



**PROPOSED
MITIGATED NEGATIVE DECLARATION**

Jons Market
Jons Market East Elk Avenue Egress
600 East Colorado Street and 533 and 539 East Elk
Avenue

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:	Jons Market East Elk Avenue Egress
Project Location:	600 East Colorado Street and 533 - 539 East Elk Avenue, Glendale, Los Angeles County
Project Description:	The applicant is proposing to construct a "right turn only" exit from the existing Jons Market site onto East Elk Avenue. This proposed exit will result in changes to the existing on-site surface parking lot, accessibility ramp and landscaping.
Project Type:	<input checked="" type="checkbox"/> Private Project <input type="checkbox"/> Public Project
Project Applicant:	Rodney V. Khan/Khan Consulting Inc. 1111 North Brand Boulevard, Suite 403 Glendale, CA 91202 818-507-1605
Findings:	The Director of the Community Development, on <u>November 16, 2016</u> , after considering an Initial Study prepared by the Planning Division, found that the above referenced project would not have a significant effect on the environment and instructed that a 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:	Philip Lanzafame, Director of Community Development City of Glendale Community Development Department 633 East Broadway Room 103 Glendale, CA 91206-4386 Tel: (818) 548-2140; Fax: (818) 240-0392

MITIGATION MONITORING AND REPORTING PROGRAM

The following mitigation measures shall apply to the Jons Market East Elk Avenue Egress project to reduce identified impacts to less than significant levels.

1. The applicant shall provide landscape plans for the landscape area between the on-site parking lot and the East Elk Avenue right-of-way for review and approval by Planning Staff to ensure that adequate buffering and visibility is maintained in the area of the new egress. After such review and approval, the approved landscaping shall be installed pursuant to the approved plans.

Monitoring Action: Submittal and approval of landscape plans and installation of landscaping

Timing: Prior to permit issuance and prior to use of the egress from on-site to East Elk Avenue

Responsibility: Director of Community Development

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: _____



INITIAL STUDY CHECKLIST
 Jon's Market East Elk Avenue Egress
 600 East Colorado Street and 533 and 539 East Elk
 Avenue

1. Project Title: Jon's Market East Elk Avenue Egress
2. Lead Agency Name and Address: City of Glendale Community Development Department Planning Division 633 East Broadway, Room 103 Glendale, CA 91206
3. Contact Person and Phone Number: Roger Kiesel, Senior Planner Tel: (818) 937-8152
4. Project Location: 600 East Colorado Street and 533 – 539 East Elk Avenue, Glendale, Los Angeles County
5. Project Sponsor's Name and Address: Khan Consulting Inc. Rodney V. Khan 1111 N. Brand Blvd. Suite 403 Glendale, CA 91202 818-507-1605
6. General Plan Designation: Community/Services Commercial (600 East Colorado Street) and Medium Density Residential (533 – 539 East Elk Avenue)
7. Zoning: C3 Height District I – (Commercial Service) Zone and R-2250 (Medium Density Residential) Zone, PPD (Precise Plan of Design Overlay) Zone and P (Parking Overlay) Zone
8. Description of the Project: To construct a "right turn only" exit from the existing Jon's Market site onto East Elk Avenue. The proposed exit will result in changes to the existing on-site surface parking lot, accessibility ramp and landscaping. The project site is Jons Market, which includes a 13,665 square-foot commercial building and a 58-space surface parking lot. The site contains six parcels – four parcels are adjacent to East Colorado Street and two parcels are adjacent to East Elk Avenue. The parcels fronting Colorado Street are zoned C3-1 (Commercial Service), Height District 1 and contain the commercial building and a portion of the parking lot. The parcels fronting Elk Avenue are zoned R-2250 (Medium Density Residential), PPD (Precise Plan of Design Overlay) and P (Parking Overlay) and contain the remainder of the parking lot for the market. Vehicular access to the site is from Colorado Street. There is currently no vehicular access from the subject site to Elk Avenue (a block wall and landscaping separate the parking lot from this street). An accessibility ramp allows pedestrians to enter the site from this street. The applicant is proposing a "right turn only" egress from the subject site onto Elk Avenue. The proposed exit will result in a two-space reduction in the number of parking spaces to the on-site parking, relocation of the accessibility ramp and a slight increase in the amount of landscaping. In May, 1986, the City Council approved a zone change for the properties located at 533 and 539 East Elk Avenue. The zone change placed the Parking (P) and Precise Plan of Design (PPD) overlay zones on the properties. Unlike other zones in the city, PPD overlay zones are tied to particular development plans and, therefore, substantial changes to those plans require approval of a zone map amendment application. The initial approval of the PPD for the subject site did not

include access to Elk Avenue. The applicant is currently requesting a "right turn only" egress from the site onto Elk Avenue, a substantial change to traffic and circulation and thus approval of a zone map amendment is required.

9. Surrounding Land Uses and Setting:

North: C3 – Commercial Service/Commercial retail bakery and surface parking lot)

South: R-2250 – Medium Density Residential/Multi-family residential buildings

East: C3 and R-2250 – Commercial Service and Medium Density Residential/Retail strip shopping center and multi-family residential buildings

West: C3 – Commercial Service/Office building and parking structure

10. Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement).

None.

