and no new facilities, or expansion of existing facilities, would be required. Therefore, no impact would occur.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact. The project is not expected to result in an increase in the amount of runoff since the site is currently developed and paved, and the new project will span across the site. Runoff from the project site would be conveyed via streets and gutters to storm drain locations around the project site. The proposed project slight increase in runoff 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. Therefore, no significant 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. Construction activities associated with the proposed 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. Therefore, construction activities are not considered to result in a significant impact on the existing water system or available water supplies.

The proposed project would result in an increase in demand for operational uses, including landscape irrigation, maintenance and other activities on the site. Based on a generation factor for restaurant and residential uses, the project would result in a demand of approximately 5,000 gallons per day that equates to 5.6 acre feet per year (afy) of water.

To address the drought that California is currently facing, the State is taking action to curb water use with mandatory statewide water use reduction. On January 17, 2014 Gov. Brown declared a "Drought State of Emergency", where State agencies were directed to take all necessary actions to prepare for drought conditions. On February 11, 2014, the Metropolitan Water District Board declared a water supply alert throughout Southern California in response to statewide drought, and called for water-use reductions and doubling of water conservation rebate and public outreach budgets. On July 15, 2014, the State Water Resources Control Board (Water Board) adopted the emergency water conservation regulations requiring all Californian's to stop washing down driveways and sidewalks; excess run-off caused by watering outdoor landscapes; using a hose to wash a car- unless the hose is equipped with a shut-off-nozzle; and using potable water in decorative water features and fountains - unless the water is recirculated.

Glendale's Water Conservation Ordinance, Glendale Municipal Code (GMC) Chapter 13.36, Section 13.36.060, already addresses the State's mandates by having in effect, at all times, the City's "no water waste" policy prohibiting certain uses and setting restrictions which include said mandates. The "no water waste" policy is classified as Phase I of the City's conservation ordinance, per GMC Section 13.36.070(A). On July 29, 2014, the Glendale City Council declared Phase II of Glendale's Water & Power's (GWP) Mandatory Water Conservation Ordinance. Phase II, per Section 13.36.070(B), includes, but is not limited to, all of the "no water waste" restrictions contained in Phase I, and further curtails outdoor irrigation by the use of potable water to three days per week (Tuesday, Thursday and Saturday) for no more than ten (10) minutes per watering station. Phase III was declared April 28, 2015.

The new five-story mixed use project must comply with the provisions of Glendale's Mandatory Water Conservation Ordinance, as well as the 2013 California Green Building Standards (CALGreen) of the Glendale Green Building Code and the water conserving fixture and fittings requirements per the current California Plumbing Code. All new buildings must utilize higher efficiency plumbing fixtures (low-flush

toilets, low-flow showerheads and faucets) and automatic irrigation system controllers based on water or soil moisture, and demonstrate an indoor net reduction in the consumption of potable water.

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 proposed project was assumed not to have been included in this demand projection. However, even with the addition of 5.6 afy of demand generated by the proposed 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's 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 increases 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 3-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 proposed project, the GWP would continue to have adequate supply to meet citywide demand under drought conditions. Even with the addition of 5.6 afy of demand generated by the proposed 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 proposed project. As a result, long-term impacts to water supply during operation of the proposed project under both normal and drought conditions 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. Sewage from the project site goes to the Hyperion Treatment Plant (HTP), which the City of Glendale has access to through the Amalgamated Agreement. The HTP has a dry-weather design capacity of 450 million gpd and is currently operating below that capacity, at 362 million gpd. As a result, adequate capacity exists to treat the proposed project-generated effluent . Therefore, the proposed 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.

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. Implementation of the proposed project would result in an increase in commercial and residential development on site. The proposed project would generate approximately 7.5 tons of solid waste per year.

Solid waste generated on the project site could be deposited at the Scholl Canyon Landfill (owned by the City of Glendale) or at 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 7.5 tons per year in solid waste generated by the proposed project, the annual disposal amount would increase to approximately 200,008 tons per year. With a total annual disposal amount of 200,008 tons and a remaining capacity of 3.6 million tons, the Scholl Canyon facility would meet the needs of the City and the proposed project for approximately 18 years. Because the proposed 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. As a result, no significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The proposed project will comply with all federal, state, and local statutes and regulations related to solid waste. All construction debris will be disposed of according to applicable federal, state, and local statutes, including Glendale Municipal Code Chapter 8.58. No impacts would occur as a result of the proposed project.

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?***

   Less than Significant Impact. The project site is currently developed and located within an urbanized area in Central Glendale, north of the Downtown Specific Plan area. 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 proposed project would not have the potential to substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Furthermore, the proposed project would not have the potential to eliminate important examples of major periods of California history or prehistory, including historical, archaeological, or paleontological resources. Therefore, the proposed project would not result in significant environmental impacts that have the potential to degrade the quality of the environment. No significant impacts are anticipated.

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

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

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

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

   Less than Significant Impact. 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.

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,* "Open Space and Conservation Element," as amended.
2. California Department of Conservation, *Farmland Mapping and Monitoring Program,* Los Angeles County Important Farmland 2010 (September 2011).
3. South Coast Air Quality Management District, *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning* (May 2005), p. 2-2.
4. City of Glendale, *General Plan,* "Safety Element" (2003), Plate P-3.
5. City of Glendale, *General Plan,* "Safety Element" (2003), Plate P-2.
6. City of Glendale, *General Plan,* "Safety Element" (2003).
7. California Governor's Office of Planning and Research, State of California General Plan Guidelines (October 2003).
8. City of Glendale Municipal Code, as amended.
9. CalRecycle, "Waste Characterization: Estimated Solid Waste Generation Rates," http://www.calrecycle.ca.gov/wastechar/wastegenrates/default.htm, accessed October 28, 2014.
10. Letter from KCE MATRIX, dated May 4, 2006, regarding underground storage tanks case closure and well abandonment work

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Urbemis 2007 Version 9.2.4

Summary Report for Annual Emissions (Tons/Year)

File Name: C:\Users\ekrause\AppData\Roaming\Urbemis\Version9a\Projects\1100-1108 N. Brand.urb924

Project Name: 1100-1108 N. Brand

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
2015 TOTALS (tons/year unmitigated)	0.08	0.57	0.40	0.00	0.04	0.03	0.07	0.01	0.03	0.04	85.95
2016 TOTALS (tons/year unmitigated)	0.11	0.76	0.72	0.00	0.00	0.04	0.04	0.00	0.04	0.04	152.57
2017 TOTALS (tons/year unmitigated)	0.11	0.14	0.15	0.00	0.00	0.01	0.01	0.00	0.01	0.01	32.51

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	0.26	0.05	0.68	0.00	0.02	0.01	50.81

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	0.33	0.47	3.94	0.00	1.08	0.21	626.46

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SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	0.59	0.52	4.62	0.00	1.10	0.22	677.27

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Urbemis 2007 Version 9.2.4

Summary Report for Winter Emissions (Pounds/Day)

File Name: C:\Users\ekrause\AppData\Roaming\Urbemis\Version9a\Projects\1100-1108 N. Brand.urb924

Project Name: 1100-1108 N. Brand

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
2015 TOTALS (lbs/day unmitigated)	3.30	25.54	17.08	0.01	1.83	1.26	3.10	0.39	1.16	1.55	3,817.76
2016 TOTALS (lbs/day unmitigated)	0.82	5.79	5.51	0.00	0.01	0.31	0.32	0.00	0.28	0.28	1,169.13
2017 TOTALS (lbs/day unmitigated)	5.36	5.23	5.38	0.00	0.01	0.27	0.28	0.00	0.25	0.25	1,169.11

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	3.81	0.42	7.91	0.02	1.21	1.17	548.61

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	1.91	2.87	20.76	0.03	5.92	1.15	3,207.23

5/12/2015 5:04:50 PM

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	5.72	3.29	28.67	0.05	7.13	2.32	3,755.84

5/12/2015 5:05:01 PM

Urbemis 2007 Version 9.2.4

Summary Report for Summer Emissions (Pounds/Day)

File Name: C:\Users\ekrause\AppData\Roaming\Urbemis\Version9a\Projects\1100-1108 N. Brand.urb924

Project Name: 1100-1108 N. Brand

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
2015 TOTALS (lbs/day unmitigated)	3.30	25.54	17.08	0.01	1.83	1.26	3.10	0.39	1.16	1.55	3,817.76
2016 TOTALS (lbs/day unmitigated)	0.82	5.79	5.51	0.00	0.01	0.31	0.32	0.00	0.28	0.28	1,169.13
2017 TOTALS (lbs/day unmitigated)	5.36	5.23	5.38	0.00	0.01	0.27	0.28	0.00	0.25	0.25	1,169.11

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	1.24	0.25	3.19	0.00	0.01	0.01	265.71

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	1.74	2.39	21.97	0.04	5.92	1.15	3,545.36

5/12/2015 5:05:02 PM

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	2.98	2.64	25.16	0.04	5.93	1.16	3,811.07

KCE |M|A|T|R|I|X|
CONSULTING ENGINEERS
STRUCTURAL, CIVIL &
ENVIRONMENTAL

May 4, 2006 KCE-2003-020E-R2

California Regional Water Quality Control Board
Los Angeles Region
320 W. 4th Street, Suite 200
Los Angeles, California 90013

Attention: Mr. Yi Lu

RE: Former Brand Mobil (Case #912070016)
1100 North Brand Boulevard
Glendale, California 91202

Dear Mr. Lu:

This letter report summarizes the recent well abandonment activities conducted at the above referenced site. On May 26, 2005, the California Regional Water Quality Control Board (RWQCB) issued a "Case Closure" letter for the subject property confirming the completion of subsurface site investigation and corrective action associated with the underground storage tanks (UST's) formerly located at the above referenced subject site. A copy of the letter issued by the RWQCB dated May 26, 2005 is presented in Appendix A of this letter report. The following summarizes the environmental site assessment and remedial work conducted prior to performing well abandonment work:

- On October 14, 1998, subsurface soil sampling was conducted by Fletcher Environmental (FE) during the removal of one 6,000-gallon gasoline Underground Storage Tank (UST), two 4,000-gallon gasoline UST's, three 280-gallon waste oil UST's, four dispensers and associated product piping.
- On August 10 and 11, 2000, additional subsurface site assessment work was performed in the immediate vicinity of the northern end of a former tank. One exploratory soil boring was drilled and sampled by Environmental Applications, Inc. (EA). The boring was later used to install a groundwater monitoring well (designated as MW-1). The well was drilled and constructed to total depth of approximately 165 feet below ground surface (bgs). The approximate location of boring/well (designated as B-1/MW-1) as reported by EA is shown in Appendix B, Figure 1.
- On November 21, 2002, the groundwater monitoring well designated as MW-1 was monitored and sampled by EA.

- On March 1, 2004, one exploratory boring (designated as VEW-4) was drilled and sampled in the location shown in Appendix B, Figure 1. The exploratory boring was proposed to be drilled to a depth of 95 feet bgs. However, due to refusal encountered during drilling activities, the referenced boring was only drilled and sampled to a depth of 70 feet bgs.

- From June 9 through June 11, 2004, two groundwater monitoring wells (designated as MW-2 and MW-3) were drilled, sampled and installed in the locations shown in Appendix B, Figure 1. The two groundwater monitoring wells were each drilled and constructed to total depths of approximately 158.5 feet bgs.

- The three monitoring wells (designated as MW-1 through MW-3) were monitored and sampled between September 14, 2004 and March 10, 2005. Results of the last monitoring and sampling event conducted on March 10, 2005 are presented in a report designated as (KCE-2003-020E-QR3) prepared by KCE Matrix dated April 8, 2005.

- Based on the work performed as described above, the RWQCB issued a "Case Closure" letter dated May 26, 2005.

On April 19, 2006, the three groundwater monitoring wells (designated as MW-1 through MW-3) as shown in Appendix B, Figure 1 were properly abandoned by KCE Matrix. Prior to abandoning the wells, a permit to decommission the three wells was obtained from the Los Angeles County Department of Health and Services (LACDHS). A copy of the LACDHS permit obtained is presented in Appendix C of this letter report.

The three wells were decommissioned by pressure grouting; all three well boxes were removed and properly disposed; and the three well locations were resurfaced with high strength concrete to match the adjacent surface for each respective well.

This letter report concludes all assessment and/or remediation activities to be performed for the above referenced subject site and case per the RWQCB guidelines and as requested in the RWQCB Case Closure letter dated May 26, 2005.

Should you have any questions regarding this letter report, please do not hesitate to contact me at 818-500-0355.

Sincerely,

KCE Matrix, Inc.

Aram B. Kaloustian, P.E.
Project Manager

Attachments:

Appendix A – RWQCB Case Closure Letter
Appendix B – Figure 1
Appendix C – Well Decommissioning Permit Documentation

APPENDIX A

(REGIONAL WATER QUALITY CONTROL BOARD
CASE CLOSURE LETTER)

California Regional Water Quality Control Board

Los Angeles Region

Alan C. Lloyd, Ph.D.
Agency Secretary

Recipient of the 2001 *Environmental Leadership Award* from Keep California Beautiful

Arnold Schwarzenegger
Governor

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 - FAX (213) 576-6640 - Internet Address: http://www.waterboards.ca.gov/losangeles

May 26, 2005

Mr. Bryon Bishop
25416 Boone Place
Laguna Hills, CA 92653

UNDERGROUND STORAGE TANKS PROGRAM – CASE CLOSURE
BRAND MOBIL
1100 NORTH BRAND BLVD., GLENDALE, CA (FILE NO. 912070016)

Dear Mr. Bishop:

This letter confirms the completion of a site investigation and corrective action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground tank(s) site is in compliance with the requirements of subdivision (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code.

If you decide to abandon groundwater monitoring wells related to the subject site, you must comply with the following:

1. All wells must be properly located and abandoned.

2. Well abandonment permits and all other necessary permits must be obtained from the appropriate agencies prior to the start of work.

3. You must submit a report on the abandonment of the wells to this office by August 26, **2005**. This report must include, at a minimum, a site map, a description of the well abandonment process, and copies of all signed permits.

Please contact Dr. Yi Lu at (213) 576-6695 if you have any questions regarding this matter.

Sincerely,

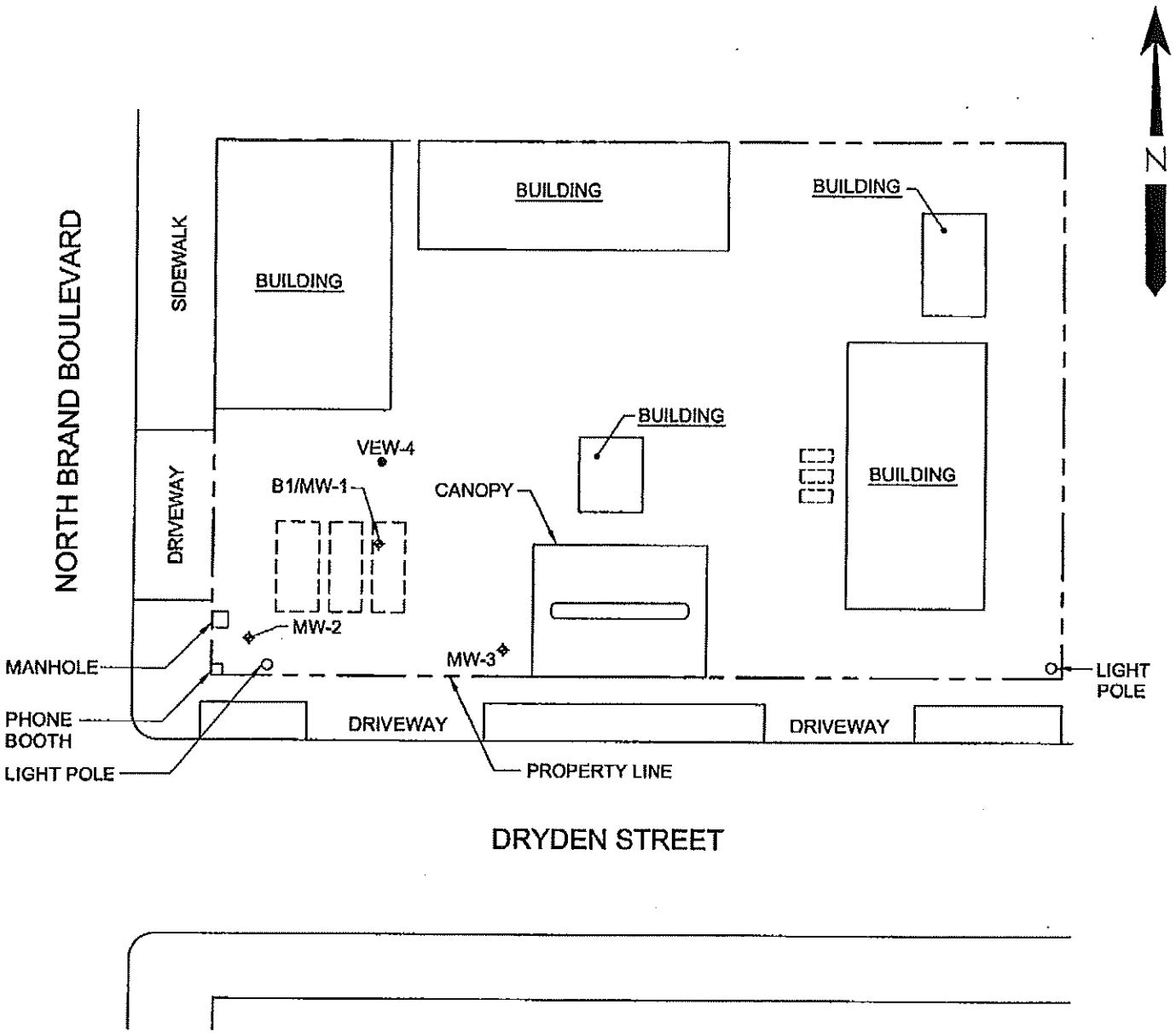
Originally Signed By

Jonathan S. Bishop
Executive Officer

cc: Yvonne Shanks, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Vasken Demirijam, Hazardous Materials Section, Fire Division, City of Glendale
Michael Tchakmakjian, Lalique Properties, LLC
Aram B. Kaloustian, P.E., KCE Matrix Inc.

APPENDIX B

(FIGURE 1)



LEGEND:

- Monitoring Well
- Exploratory Boring
- Fomer-UST (approximate location)
- Dispenser Island

0 30 60
Approx. scale feet

SITE PLAN - WELL/BORE HOLE LOCATIONS

KCE MATRIX	FORMER SERVICE STATION 1100 NORTH BRAND BOULEVARD GLENDALE, CALIFORNIA	PROJECT ID: KCE-2003-020E FIGURE 1

APPENDIX C

(WELL DECOMMISSIONING PERMIT DOCUMENTATION)

WELL PERMIT APPLICATION - NON-PRODUCTION WELLS

WATER & SEWAGE / MOUNTAIN & RURAL PROGRAMS - ENVIRONMENTAL HEALTH DIVISION
5050 COMMERCE DRIVE, BALDWIN PARK, CA 91706 (626) 430-5380 FAX (626) 813-3016

DATE: 3/31/06

___ NEW WELL CONSTRUCTION	X MONITORING
___ RECONSTRUCTION OR RENOVATION	___ CATHODIC
X DECOMMISSIONING	___ INJECTION
___ OTHER:	___ EXTRACTION
	___ HEAT EXCHANGE
	___ OTHER (Specify):

WELL LOCATION

SITE ADDRESS: 1100 N. BRAND BLVD.	CITY: GLENDALE		ZIP CODE: 91207
Township: —	Range: —	Section: —	Map Book Page/ Grid: —

NO. OF WELLS IN EACH PARCEL: 3 — Attach site map with well locations: See Attached Site Plan.

WELL STRUCTURE

Type and Size of Production Casing	
Sanitary / Annular Sealing Material	
Depth of Sanitary / Annular Seal	
Conductor Casing Seal	

CONSULTANT

Company	KCE MATRIX, INC.
Contact Person	VIKEN MELKONIAN
Address	1648 N. GRENOAKS BLVD, STE. 102
City, State Zip	GLENDALE, CA 91201
Telephone	818-500-0355

OWNER / DRILL INFORMATION

Well Owner	Lafayette Properties, LLC
Address	1781 Hollywood Blvd.
City / Zip Code	Los Angeles, 90027
Telephone	(323) 666-0814 x 107
Well Driller	Gregg Drilling & Testing Soil, Inc.
Address	2726 Walnut Ave.
City / Zip Code	Signal Hill, 90755
C-57 License No.	485165
Telephone	(562) 427-6877

IF WELL AND GEOLOGIC CONDITIONS ENCOUNTERED IN THE FIELD ARE FOUND TO DIFFER FROM THE SCOPE OF WORK PRESENTED TO THIS OFFICE, WORK PLAN MODIFICATIONS MAY BE REQUIRED

WELL DECOMMISSIONING

Well Depth log / records	See Attached Well Const. Diag.
Method of Well Assessment	Pressure Grout
Depth and Number of Perforations	1@ 30'-165' & 2@ 138.5'-158.5'
Type of Perforator Size of Perforations	Slotted (0.020") PVC
Type and Amount of Sealant	Neat Cement
Method of Upper Seal Pressure Application	Neat Cement

DISPOSITION OF PERMIT (Department Use Only)

THIS PERMIT IS CONSIDERED COMPLETE WHEN THE WORK PLAN IS APPROVED AND WHEN THE WELL COMPLETION LOG IS RECEIVED. NO WELL CONSTRUCTION OR DECOMMISSIONING CAN BE INITIATED WITHOUT THE WORK PLAN APPROVAL FROM THIS DEPARTMENT.

WORK PLAN APPROVAL
This Approval is Valid for 180 Days

Date: 4/6/06 — REHS: Michael Lui

Conditions:

LET ME KNOW WHEN WILL DECOMMISSION BEGINS.

For Final Inspection
Call Michael Lui
(626) 430-5398
8 a.m. to 10 p.m.

I hereby agree to comply in every respect with all the regulations of the County Environmental Health Division and with all ordinances and laws of the County of Los Angeles and the State of California pertaining to well construction, reconstruction and decommissioning. Upon completion of the well and within thirty days thereafter, I will furnish the Environmental Health office with a completion log of the well giving date drilled, depth of the well, perforations in the casing, and any other data deemed necessary by County Environmental Health Division.

Applicant's Signature

Applicant Name: (PRINT) Viken Melkonian
Telephone: 818-500-0355

FINAL INSPECTION

Date: — REHS:

PERMIT ISSUED

The well log must be submitted to this Department prior to issuance of the final approval.

Date: 3/31/06 — REHS: Michael Lui

76A66E-A
H-13 (Rev. 8/2001) FAX

TOTAL P.01

COUNTY OF LOS ANGELES

DEPARTMENT OF HEALTH SERVICES

RECEIPT/RECIBO

- [ ] HARBOR-UCLA MEDICAL CENTER
- [ ] HIGH DESERT HOSPITAL
- [ ] KING/DREW MEDICAL CENTER
- [ ] OLIVE VIEW MEDICAL CENTER
- [ ] RANCHO LOS AMIGOS MEDICAL CENTER
- [ ] LAC-USC MEDICAL CENTER
- [x] PUBLIC HEALTH

SPECIFY: WATER & SEWAGE

ANY ALTERATION OR ERASURE RENDERS RECEIPT VOID

CUALQUIER ALTERACION O BORRON HACE ESTE RECIBO NULO

DATE: 3/31/06

RECEIVED FROM: KCE MATRIX $ 555.00

THE AMOUNT OF: FIVE HUNDRED FIFTY FIVE and NO/100

- [ ] CASH
- [ ] MONEY ORDER #
- [x] CHECK # 2396
- [ ] VISA
- [ ] MASTER CARD #

PATIENT NAME: 3 K MWD

PF #

ACCOUNT NO.

DATE(S) OF SERVICE

PAYMENT RECEIVED FOR MEDICAL SERVICES [ ] PHARMACY [ ]

MISCELLANEOUS

1100 N. BRAND BLVD

GLENDALE, CA 91207

RECEIVED BY: L. Imperial

No. 0717305

HS-65 76C6OR (9/90) 3/99 PATIENT'S COPY

GENERAL NOTES

1. TAKE CAREFUL NOTE OF ALL REQUIREMENTS UNDER DIVISION 1 - GENERAL REQUIREMENTS THAT ARE MADE A PART OF THE CONTRACT, INCLUDING PROJECT REQUIREMENTS, GENERAL REQUIREMENTS, PROJECTION AND SPECIAL PRECAUTIONS, AND THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO CROSS-CHECK DETAILS AND DIMENSIONS ON THE CONSTRUCTION DOCUMENTS WITH RELATED DISCIPLINES SUCH AS ARCHITECTURAL, MECHANICAL AND ELECTRICAL CONSULTANTS. FLOOR OPENINGS, SLEEVES AND OTHER ARCHITECTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.

3. ALL WORK AND MATERIALS ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY AND STATE CODES, LOCAL REGULATIONS AND THE DIRECTION OF THE BUILDING INSPECTOR FOR SUCH BUILDING LAWS, REGULATIONS AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THESE SPECIFICATIONS AND PLANS, EXCEPT WHERE EXCEEDED HEREIN.

4. ALL MATTERS OF COLOR, TEXTURE, DESIGN AND INTERPRETATION OF PLANS SHALL BE REFERRED BY THE CONTRACTOR TO THE ARCHITECT, IN THE EVENT SUCH MATTERS ARE NOT ADEQUATELY COVERED IN PLANS.

5. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DISCREPANCIES ARE TO BE CALLED TO THE ATTENTION OF THE OWNER.

6. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED.

7. THE CONTRACTOR SHALL FURNISH WATER, SEWER, GAS AND ELECTRIC SERVICE TO MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, OR AS NECESSARY TO COMPLETE THE WORK.

8. THE CONTRACTOR SHALL VERIFY LOCATION OF AFFECTED EXISTING MECHANICAL DUCTS AND ELECTRICAL SYSTEMS.

9. ALL SUBSTITUTIONS OF PRODUCTS SPECIFIED OR DEVIATIONS TO THE DRAWINGS OR SPECIFICATIONS MUST BE SUBMITTED TO THE OWNER FOR APPROVAL.

10. VERIFY EXACT LOCATION OF CEILING ACCESS PANELS WITH MECHANICAL CONTRACTOR. PROVIDE ACCESS PANELS WHERE REQUIRED.

11. PATCHING AND REPAIR SHALL BE PERFORMED TO CREATE A CONTINUOUS AND UNIFORM SURFACE.

12. CEILING HEIGHTS SHOWN ON REFLECTED CEILING PLANS ARE FROM FINISH FLOOR TO FINISH CEILING.

13. PROVIDE DRYWALL SCREED OR PLASTER GROUND ON ALL END WALL CONDITIONS AND MAINTAIN SEPARATION FROM NON-COMPATIBLE MATERIAL. INFORM OWNER IMMEDIATELY OF ANY DISCREPANCIES.

14. EXCEPT AS OTHERWISE NOTED ON THE DRAWINGS, PARTITIONS SHALL BE 2X4 STUDS AT 16" O.C. WITH SILL AND PLATES AS SHOWN IN THE APPLICABLE DETAILS, OR AS REQUIRED BY LOCAL GOVERNING REGULATIONS.

15. ALL DRYWALL SHALL BE 5/8" THICK TYPE 'X' GYPSUM BOARD, EXCEPT WHERE NOTED.

16. ALL CONSTRUCTION, WHERE APPLICABLE BY CODE, SHALL CONFORM TO THE MOST RESTRICTIVE REQUIREMENTS OF THE CITY OF GLENDALE, BUILDING AND SAFETY DISABLED REQUIREMENTS, ALL STATE OF CALIFORNIA ACCESSIBILITY STANDARDS FOR THE PHYSICALLY HANDICAPPED, AND THE LATEST EDITION OF AMERICANS WITH DISABILITIES ACT.

17. FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS REQUIRED BY THE CITY OF GLENDALE FIRE DEPARTMENT. THE CONTRACTOR SHALL ARRANGE FOR THE INSPECTION BY THE FIRE DEPARTMENT AND INSTALLATION IN ACCORDANCE WITH THE LOCATIONS AND SPECIFICATIONS, AS REQUIRED. ONLY APPROVED TYPE FIRE EXTINGUISHERS SHALL BE USED.

18. ALL INTERIOR FINISHES SHALL HAVE A FLAME SPREAD RATING OF 75 OR BETTER AND SHALL CONFORM TO SECTION 804 & TABLE 8-A & 8-B OF 2013 UBC

19. CONTRACTOR WARRANTS THAT ALL WORK AND MATERIALS SHALL CONFORM TO THE CONTRACT DOCUMENTS AND NO SUBSTITUTION SHALL BE PERMITTED UNLESS SUBMITTED TO THE ARCHITECT IN WRITING WITH THREE COPIES OF LITERATURE AND SPECIFICATIONS AND FORMALLY APPROVED BY THE ARCHITECT AND OWNER.

20. IF THE CONTRACTOR ENCOUNTERS ASBESTOS OR OTHER TOXIC MATERIALS, THE WORK SHALL IMMEDIATELY CEASE AND THE OWNER SHALL BE INFORMED OF THE PRESENCE OF THESE MATERIALS FOR IMMEDIATE ACTION.

21. LEVERS AND LOCK SETS (ALL HARDWARE) SHALL BE IN ACCORDANCE TO THE TITLE 24 OF THE STATE OF CALIFORNIA AND THE LATEST EDITION OF AMERICANS WITH DISABILITIES ACT FOR ALL COMMON AREAS.

22. VERIFY TITLE 24 REQUIREMENTS ENERGY CALCULATIONS PRIOR TO ORDERING LIGHT FIXTURES. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR LOCATION OF FIXTURES ONLY.

23. CONTRACTOR IS RESPONSIBLE FOR TITLE 24 ENERGY CALCULATIONS IF A DEVIATION IN DESIGN IS REQUESTED. SUBMIT ANY REQUESTS FOR DEVIATION TO THE ARCHITECT FOR APPROVAL.

24. PROVIDE APPROVED FIRE DAMPERS FOR ALL DUCTS PENETRATING FIRE RATED WALLS AND FLOORS.

25. ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAME PROOFED IN APPROVED MANNER.

26. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 5" FROM FINISH WALL TO FINISH JAMB.

27. ALL LEGAL EXIT DOORS SHALL BE OPEN ABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.

28. ALL WALL MOUNTED TELEPHONE AND ELECTRICAL OUTLETS SHALL BE INSTALLED AT 15" A.F.F., UNLESS OTHERWISE NOTED.

29. ALL LIGHT FIXTURES SHALL BE LOCATED EXACTLY AS INDICATED, CEILING SHALL BE CUT AND REWORKED AS REQUIRED TO ACCOMMODATE LIGHT FIXTURES AND OTHER ITEMS NOTED WITH A SPECIFIC LOCATION.

30. REFER TO THE ELECTRICAL DRAWINGS FOR LOCATION OF EXIT SIGNS, UNLESS OTHERWISE NOTED.

31. FOR PLUMBING ACCESS PANEL LOCATIONS REFER TO THE PLUMBING DRAWINGS.

32. FOR MECHANICAL ACCESS PANEL LOCATIONS REFER TO THE MECHANICAL DRAWINGS.

33. ONE HOUR FIRE-RESISTIVE PARTITIONS SHALL EXTEND FROM FLOOR SLAB TO UNDERSIDE OF FLOOR CONSTRUCTION ABOVE WITH 5/8" THICK TYPE 'X' GYPSUM BOARD ON BOTH SIDES AS REQUIRED FOR ONE HOUR FIRE-RESISTIVE CONSTRUCTION.

34. ALL ACCESSIBLE ENTRANCES, IN COMMON AREAS, SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.

35. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

36. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 33" AND 44" ABOVE THE FLOOR.

37. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR IN COMMON AREAS SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF THE DOOR SWING OF 44" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.

38. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS, IN COMMON AREAS, SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.

39. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BEVELED WITH A SLOPE NO GREATER THAN 1:2.

40. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

41. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8-1/2 LBS FOR EXTERIOR DOORS AND 5 LB. FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 LB.

42. STREET ADDRESS MUST BE PROVIDED ON FRONT OF OF THE BUILDING. NUMBERS MUST BE VISIBLE FROM THE STREET, MUST BE OF A COLOR WHICH CONTRASTS WITH THE BACKGROUND AND MUST BE AT LEAST 4-INCHES IN HEIGHT AND 2-INCHES IN WIDTH. SEC. 502 AND P.A.G. CHAPTER 12.20.

43. PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MINIMUM 6" HEIGHT BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND AT ALL REQUIRED COMMON AREAS PER PLAN.

44. EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.

45. THIS PROJECT IS REQUIRES TO HAVE AUTOMATIC FIRE SPRINKLERS THROUGHOUT ALL AREAS OF THE STRUCTURE PER PMC 14.25.050.

46. "OBTAIN US POST OFFICE APPROVAL OF THE MAIL BOX LOCATION AND TYPE PRIOR TO INSTALLATION". THE CITY OF GLENDALE DOSE NOT REGULATE THE LOCATION OF MAIL BOXES IN A PROJECT. THIS IS THE SOLE RESPONSIBILITY OF THE OWNER AND THEIR DESIGNER(S). THE LOCATION MAY AFFECT OTHER AREAS THAT THE CITY OF GLENDALE DOSE REGULATE.

LEGEND OF SYMBOLS

METAL
PLYWOOD
GYPSUM WALLBOARD
CONCRETE
FINISH WOOD
BATT INSULATION
ACOUSTICAL TILE
WOOD BLOCKING
CONT. WOOD BLOCKING
CARPET SECTION
DETAIL NUMBER
SHEET ON WHICH DETAIL OCCURS
ROOM FINISH NOTE
DOOR NUMBER
ROOM NUMBER

NORTH ARROW
SECTION (3 / A-2)
GRID LINE
MATCH LINE
ELEVATION
DIRECTION OF SLOPE
DRAWING NUMBER
INTERIOR ELEVATION (8 / A6.3)
ROOM NUMBER (UNIT (A)110)
STOREFRONT
DOOR
WINDOW
CENTERLINE

#	AT	FDN.	FOUNDATION	PARTITN.	PARTITION		
A.B.	ANCHOR BOLT	FIN.	FINISH	PLAST.	PLASTER		
A.D.	AREA DRAIN	FL.	FLOOR	PLY.	PLYWOOD		
ADDITL.	ADDITIONAL	FLASHTG	FLASHING	PR.	PAIR		
ADJ.	ADJACENT	F.O.C.	FACE OF CONCRETE	PRPT.	PARAPET		
A.F.F.	ABOVE FINISH FLOOR	F.O.F.	FACE OF FINISH	PTD.	PAINTED		
ALUM.	ALUMINUM	F.O.M.	FACE OF MASONRY	R.O.	ROUGH OPENING		
APPROX.	APPROXIMATELY	F.O.S.	FACE OF STUD	R.	RADIUS		
ARCH.	ARCHITECT	FRMG.	FRAMING	R.C.P.	REFLECTED CEILING PLAN		
A.S.	ASPHALTIC CONCRETE	FT.	FOOT / FEET	RD.	ROOF DRAIN		
ASSY.	ASSEMBLY	FTG.	FOOTING	REF.	REFERENCE		
BO.	BOTTOM OF	GA.	GAUGE	REINF.	REINFORCEMENT		
BD.	BOARD	GALV.	GALVANIZED	REQD.	REQUIRED		
BIT.	BITUMENOUS	GYP.	GYPSUM	RFG.	ROOFING		
BLDG.	BUILDING	H.B.	HOSE BIBB	RM.	ROOM		
BLKG.	BLOCKING	H.C.	HOLLOW CORE	S.B.	SANDBLASTED		
BM.	BEAM	H.M.	HOLLOW METAL	S.D.	STORM DRAIN		
CAB.	CABINET	HDR.	HEADER	S.C.	SOLID CORE		
C.B.	CATCH BASIN	HORIZ.	HORIZONTAL	S.S.	STAINLESS STEEL		
C.T.	CERAMIC TILE	HT.	HEIGHT	SCHED.	SCHEDULE		
CEM.	CEMENT	I.D.	INSIDE DIAMETER	SHT.	SHEET		
CL.	CENTER LINE	INFO.	INFORMATION	SIM.	SIMILAR		
CLG.	CEILING	INSUL.	INSULATION	SPEC.	SPECIFICATION		
CLR.	CLEAR	INT.	INTERIOR	SPECIF.	SPECIFIED		
COL.	COLUMN	I.S.P.A.	INSIDE OF FINISH WALL	SQ.	SQUARE		
COMP.	COMPOSITION	JT.	JOINT	STD.	STANDARD		
CONC.	CONCRETE	M.O.	MASONRY OPENING	STRUCT.	STRUCTURAL		
CONSTR.	CONSTRUCTION	MAX.	MAXIMUM	SUSP.	SUSPENDED		
CONT.	CONTINUOUS	MIN.	MINIMUM	T.	TEMPERED		
CONTR.	CONTRACTOR	MECH.	MECHANICAL	T.C.	TOP OF		
CPT.	CARPET	MEMB.	MEMBRANE	T.C.S.	TERNE COATED STEEL		
CTR.	CENTER	MFR.	MANUFACTURER	T.C.Z.	TERNE COATED ZINC		
DBL.	DOUBLE	MIN.	MINIMUM	TEMP.	TEMPERED		
D.F.	DOUGLAS FIR	MISC.	MISCELLANEOUS	THK.	THICK		
DIA.	DIAMETER	MTD.	MOUNTED	TYP.	TYPICAL		
DIM.	DIMENSION	MTL.	METAL	U.B.C.	UNIFORM BUILDING CODE		
DN.	DOWN	N.I.C.	NOT IN CONTRACT	U.O.N.	UNLESS OTHERWISE NOTED		
DR.	DOOR	N.T.S.	NOT TO SCALE	VERT.	VERTICAL		
D.S.	DOWNSPOUT	NAT.	NATURAL	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR		
DTL.	DETAIL	NOM.	NOMINAL	W.C.	WATER CLOSET		
DWG.	DRAWING	OV.	OVER	W/O	WITHOUT		
EA.	EACH	O.C.	ON CENTER	W/	WITH		
ELEC.	ELECTRICAL	O.D.	OUTSIDE DIAMETER	W.I.	WITHIN		
EL.	ELEVATION	O.H.	OVER HEAD	W.P.	WATER PROOF		
ENCL.	ENCLOSURE	OPENG.	OPENING	W.R.	WATER RESISTANT		
EQ.	EQUAL	OPP.	OPPOSITE	WD.	WOOD		
EXIST.	EXISTING	O.S.F.S.	OUTSIDE FACE OF FINISH WALL	W.T.	WALL THICKNESS		
EXP.	EXPANSION	P.L.	PROPERTY LINE				
EXT.	EXTERIOR	P. LAM.	PLASTIC LAMINATE				
EXTR.	EXTRUDED	P.B.L.	PAPER BACKED LATH				
F.D.	FLOOR DRAIN	P.T.	PRESSURE TREATED				

ARCHITECT

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LANDSCAPE ARCHITECT

LARRY G. TISON & ASSOCIATES
314 E. BROADWAY, SUITE D
GLENDALE, CA 91205
TEL: (818) 241-9184

LEGAL DESCRIPTION

SOBEY TRACT EX OF ST LOT 4
SOBEY TRACT EX OF ST LOT 5

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Owner:
NORTH BRAND, LLC

Project Name:
18 UNIT MIXED-USE BUILDING

Project Address:
1100 N. BRAND BLVD
GLENDALE, CA 91202

COVER SHEET

Scale: N/A

- APPROVED
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A-0.1

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PROJECT SUMMARY

SCOPE OF WORKS:

DEMOLITION OF 3 EXISTING BLOCK STRUCTURES AND CONSTRUCTION OF A FIVE STORY WOOD FRAMED BUILDING CONSISTING OF EIGHTEEN DWELLING UNITS ON A TWO FLOORS FULLY SUBTERRANEAN PARKING GARAGE.

GROUND FLOOR PLAN

RESTAURANT AREA:	=3,000	S.F.
LOBBY:	=1,156	S.F.
STAIRS / ELEVATORS	=1,605	S.F.
LANDSCAPE:	=1,210	S.F.
12 PARKING SPACES	=12	SPACES
TOTAL FLOOR AREA:	=5,160	S.F.

2ND FLOOR PLAN

UNITS:	=8,124	S.F.
STAIRS:	=450	S.F.
RECREATION ROOM:	=700	S.F.
GARDEN LANDSCAPE:	=1,085	S.F.
WALKWAYS:	=1,130	S.F.
BALCONY AREA:	=560	S.F.
TOTAL FLOOR AREA:	=9,274	S.F.

3RD FLOOR PLAN

UNITS:	=8,124	S.F.
STAIRS:	=450	S.F.
WALKWAYS:	=1,130	S.F.
LANDSCAPE:	=1,140	S.F.
BALCONY AREA:	=560	S.F.
TOTAL FLOOR AREA:	=8,574	S.F.

4TH FLOOR PLAN

UNITS:	=8,124	S.F.
STAIRS:	=450	S.F.
GYM:	=700	S.F.
LANDSCAPE:	=1,140	S.F.
WALKWAYS:	=1,130	S.F.
BALCONY AREA:	=560	S.F.
TOTAL FLOOR AREA:	=9,274	S.F.

5TH FLOOR PLAN

UNITS:	=5,059	S.F.
ROOF DECK:	=2,455	S.F.
LANDSCAPE:	=1,285	S.F.
WALKWAYS:	=1,135	S.F.
BALCONY AREA:	=337	S.F.
TOTAL FLOOR AREA:	=5,059	S.F.

CODE ANALYSIS:

USE:	COMMERCIAL /RESIDENTIAL
LOT AREA:	15,500 SQ. FT.
ZONE:	C3 1.1
BUILDING AREA:	57,341 SQ. FT.
BUILDING HEIGHT:	62'-0"
BUILDING LIVABLE AREA:	24,431 SQ. FT.
F.A.R	24,431 / 15,500 = 1.58
LOT COVERAGE	12,168 / 15,500 = 78.6%
INTERIOR SETBACK TO COMMERCIAL ZONE:	31'
LANDSCAPING PROVIDED:	3,920 SQ. FT. / 15,500 SQ.FT = 25.3%
PRIVATE OPEN SPACE:	2,011 SQ. FT. / 18 = 112 S.F. PER UNIT
PUBLIC OPEN SPACE:	3,900 SQ. FT. / 18 = 216 S.F. PER UNIT
REQUIRED PARKING:	77 SPACES
PROVIDED PARKING:	81 SPACES

PARKING ANALYSIS:

TWO LEVELS OF SUBTERRANEAN PARKING GARASE WITH TOTAL OF 81 PARKING SPACES.

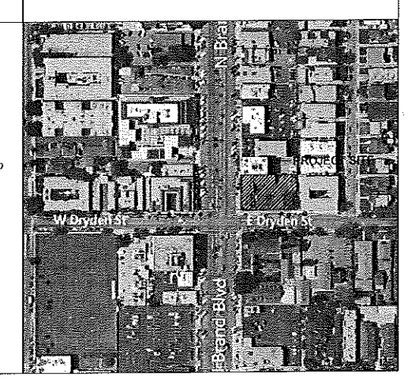
THREE BEDROOM UNITS:	= 11 ----	2.5	CARS PER UNIT	= 28
TWO BEDROOM UNITS:	= 7 ----	2	CARS PER UNIT	= 14
GUEST PARKING:		1/4	CAR PER UNIT	= 5
COMMERCIAL PARKING:				= 30
TOTAL REQUIRED PARKING:				= 77
TOTAL PROVIDED PARKING:				= 81

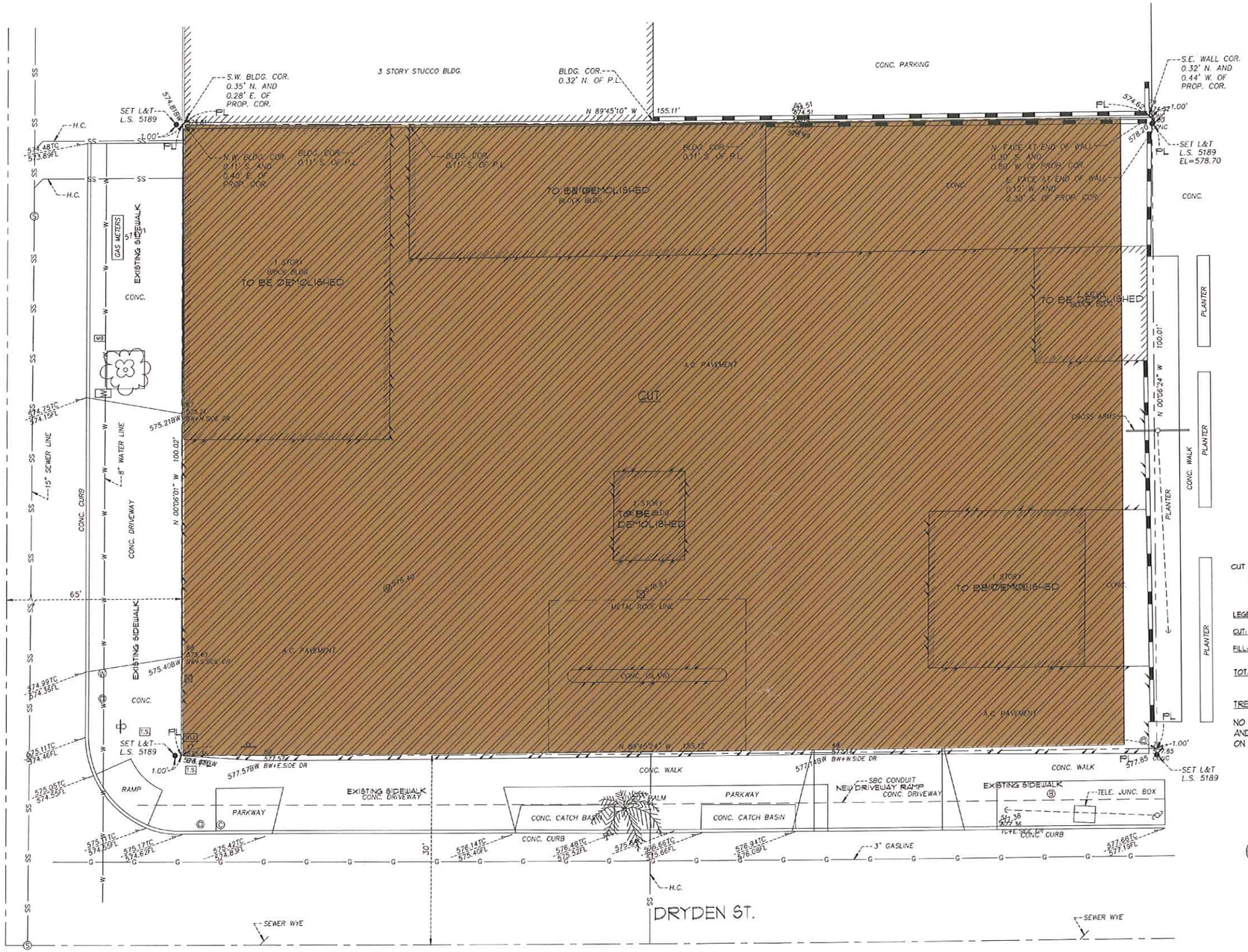
TOTAL UNITS = 18

ASSESSORS INFORMATION ON EXISTING PROPERTY

ASSESSOR'S ID NO.	5647-004-024 AND 5647-004-023
SITE ADDRESS	1100 - 1108 N BRAND BLVD GLENDALE CA 91202
PROPERTY TYPE	COMMERCIAL / INDUSTRIAL
REGION / CLUSTER	24 / 24033
TAX RATE AREA	(TRA) 04045
BUILDINGS	1100 N BRAND 1,074 S.F. 1102-1108 N BRAND 1,120 S.F. AND 1,650 S.F.
YEAR BUILT/EFFECTIVE YR.	1100 N BRAND.1951/1951 , 1102-1108 N BRAND.1928/1950

VICINITY MAP





CUT AND FILL QUANTITIES:

TOTAL CUT:	11500	CUBIC YDS.
TOTAL FILL:	0	CUBIC YDS.
TOTAL EXPORT:	11500	CUBIC YDS.

LEGEND:

CUT:

FILL:

TOTAL CUT AND FILL = 11500 CUBIC YDS.

TREE NOTE:

NO TREES ON THE SITE AND WITHIN 20 FEET OF THE SITE ON ADJOINING PROPERTIES.

1 DEMOLITION AND CUT AND FILL PLAN

SCALE 1/8" = 1'-0"

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DEMOLITION AND CUT AND FILL PLAN

Scale: 1/8"=1'-0"

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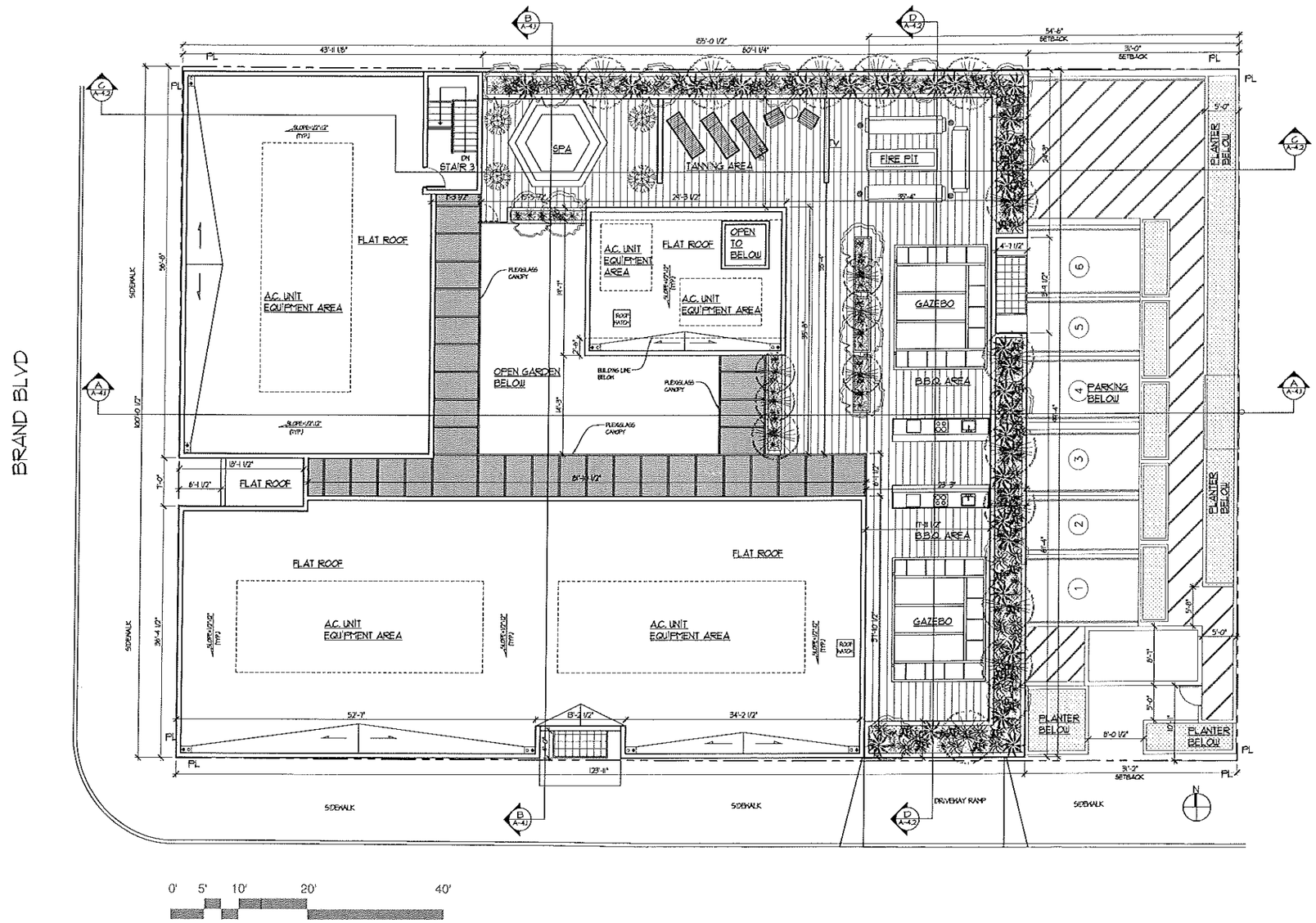

1 ROOF AND PLOT PLAN
SCALE: 1/8" = 1'-0"

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ROOF AND PLOT PLAN

Scale: 1/8"=1'-0"

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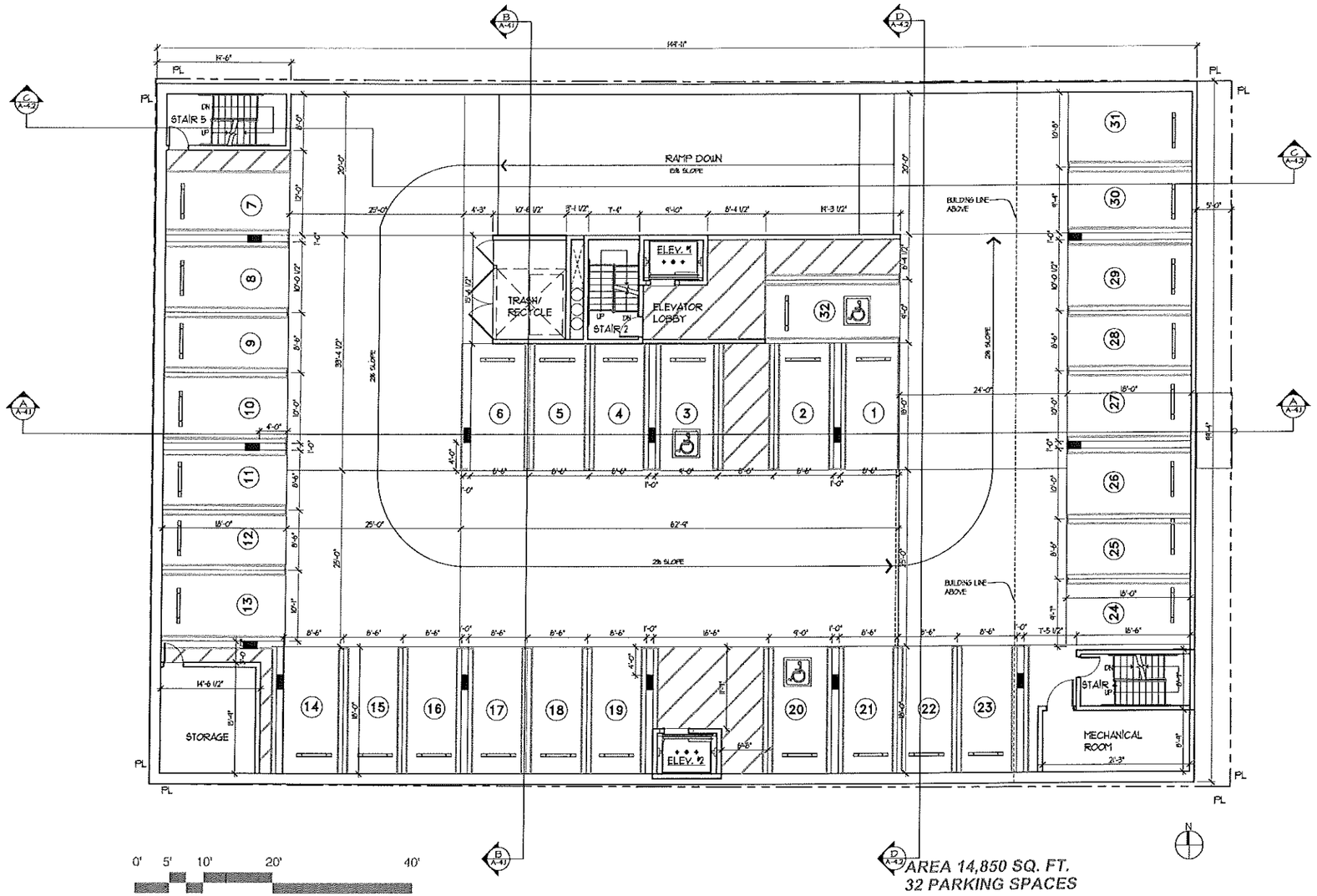

1 1ST SUBTERRANEAN PARKING PLAN
SCALE: 1/8" = 1'-0"

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FIRST SUBTERRANEAN PARKING PLAN

Scale: 1/8"=1'-0"

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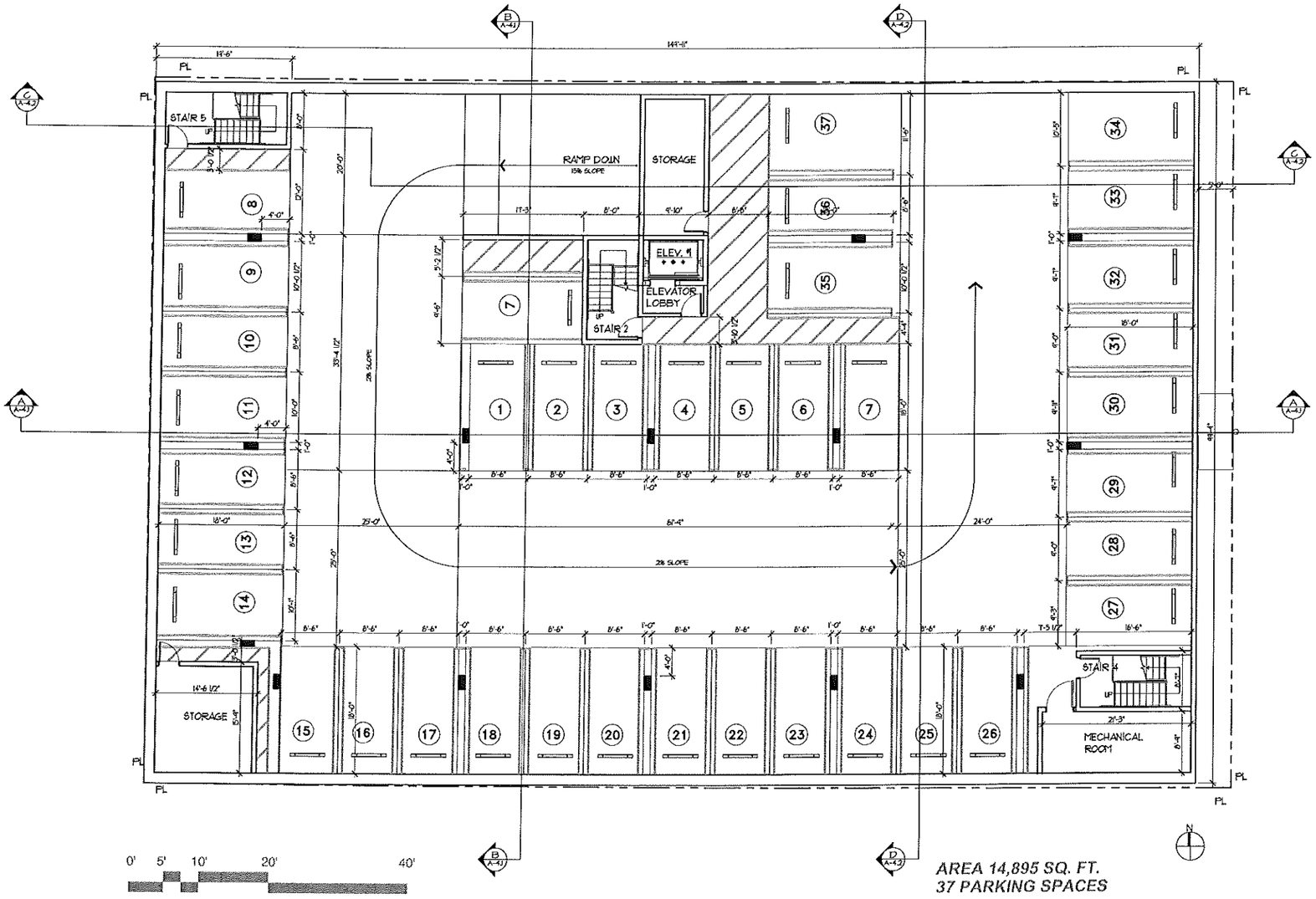

1 2ND SUBTERRANEAN PARKING PLAN
SCALE:1/8" = 1'-0"

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SECOND SUBTERRANEAN PARKING PLAN

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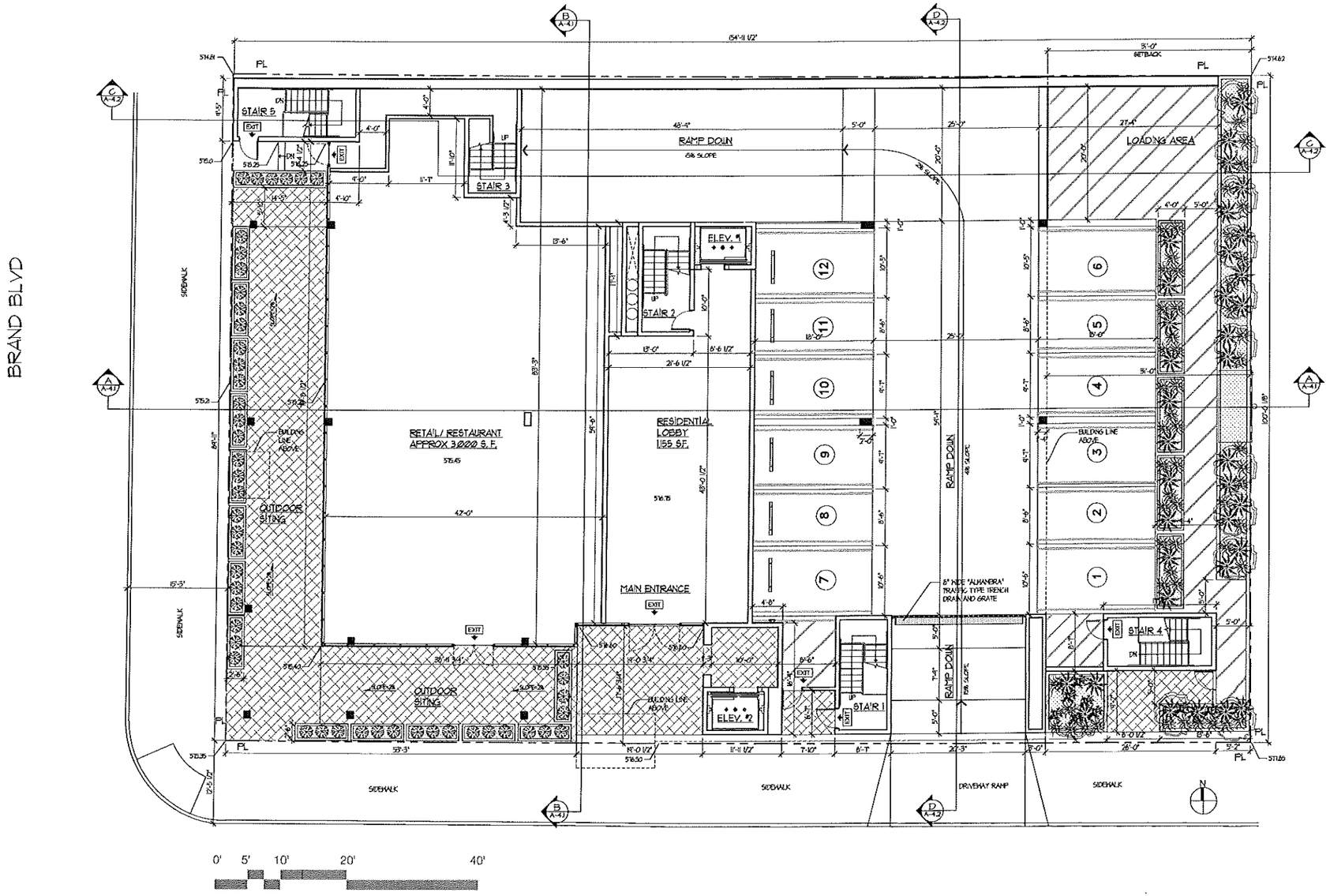

1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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GROUND FLOOR PLAN

Scale: 1/8"=1'-0"

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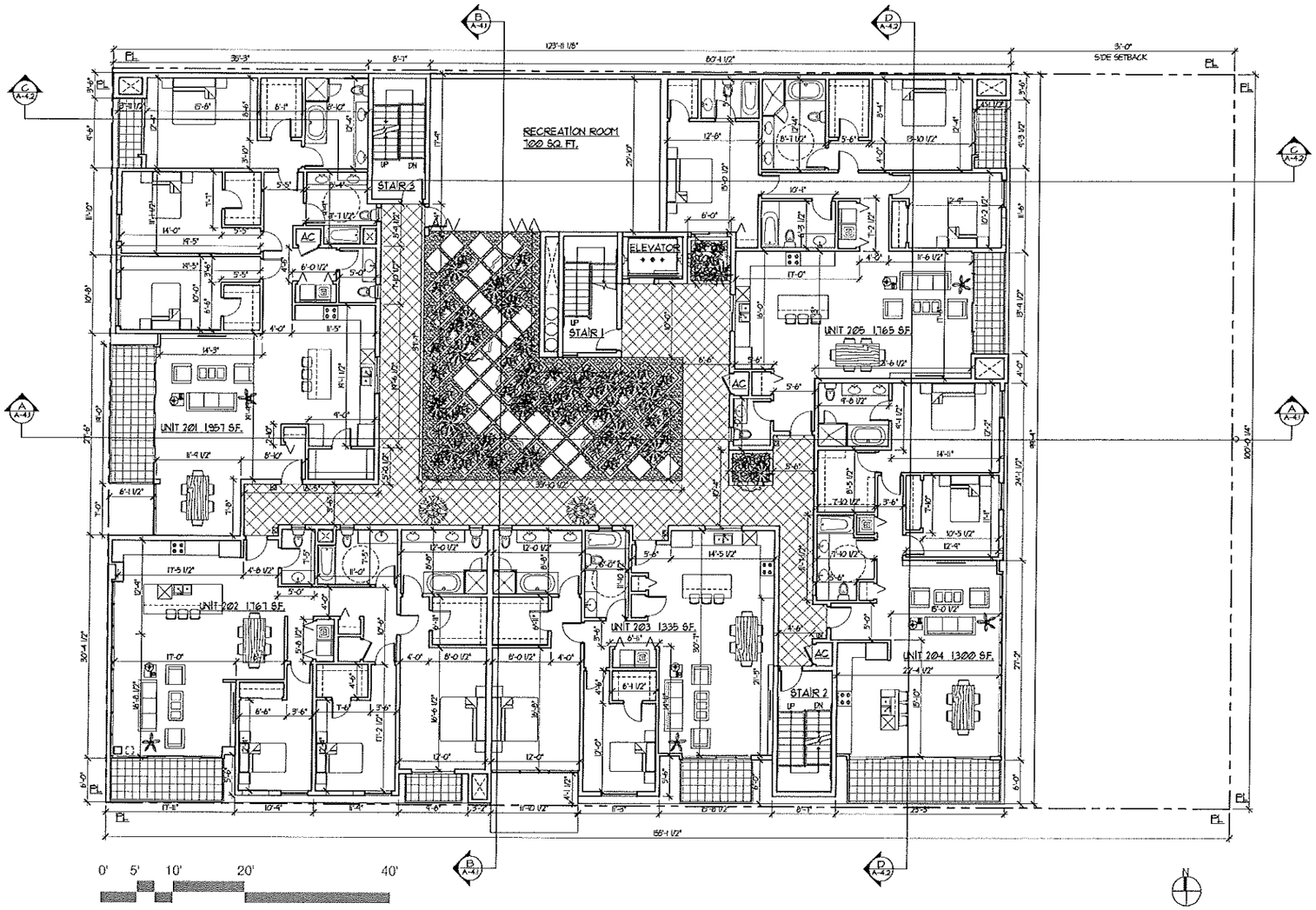

1 2ND FLOOR PLAN
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SECOND FLOOR PLAN

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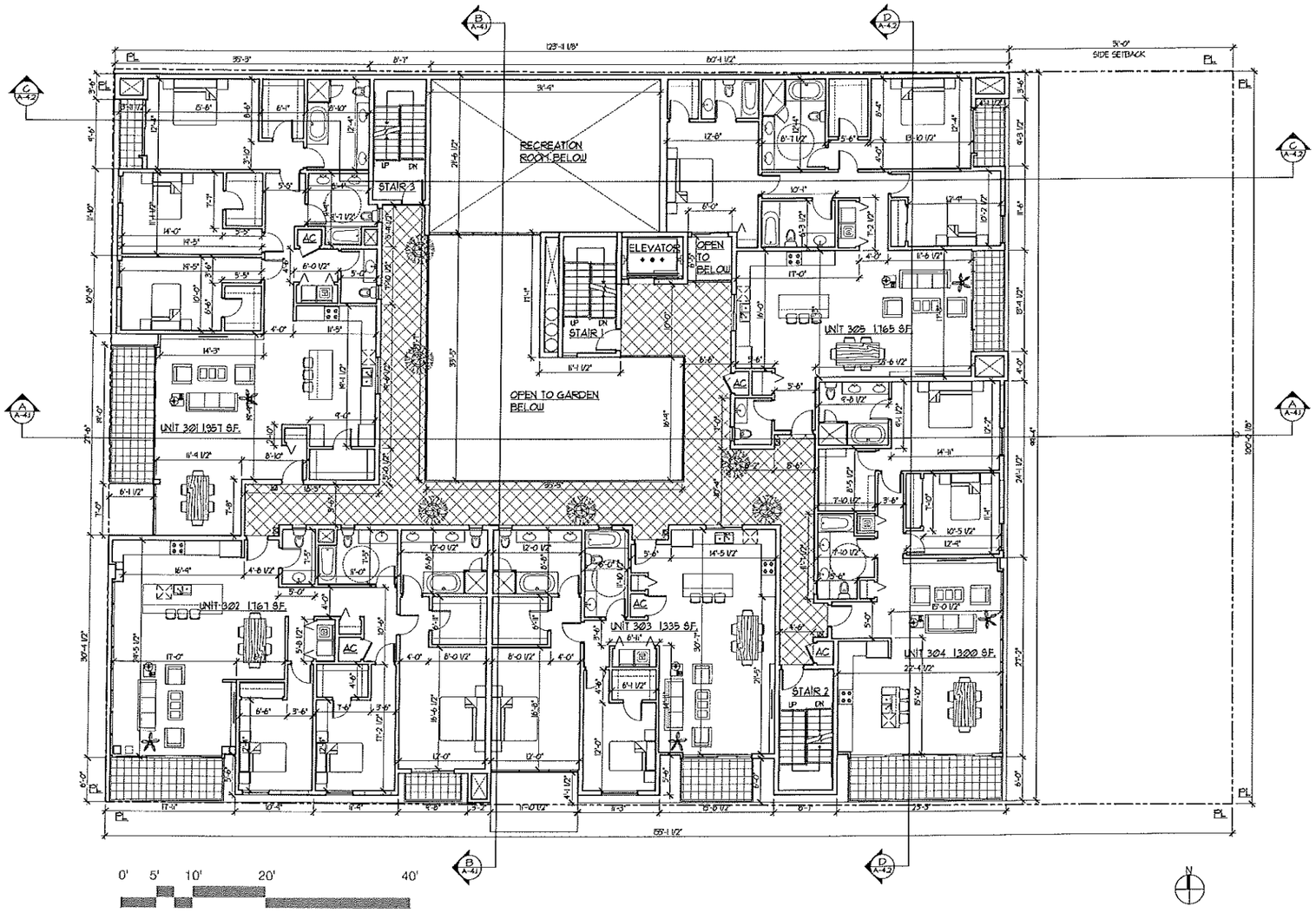

1 3RD FLOOR PLAN
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1100 N. BRAND BLVD GLENDALE, CA 91202

3RD FLOOR PLAN

Scale: 1/8"=1'-0"

KEYPLAN

- APPROVED
- APPROVED
- REVISION
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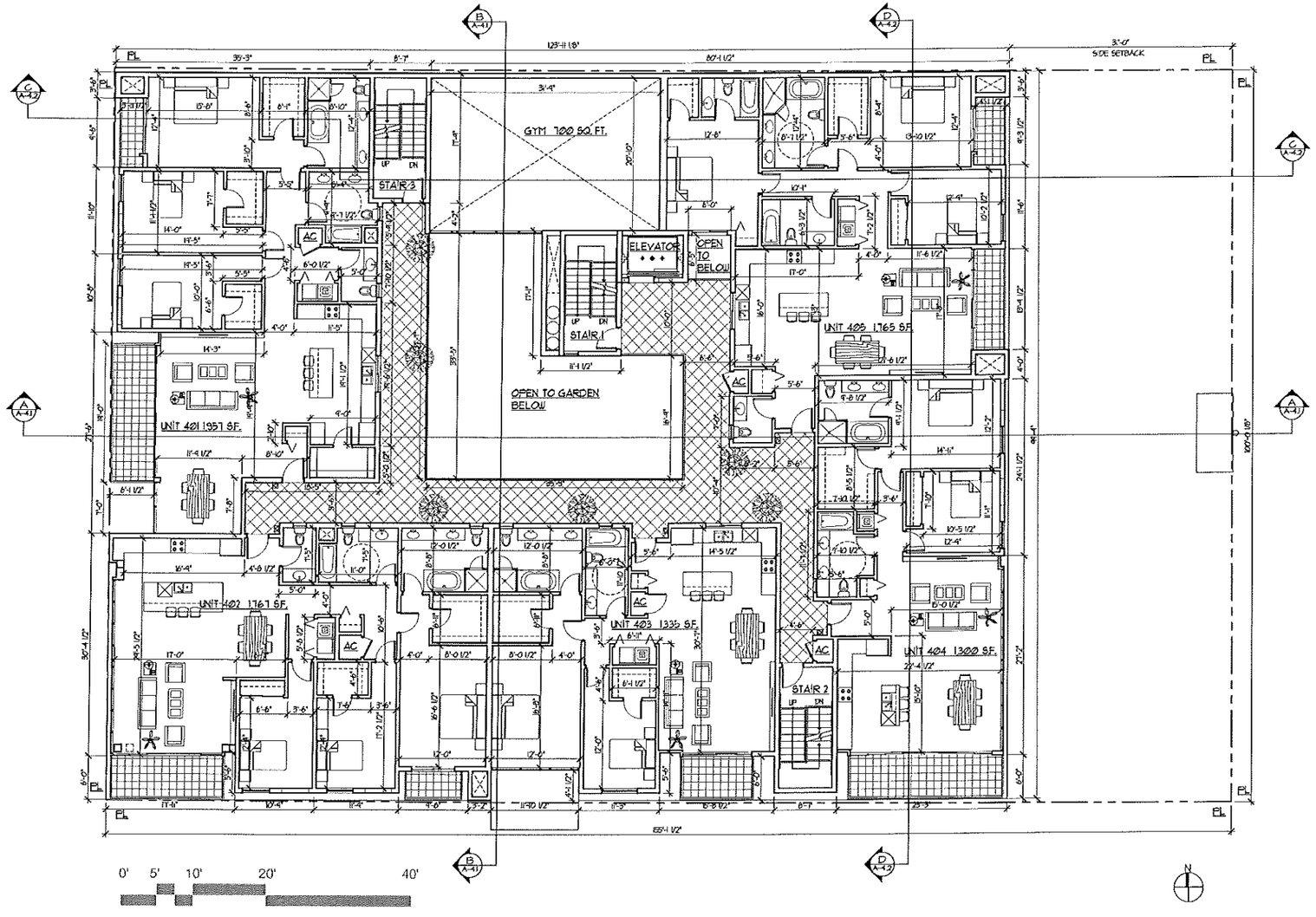
- DRAWN BY
- PRINT DATE
- JOB NO
- SHEET NO

A-2.3



1 4TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

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Owner:
NORTH BRAND, LLC

Project Name:
18 UNIT MIXED-USE BUILDING

Project Adress:
1100 N. BRAND BLVD GLENDALE, CA 91202

4TH FLOOR PLAN

Scale: 1/8"=1'-0"

KEYPLAN

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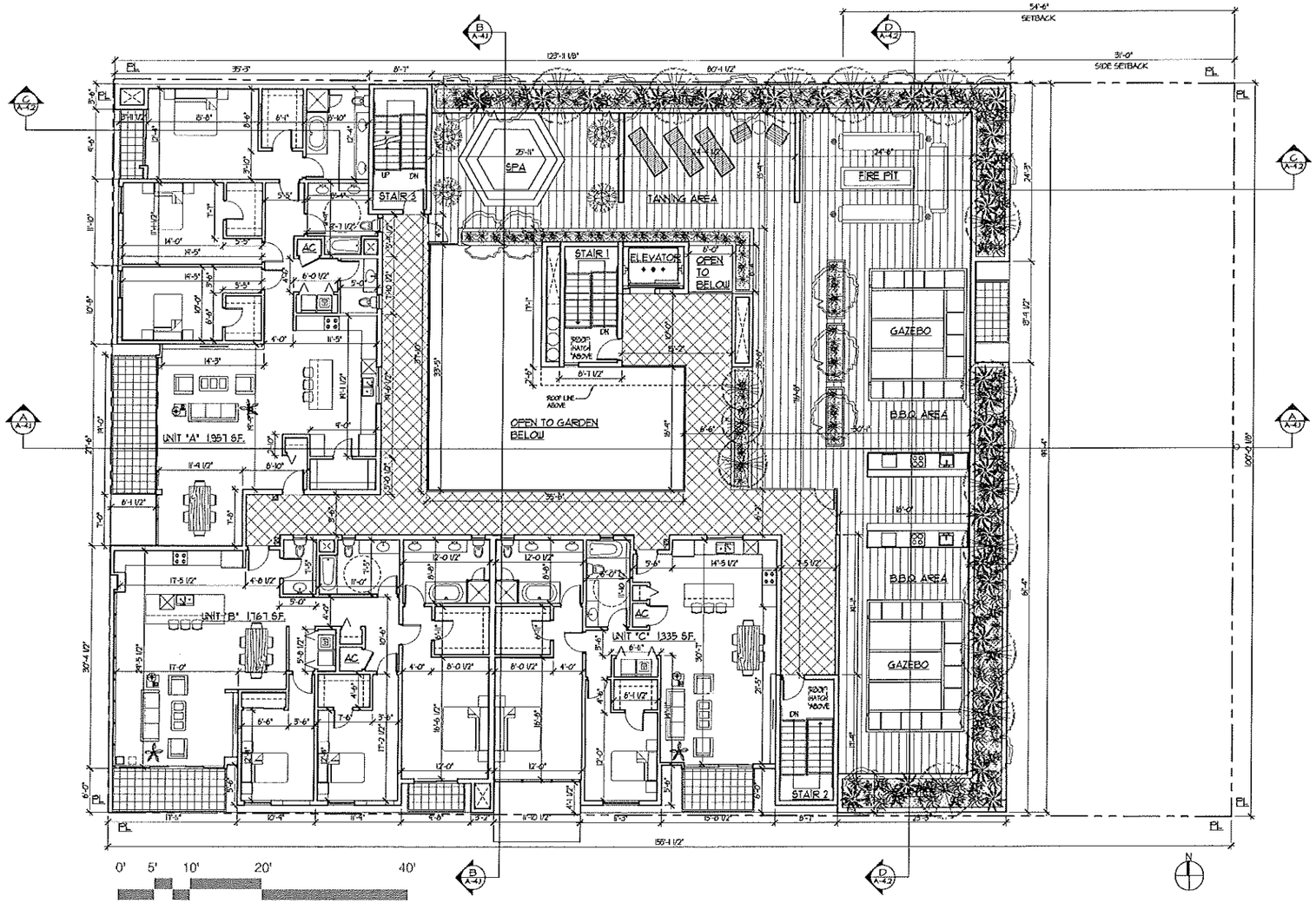
A-2.4



1 5TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

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5TH FLOOR PLAN

Scale: 1/8"=1'-0"

KEYPLAN

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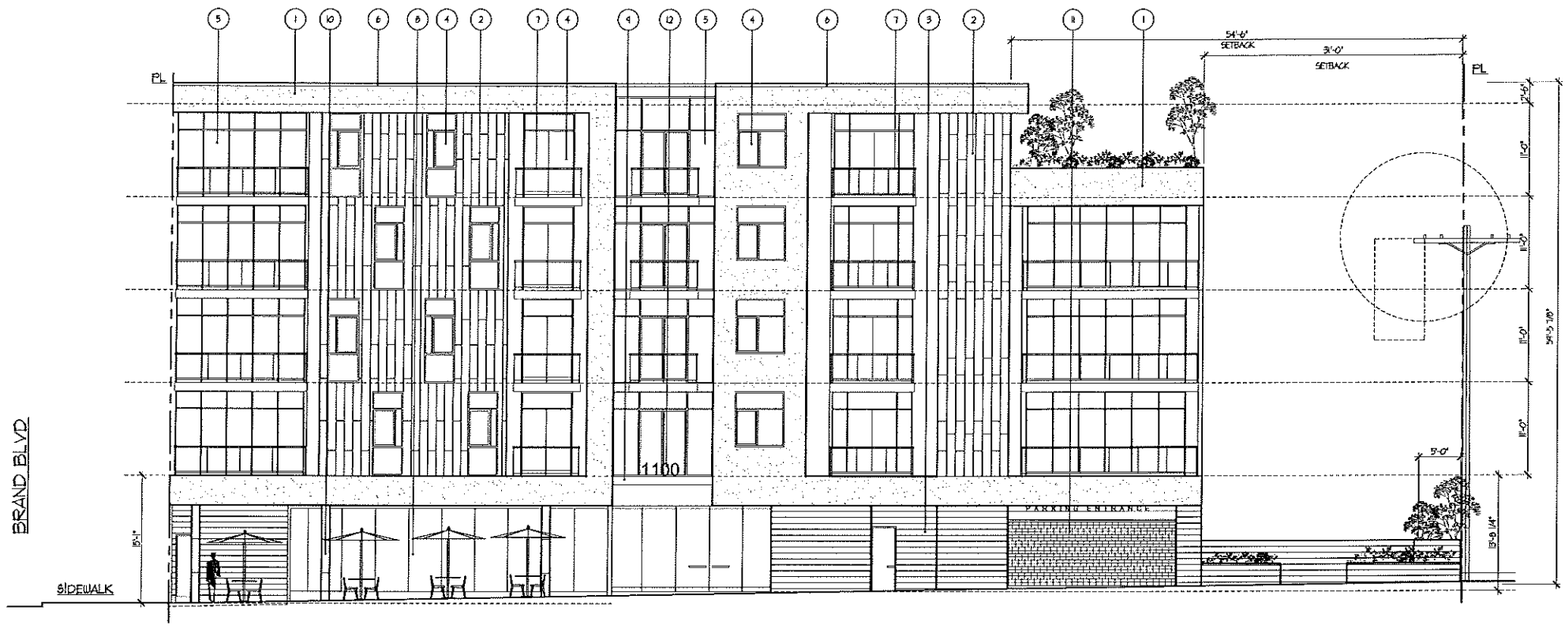
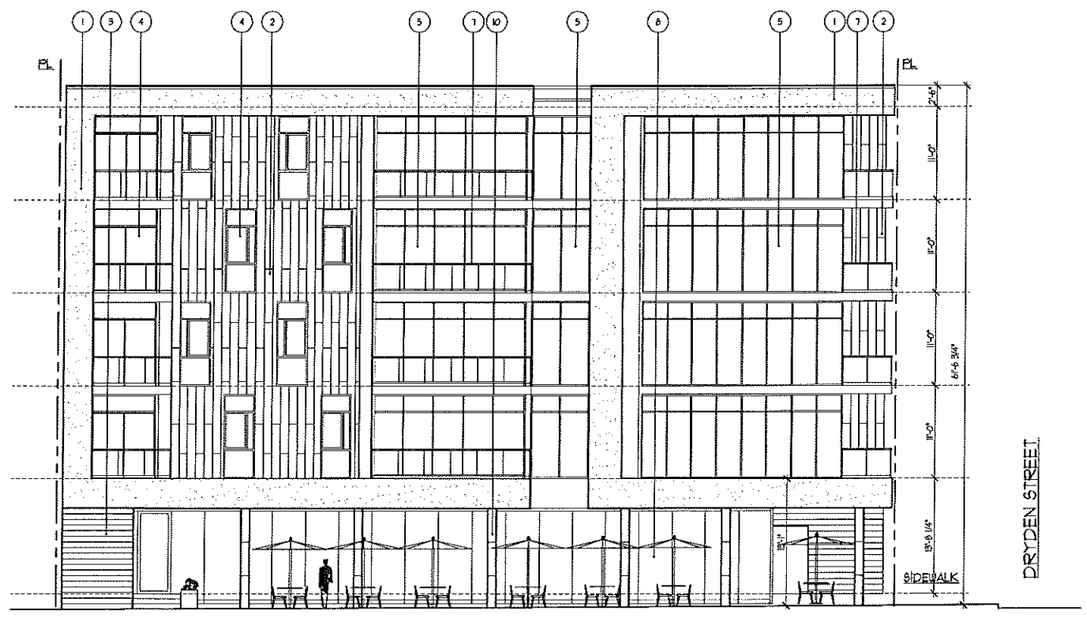
A-2.5



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH MATERIALS:

1. 1/8" THK. STEEL TRAWLED SMOOTH FINISH CEMENT PLASTER, "LAMABRA" COLOR CRYSTAL WHITE (BASE 100)
2. COMPOSITE ALUMINUM CLADDING, "ALUCOBOND" OR EQ. NATURAL ANODIZED ALUMINUM.
3. SPLIT FACE CONCRETE BLOCK WALL.
4. ANODIZED ALUMINUM FRAME W/DUAL GLAZED VISION GLASS DOORS AND WINDOWS.
5. DUAL GLAZED LOW "E" VISION GLASS, WITH CHAMPAGNE METALIC COLOR ALUMINUM ANODIZED FRAME CURTAIN WALL ASSEMBLY(TYP.).
6. COMPOSITE ALUMINUM COPING.
7. 42" HIGH, MIN ¼" THICK CLEAR TEMPERED GLASS PANEL RAILING.
8. STOREFRONT, NATURAL ANODIZED ALUMINUM FRAME, DUAL GLAZED, VISION GLASS, CLEAR & BALCONIES.
9. COMPOSITE NATURAL ANODIZED ALUMINUM CLAD CANOPIES.
10. COMPOSITE NATURAL ANODIZED ALUMINUM CLAD COLUMNS.
11. ROLL-UP ALUMINUM SCREEN DOOR.
12. 18" HIGH, 1-1/2" STROKE, STAINLESS STEEL ADDRESS NUMBERS



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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SOUTH AND WEST ELEVATIONS

Scale: 1/8"=1'-0"

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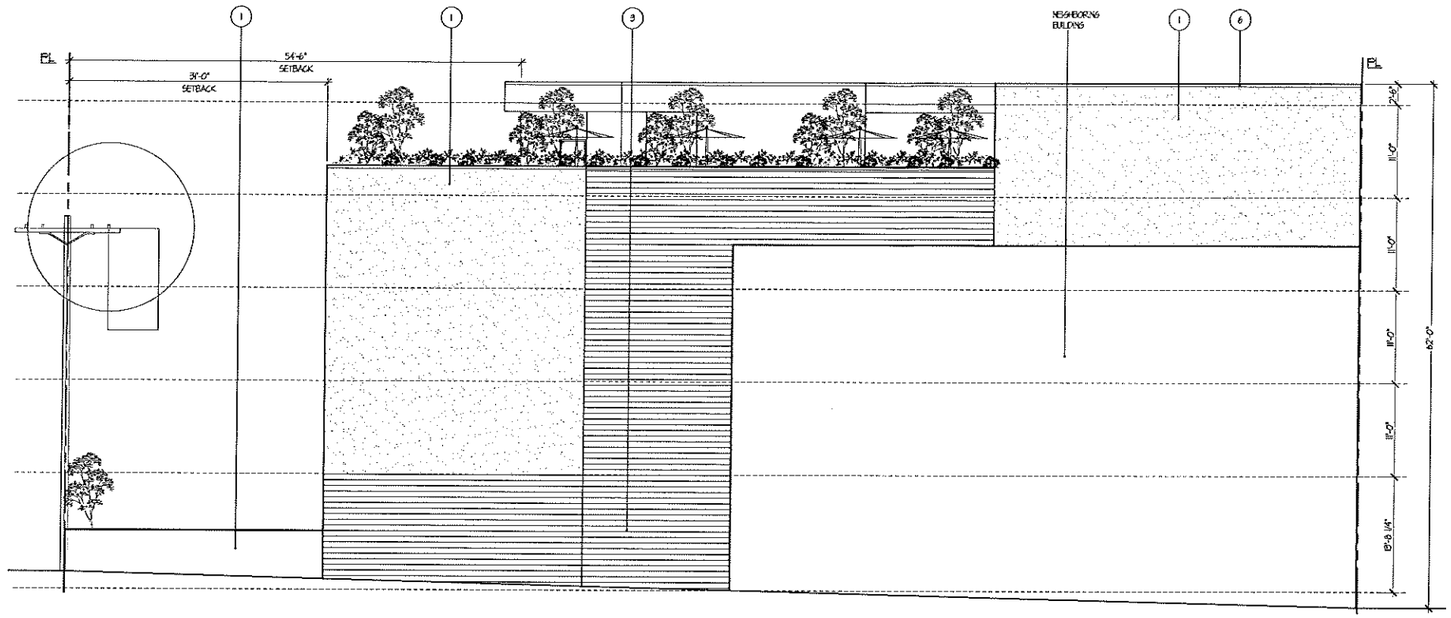
A-3.1



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH MATERIALS:

1. 7/8" THK. STEEL TRAWLED SMOOTH FINISH CEMENT PLASTER, "LAHABRA" COLOR, CRYSTAL WHITE (BASE 100)
2. COMPOSITE ALUMINUM CLADDING, "ALUCOBOND" OR EQ. NATURAL ANODIZED ALUMINUM.
3. SPLIT FACE CONCRETE BLOCK WALL.
4. ANODIZED ALUMINUM FRAME W/DUAL GLAZED VISION GLASS DOORS AND WINDOWS.
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6. COMPOSITE ALUMINUM COPING.
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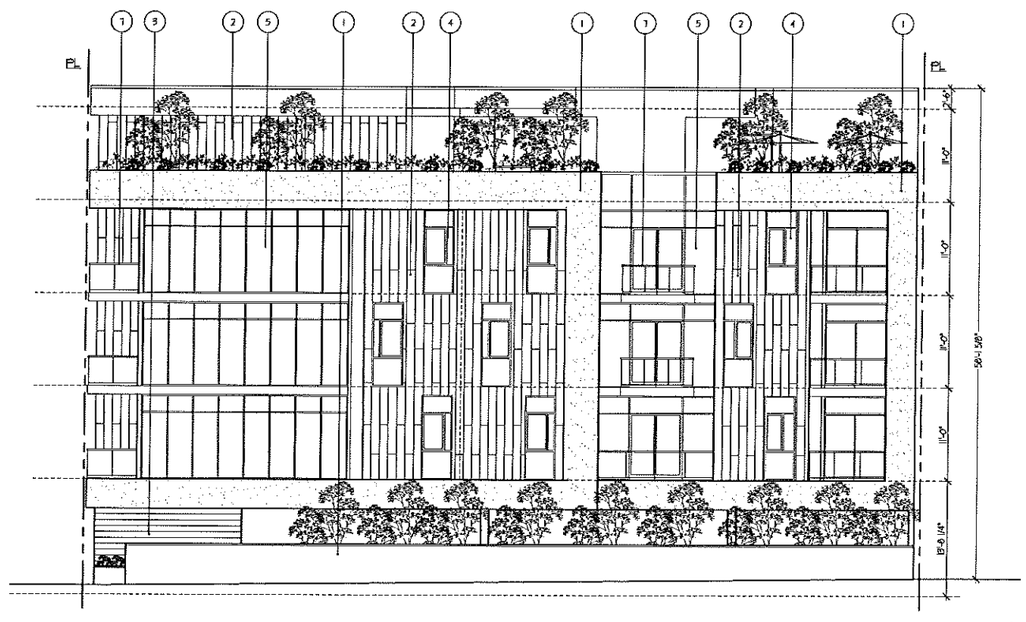

2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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NORTH AND EAST ELEVATIONS

Scale: 1/8"=1'-0"

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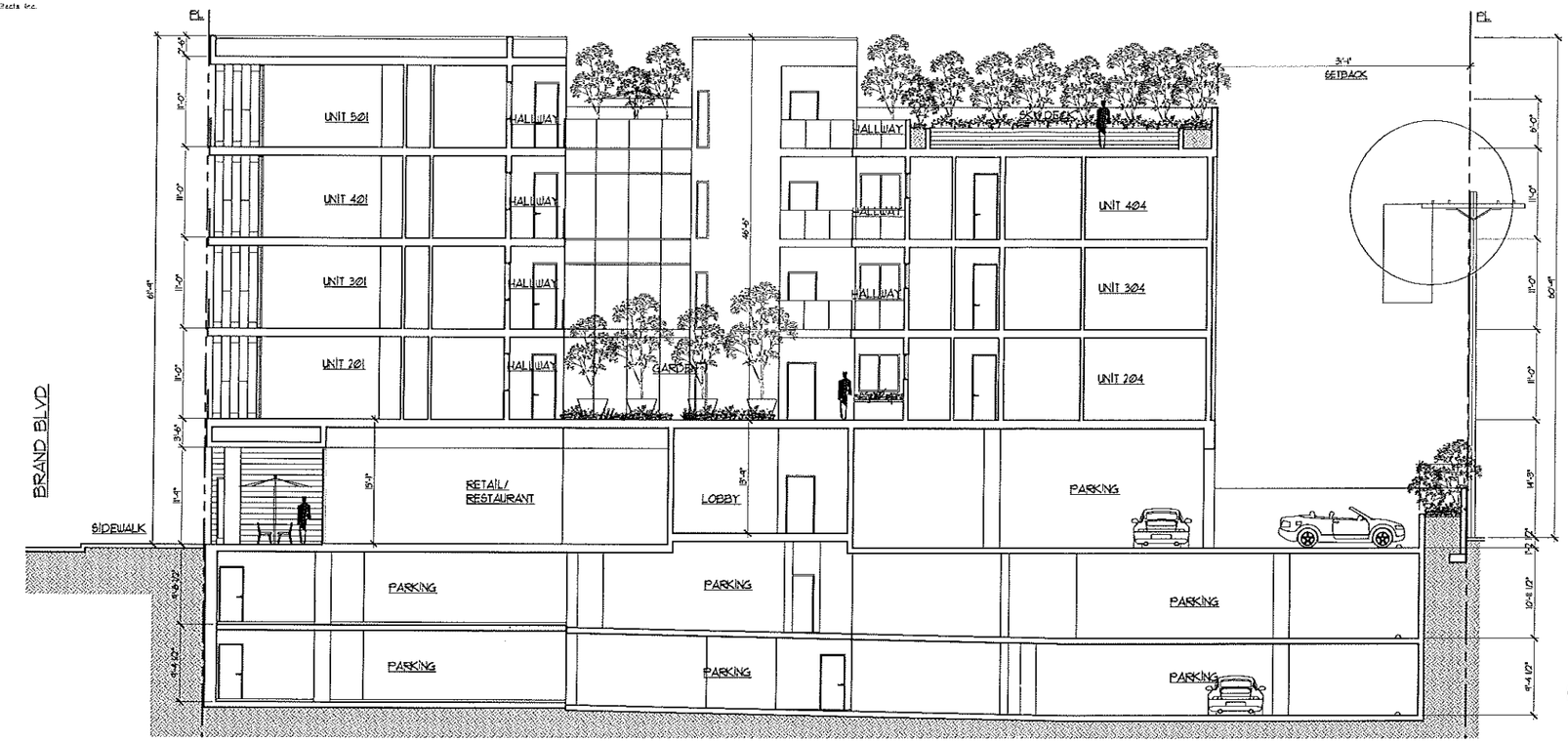
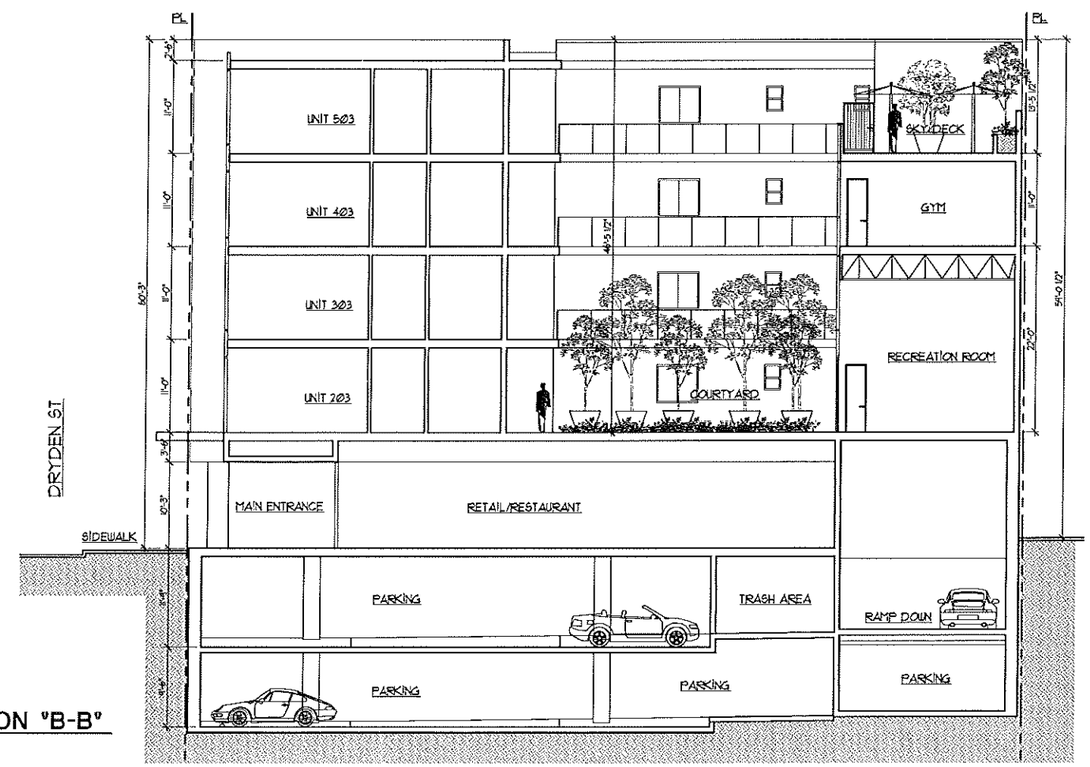
A-3.2



1 SECTION "A-A"
SCALE: 1/8" = 1'-0"



2 SECTION "B-B"
SCALE: 1/8" = 1'-0"

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SECTIONS A-A AND B-B

Scale: 1/8"=1'-0"

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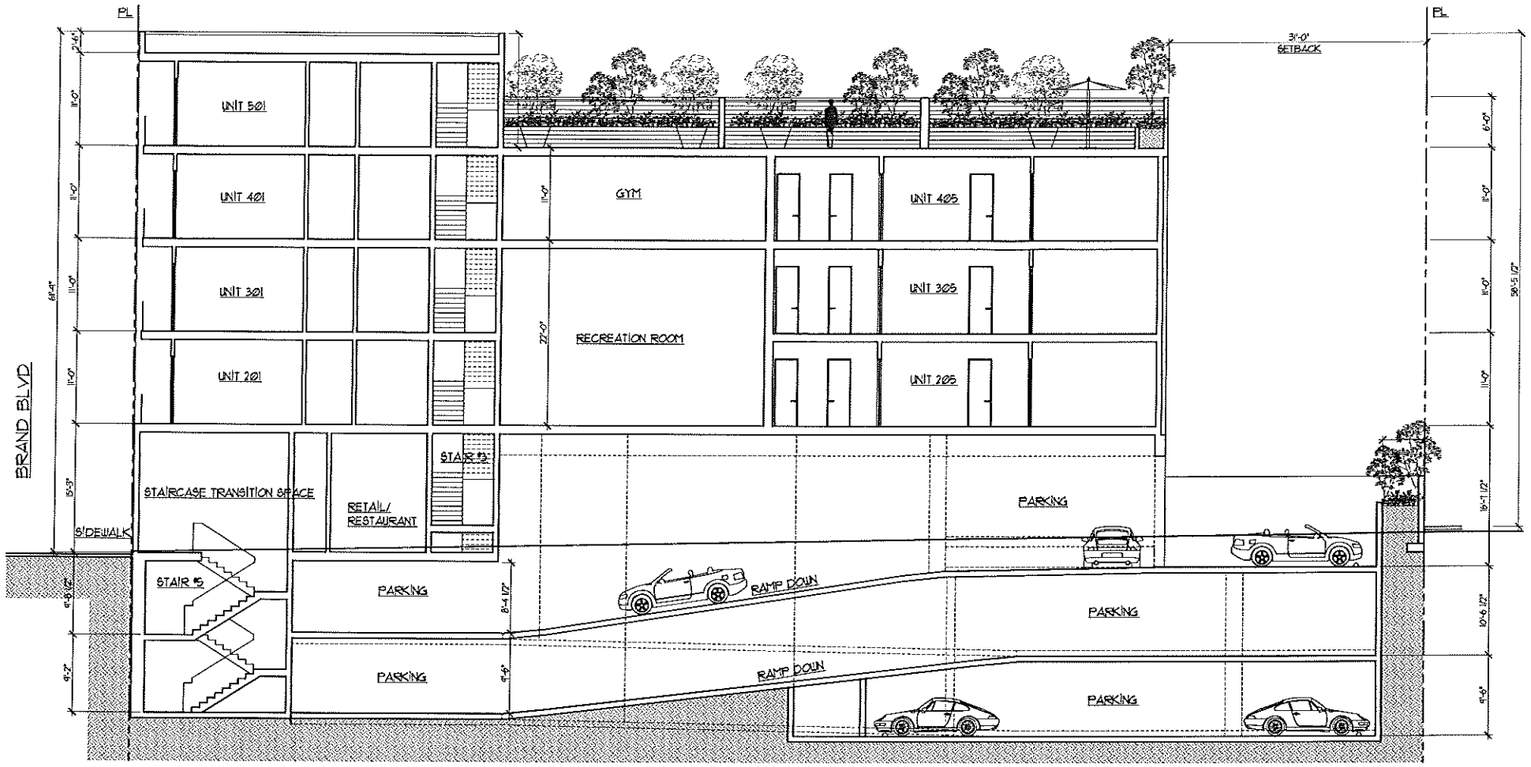
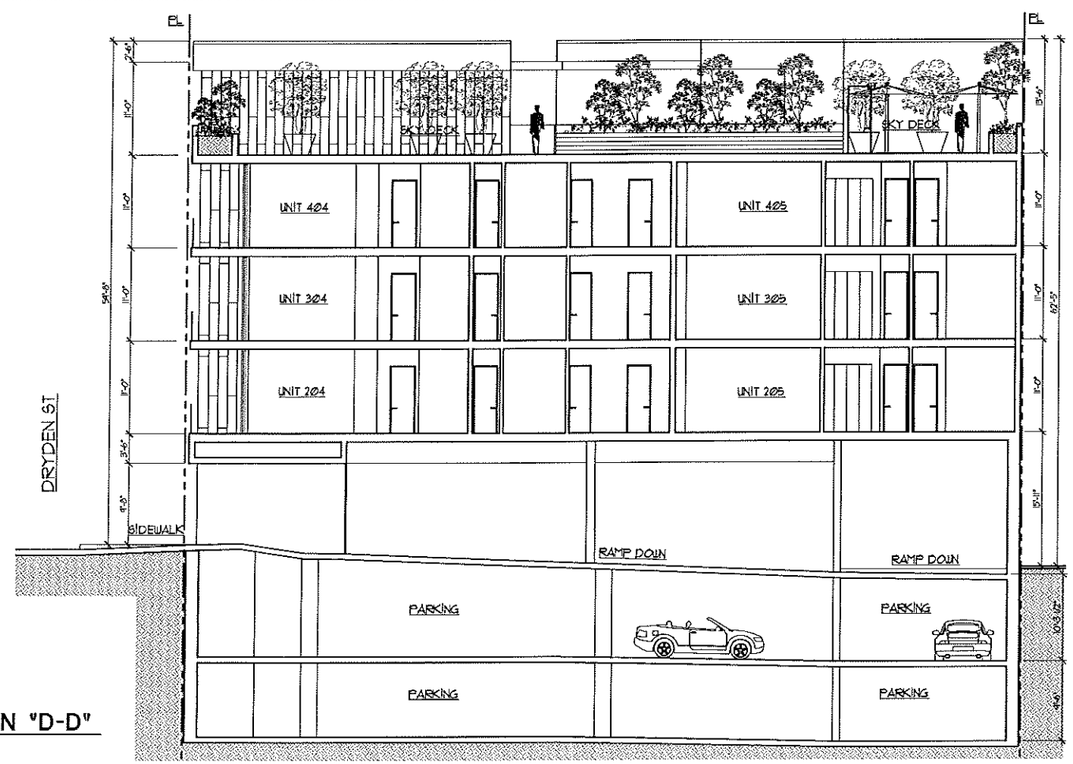


1 SECTION "C-C"
SCALE: 1/8" = 1'-0"



2 SECTION "D-D"
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SECTION C-C AND D-D

Scale: 1/8"=1'-0"

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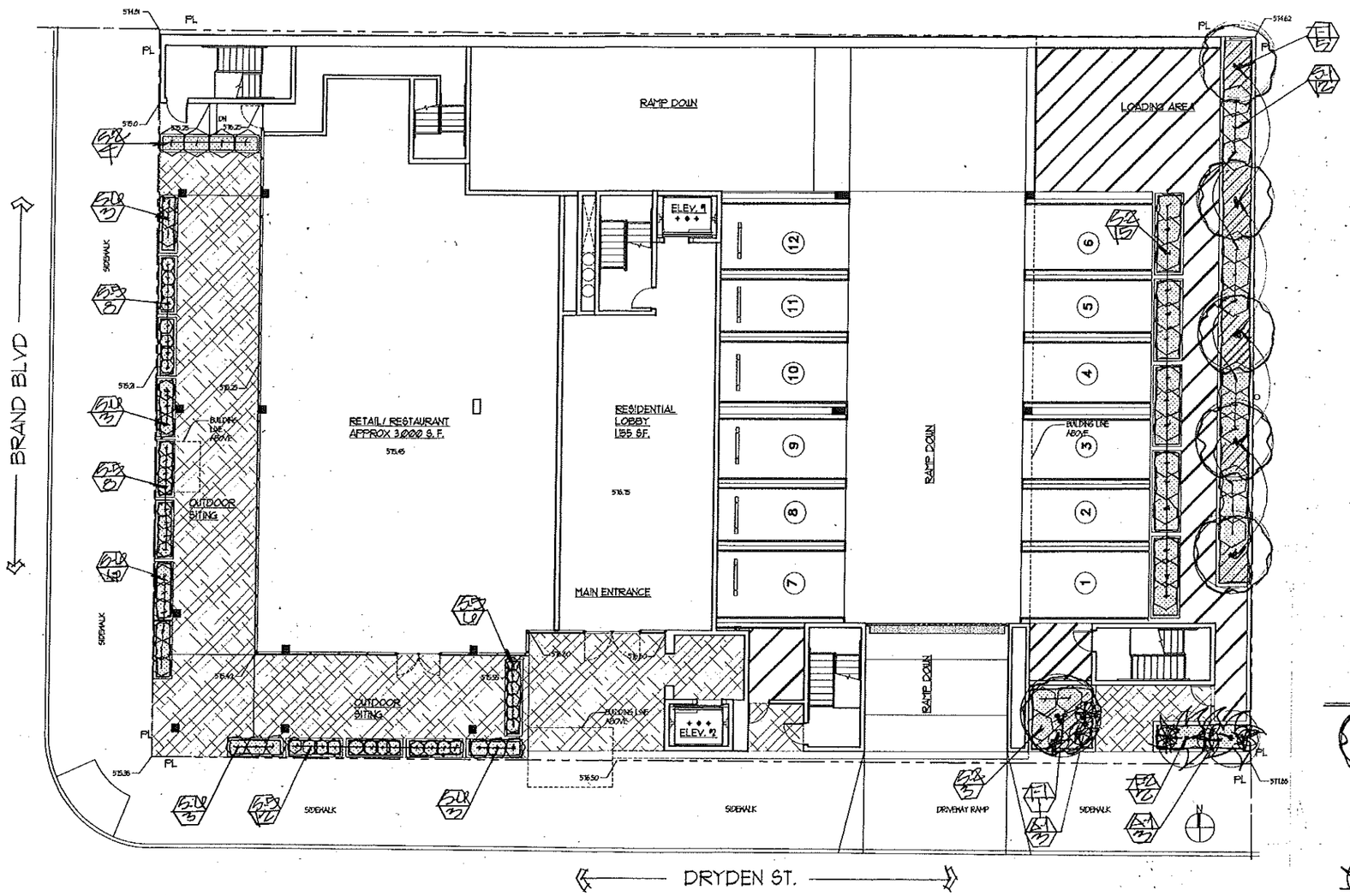
A-4.2



LEGEND

- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED ACCENT
- PROPOSED PALM
- PROPOSED GROUNDCOVER
- PLANT SYMBOL / QUANTITY

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING
T-1	HETERONELES ARBUTIFOLIA	TOYON - MULTI TRUNK	24"BX	6	-
T-2	BEAUCARNEA RECURVATA	BOTTLE PALM	15GAL	13	-
S-1	DODONEA VISCOSA	HOPSEED BUSH	5GAL	12	5'O.C.
S-2	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	5GAL	59	4'O.C.
S-3	DUDLEYA PULVERULENTA	CHALK FOREVER	5GAL	37	1'-6"O.C.
S-4	ECHEVERIA A. 'LIP-STICK'	LIPSTICK ECHEVERIA	1GAL	41	1' O.C.
S-5	EQUISETUM HYMALE	HORSE-TAIL	5GAL	55	1'-6"O.C.
S-6	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5GAL	31	2'O.C.
A-1	ANIGOZANTHOS 'ORANGE CROSS'	KANGAROO PAW	5GAL	33	RANDOM
A-2	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	1GAL	19	" "
GROUNDCOVER (ALL P.A.'S)	SENECIO 'SERPENS'	BLUE SENECIO	FLATS	AS NEEDED	12" O.C.

PLANTING PLAN
(GROUND FLOOR)

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
818-241-9169

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18 UNIT MIXED-USE BUILDING

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GLENDALE, CA 91202

Scale: 1/8"=1'-0"

KEYPLAN

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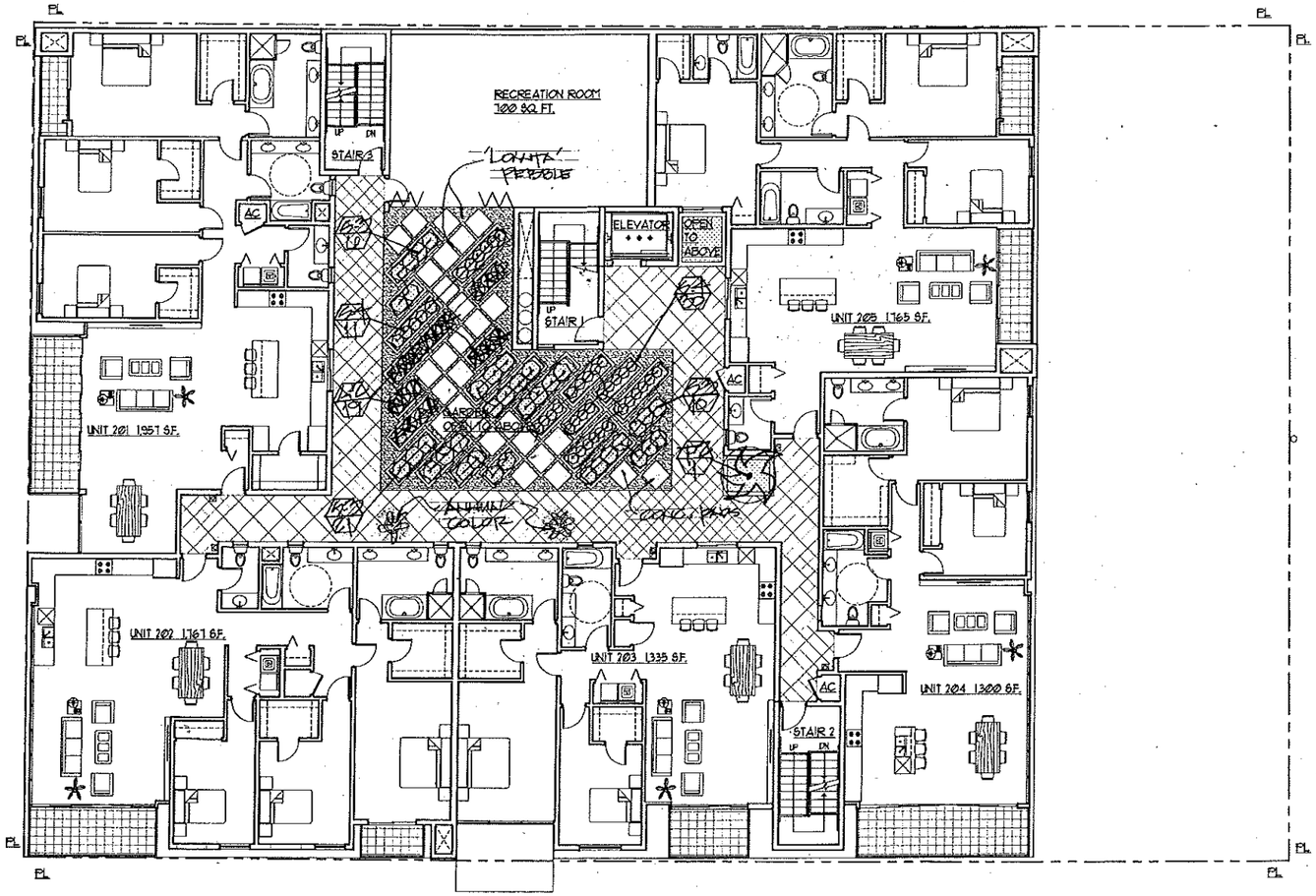
L-1



N

NOTE:
• REFER TO SHEET L-1 FOR LEGEND & PLANT LIST.

PLANTING PLAN
(GARDEN TERRACE)

#1314

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
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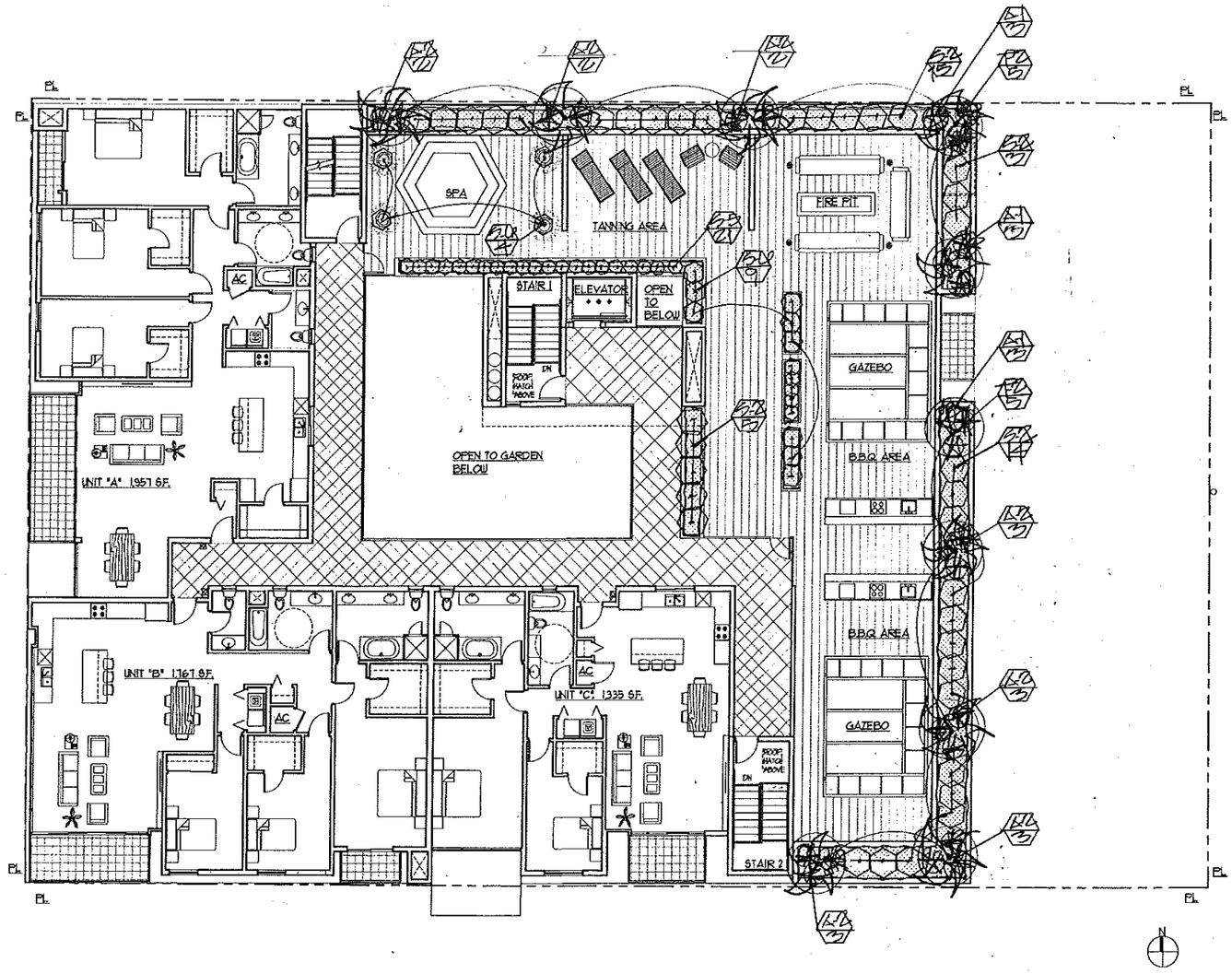

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PLANTING PLAN

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
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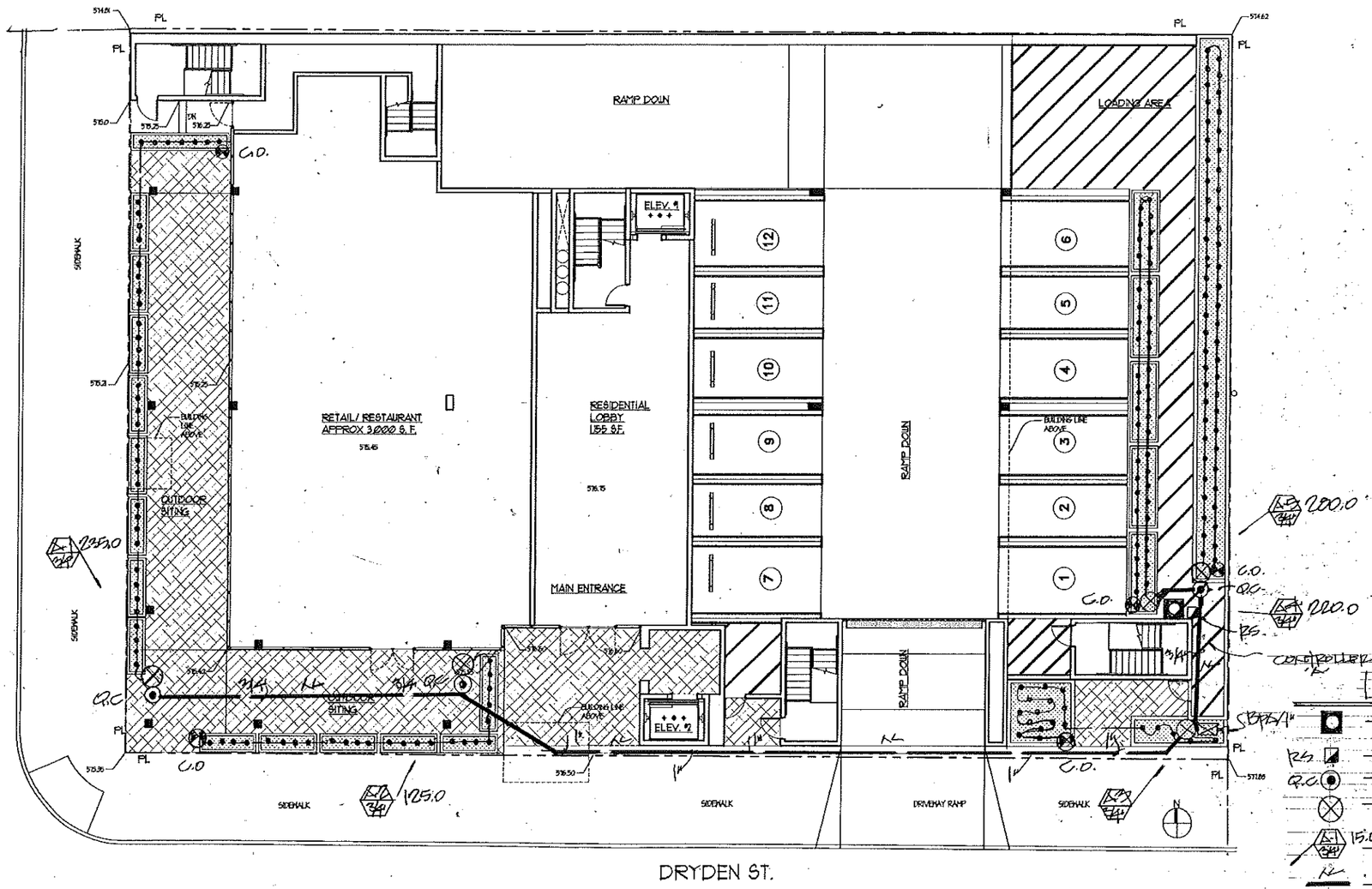
- SHEET NO

L-3



LEGEND

SBPS/1"	—	WEATHER BASED CONTROLLER(S)/13 (RAINBIRD ESP-LXME/ STA. AS NOTED)
RS	—	RAIN SENSOR/ RAINBIRD 'RAIN CHEK'
Q.C.	—	QUICK COUPLER/ RAINBIRD 44LRC
	—	VALVE/ RAINBIRD 'XCZ-075-PRF'
15.0		VALVE NO./ GPM VALVE SIZE
	—	MAINLINE/ SCHD. 40 PVC
	—	DRIPLINE TUBE- RAINBIRD 'XF-100' POLYETHENE
C.O.	—	CLEAN-OUT
BFP	—	BACKFLOW PREVENTER (FEBCO 825Y (SIZE AS NOTED)) (3)

DRIP EMITTERS

SYMBOL	MODEL NO.	GPH	SPACING
	RAINBIRD PC-05 (PRESSURE COMPENSATING	.5	18" O.C.

IRRIGATION PLAN

(GROUND FLOOR)

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

alajajian • marcoosi architects

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Phone: (818) 244-5130
Fax: (818) 551-1613
E-mail: aramar@worldnet.att.net

Owner:
NORTH BRAND LLC

Project Name:
18 UNIT MIXED-USE BUILDING

Project Address:
1100 N. BRAND BLVD
GLENDALE, CA 91202

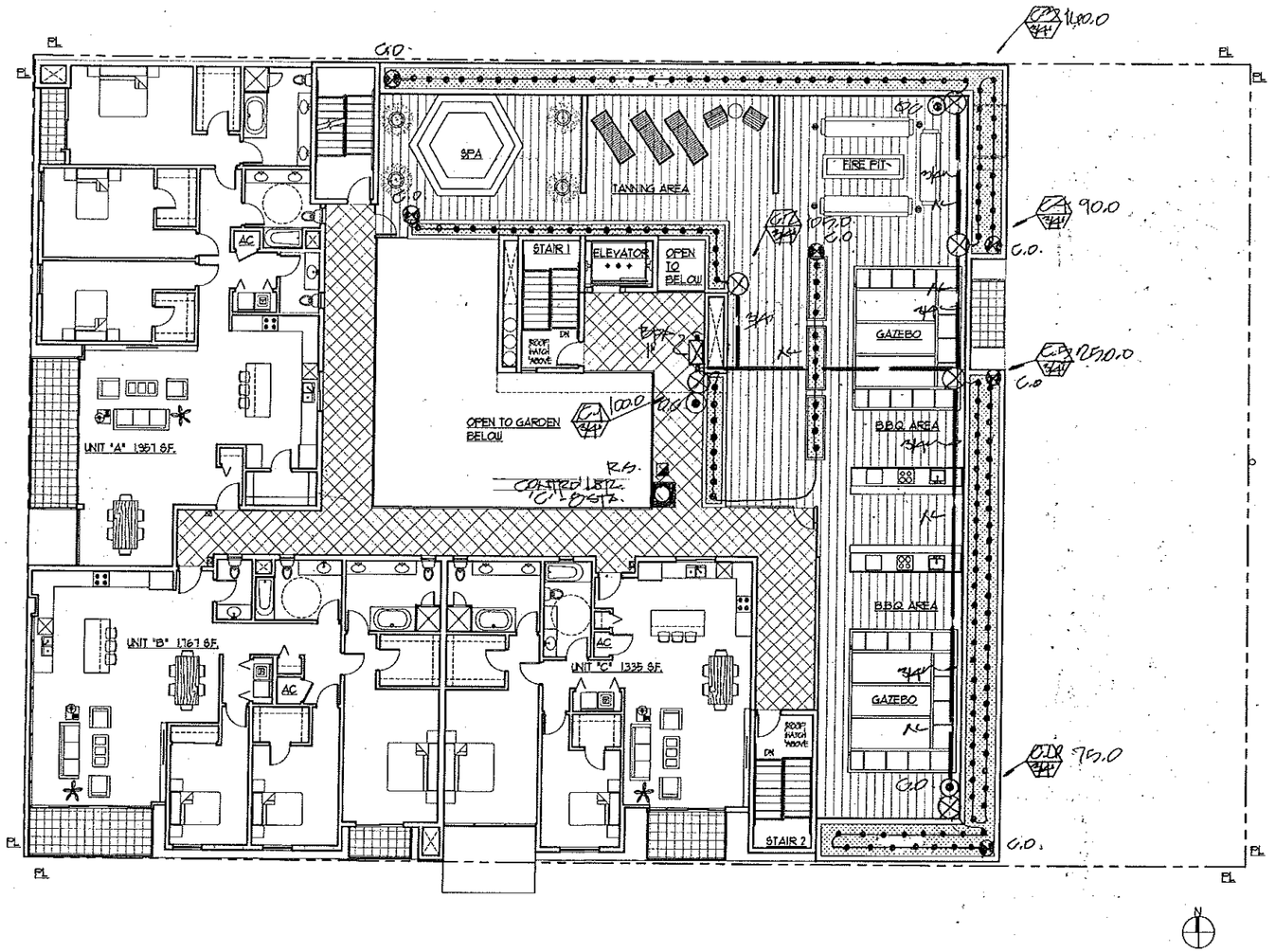
Scale: 1/8"=1'-0"

KEYPLAN

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY LGT
- PRINT DATE 01-06-15
- JOB NO
- SHEET NO

L-4

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
818-241-9169



NOTE:
- REFER TO SHEET L-4 FOR LEGEND & DRIPLINE SPEC.

IRRIGATION PLAN

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
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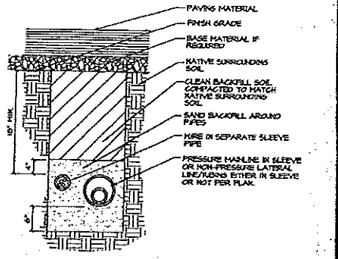
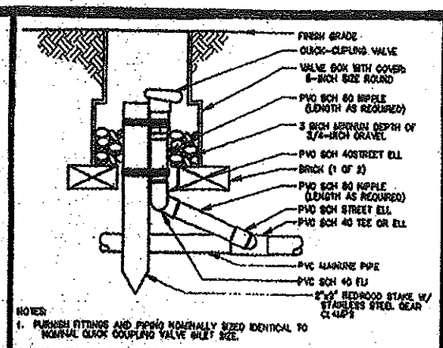
KEYPLAN

- APPROVED BL
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY LGT
- PRINT DATE
- JOB NO
- SHEET NO

L-6



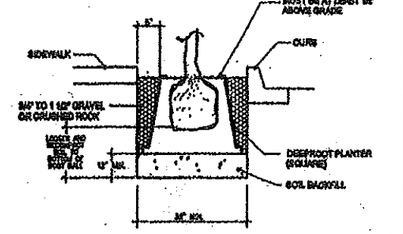
PIPE & WIRE TRENCHING



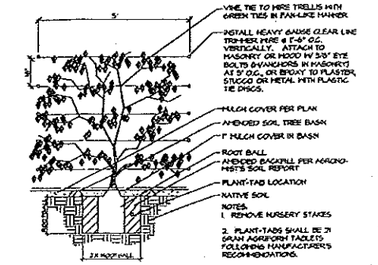
NOTES:
1. PURCHASE FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK-COUPLING VALVE

NOTE:
A TYPICAL SURROUND PLANTING USING THIS DEEPROOT PVC-FORMED PLANTER



TREE ROOT BARRIERS



VINE PLANTING DETAIL

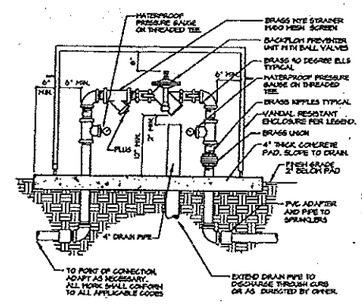
1. CONTRACTOR SHALL VERIFY PLANT COUNT FOR BIDDING PURPOSES.
2. GROUND COVER INDICATED BY ▨ SHALL BE CONTINUOS UNDER SHRUB.
3. PLANTING AREAS WHICH HAVE NO GROUND COVER INDICATED SHALL RECEIVE 2" MIN. FINE REDWOOD BARK AS A GROUND COVER.
4. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR 90 DAYS AFTER INSTALATION AND REPLACE ANY DISEASESD OR DAMAGED MATERIAL DURING THAT ONE YEAR PERIOD.
5. THE FOLLOWING AMENDMENTS SHALL BE UNFORMALLY BROADCAST AND THROUGHLY INCORPORATED TO A DEPTH OF 12" MIN. BY ROTORTILLER EQUAL AMOUNT PER. 1000 SQ. FT.
6. CU. YD. (2") NITROGEN STABILIZED ORGANIC AMENDMENT FROM REDWOOD SAWDUST, FIR DUST, OR FINELY GROUND BARK
   5 LBS. AMMONIUM SURFATE.

NOTE: THIS FORMULA IS A STD. MIX AND WILL CHANGE IF THERE ARE ANY UNUSUAL SOIL CONDITIONS AT THE SITE.COMPACTED BACKFILL SHALL BE 100% ON SITE SOIL.

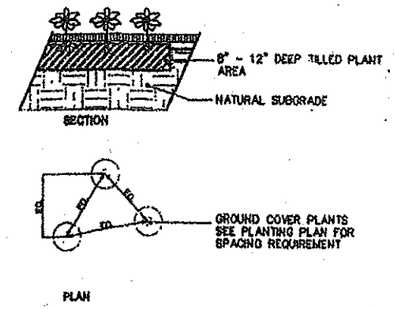
LANDSCAPE NOTES

SOIL TEXTURE	MAXIMUM PRECIPITATION RATE INCH PER HOUR							
	0 TO 5 % SLOPE		6 TO 8 % SLOPE		9 TO 12 % SLOPE		13 TO 15 % SLOPE	
	COVER	BARE	COVER	BARE	COVER	BARE	COVER	BARE
COARSE SAND/SOIL	2.00	2.00	2.00	1.50	1.50	1.00	1.00	0.60
COARSE SANDY SOIL OVER COMPACT LOAM	1.75	1.50	1.25	1.00	1.00	0.75	0.75	0.40
LIGHT SANDY LOAM UNIFORM	1.75	1.50	1.25	0.80	1.00	0.60	0.75	0.40
LIGHT SANDY LOAM HARDPAN OVER COMPACT SUBSOIL	1.50	0.75	1.00	0.60	0.75	0.40	0.50	0.30
UNIFORM SILT LOAM	1.00	0.50	0.80	0.40	0.60	0.30	0.40	0.20
LIGHT LOAM OVER COMPACT SOIL	0.60	0.30	0.50	0.25	0.40	0.15	0.30	0.10
LIGHT CLAY OVER LOAM	0.25	0.15	0.15	0.10	0.12	0.08	0.10	0.05

SOIL CHARACTERISTICS



BACKFLOW PREVENTER



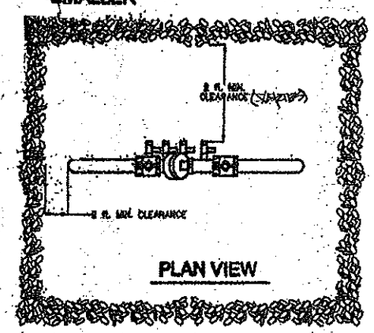
GROUND COVER PLANTING DETAIL

1. ALL IRRIGATION LINES UNDER DRIVES TO BE INSTALLED IN PVC SLEEVE @ 18" DEPTH MIN.
2. LOCATE ALL RCV'S & HO'S IN PLANTING AREAS. (TYP.)
3. JET ALL LINES AND TRENCHES UNDER PAVING 90% MIN. COMPACTION.
4. INSTALL REMOTE CONTROL VALVE IN AMETEK 12" BOX OR EQUAL (ONE VALVE PER BOX) & MARKED "IRRIGATION", LOCATED BOXES IN GROUND COVER AREAS WHENEVER POSSIBLE AND A MIN. 12"; FROM PAVING OR CURBS.
5. THE CONTRACTOR SHALL PROVIDE OWNER WITH A COMPLETELY OPERATING SYSTEM AND CLEAN SET OF MARKED PRINTS AS "AS-BUILT" DRAWINGS. REFERENCE ALL TRENCHES WITH DIMENSIONS TO NEAREST BUILDING OR PAVING.
6. THE CONTRACTOR SHALL WARRANT THAT THE SYSTEM WILL BE FREE FROM DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR. ALL REPAIRS NECESSARY SHALL BE MADE AT NO COST TO THE OWNER.

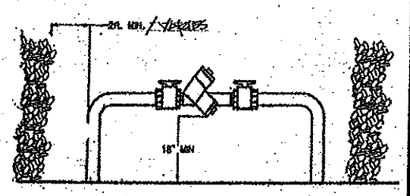
NOTE: ALL OTHER REQUIREMENTS TO BE PER CITY STANDARDS AND SPECIFICATIONS

IRRIGATION NOTES

BACKFLOW PREVENTION DEVICES SCREENING REQUIRMENTS 2-1/2" AND SMALLER

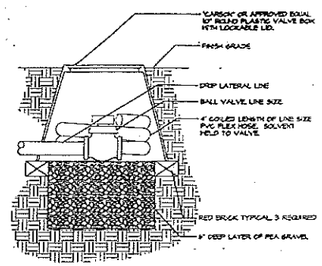


PLAN VIEW



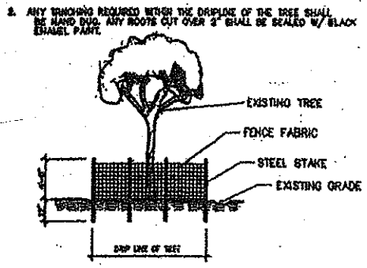
ELEVATION

BACKFLOW DEVICE SCREEING DETAIL

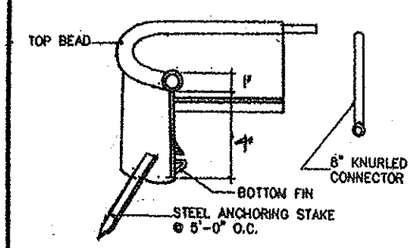


DRIP IRRIGATION FLUSH VALVE DETAIL

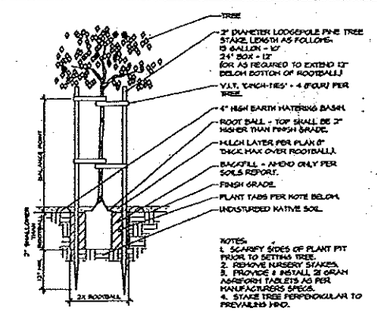
NOTES:
1. DRIPLINE OF TREE SHALL BE ENCLOSED W/ A 4'-0" HT. FENCE. FENCE FABRIC TO BE DURABLE AND BRIGHT COLOR. STAKE TO BE STEEL, MIN.1" SIZE AND INSTALLED TO A DEPTH OF 12" MIN.
2. ANY TRENCHING REQUIRED WITHIN THE DRIPLINE OF THE TREE SHALL BE HAND DUG. ANY ROOTS CUT OVER 2" SHALL BE SEALED W/ BLACK ENAMEL PAINT.



PROJECTION OF EXISTING TREE

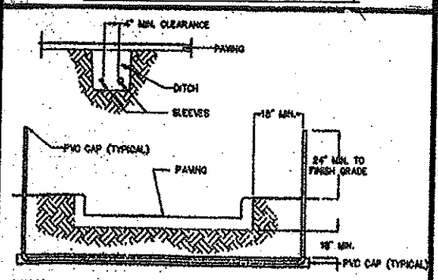


POLYETHYLENE EDGING



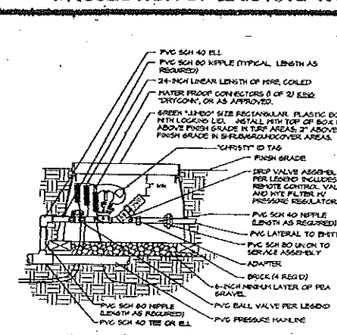
NOTES:
1. SCARIFY SIDES OF PLANT PIT PRIOR TO SETTING TREE.
2. REMOVE NURSERY STAKES.
3. PROVIDE & INSTALL 21 GRAM AGRIFORM TABLETS AS PER MANUFACTURERS SPECS.
4. STAKE TREE PERPENDICULAR TO PREVAILING WIND.

TREE STAKING DETAIL

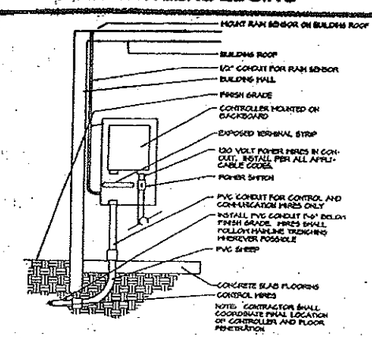


NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THEN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% COMPACTION.

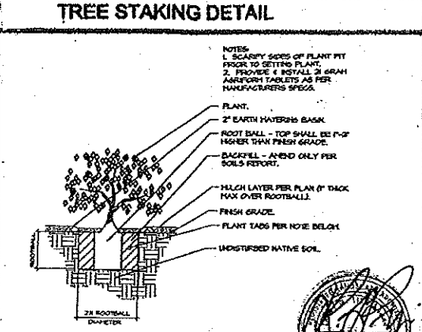
SLEEVING



REMOTE CONTROL VALVE



SOLID-STATE CONTROLLER



SHRUB PLANTING DETAIL #1814

REVISIONS | BY

LARRY G. TISON & ASSOCIATES
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818-243-9169

NOTE: USE DETAILS AS APPLICABLE TO THIS PROJECT ONLY.

LANDSCAPE DETAIL & SPECIFICATION PLAN

DATE:

SCALE: N.T.S.

DRAWN: LGT

SHEET# L-7