11. Environmental Factors Potentially Affected:

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

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

LEAD AGENCY DETERMINATION:

On the basis of this initial evaluation:

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

Prepared by:

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:

A. AESTHETICS

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

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

No Impact. The Open Space and Conservation Element is used as a threshold for determining potential impacts on scenic vistas in the City of Glendale. There are no scenic vistas, as identified in the Open Space and Conservation Element (January, 1993), within or in proximity to the project site. According to the Open Space and Conservation Element, the Verdugo Mountains are the most significant physical landmarks in the community because these topographic features flank the central portion of the City. The project is a zone map amendment, which would amend the PPD overlay zone, approved in 1986 to allow a "right turn only" exit from the subject site onto East Elk Avenue. As such, 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 with Mitigation Incorporated. The project site currently contains a 13,655 square-foot commercial building (Jon's Market) and associated surface parking lot. The project is a zone map amendment to the existing PPD overlay zone approved in 1986 to allow construction of a "right turn only" exit from the site onto East Elk Avenue. Changes to the surface parking lot, accessibility ramp and landscaping are proposed. The area surrounding the subject site contains a mix of uses/buildings, including one to four-story commercial buildings to the west, north and east and relatively low-density residential uses to the east and south.

The project site currently contains an 11-foot wide landscape area between East Elk Avenue and the surface parking lot. Some of the landscaping will be eliminated to accommodate the proposed egress from the site onto East Elk Avenue as well as the accessibility ramp. Landscape plans for this area will be required as a mitigation measure to ensure that appropriate buffering will be maintained. As mitigated, the project impacts on aesthetics are determined to be less than significant.

Mitigation Measures: Landscape plans shall be submitted for the area between the existing parking lot and relocated accessibility ramp and the East Elk Street right-of-way for review and approval of Planning staff.

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 would not change as a result of the project. The project is a zone map amendment to allow construction of a "right turn only" exit onto East Elk Avenue from the subject site and the resulting changes to the existing on-site parking lot, accessibility ramp and landscaping between the street and subject site. The proposed "right turn only" exit from the parking lot is designed so that the headlights of the automobile traffic using this exit will not be directed into the windows of the residential units located on the south side of East Elk Avenue. Therefore, a less than significant impact 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 Resources Agency, to non-agricultural use?				X
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

<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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.

Any 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. Therefore, since the project would not cause growth in Glendale to exceed the SCAG forecast, it is consistent with the General Plan and therefore is included in SCAG's growth projections. 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?***

No Impact. The project is a zone map amendment that would enable construction of a “right turn only” exit from the subject site onto East Elk Avenue, resulting in slight changes to the existing on-site parking lot, accessibility ramp and landscaping. No other changes are proposed as a result of the project. No impacts would occur.

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)?***

No Impact. The proposed project would not result in population or housing growth or in a cumulatively considerable net increase of any criteria pollutant beyond existing conditions since no expansion to the existing building or use is proposed. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

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

No Impact: Sensitive residential receptors are located adjacent to the project site. The project is a zone map amendment that would enable construction of a “right turn only” exit from the subject site onto East Elk Avenue and the resulting slight changes to the existing on-site parking lot, accessibility ramp and landscaping. Given the limited scope, the project would not expose sensitive receptors to substantial pollutant concentrations beyond existing conditions. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact. The project is a zone map amendment that would enable construction of a “right turn only” exit from the subject site onto East Elk Avenue and the resulting changes to the existing surface parking lot, accessibility ramp and landscaping. During construction of the project, activities associated with the operation of construction equipment and the application of asphalt may produce discernible odors typical of most construction sites. Although these odors could be a source of nuisance to adjacent receptors, they are temporary and intermittent in nature given the limited scope of the project. 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

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S.				X

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Fish and Wildlife Service?				
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 Wildlife 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 a commercial structure (Jon's Market) and an associated surface parking lot and landscaping. There is no natural vegetation on the site. The surrounding neighborhood is developed with commercial and multi-family residential uses. No wildlife species other than those which can tolerate human activity and/or are typically found in urban environments are known to exist on 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 Wildlife 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 on 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

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

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

No Impact. The project site currently features a 13,655 square-foot commercial building and associated surface parking lot and landscaping. The proposed zone map amendment would enable the construction of a “right hand turn” exit leading from the subject site to East Elk Avenue, which would result in slight changes to the parking lot, accessibility ramp and landscaping. No changes to the existing on-site building are proposed. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact. Prehistoric and historic archaeological sites are not known to exist within the local area. The project site has been developed since with commercial uses. 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. Notice was given to the Tribal Cultural Resources, including Caitlin Gulley, the Tribal Historic Cultural Preservation Officer of the Fernandeno Tatviam Band of Mission Indians and Joseph Ontiveros, the Cultural Resources Director of the Soboba Band of Luiseno Indians, as required by AB 52 and codified in Public Resources Code Section 21080.3.1 et seq. Neither entity responded to the notice.

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. Paleontological resources may possibly exist at deep levels but given the project scope with limited grading, the likelihood of unearthing these resources is low. 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. Notice was given to the Tribal Cultural Resources, including Caitlin Gulley, the Tribal Historic Cultural Preservation Officer of the Fernandeno Tatviam Band of Mission Indians and Joseph Ontiveros, the Cultural Resources Director of the Soboba Band of Luiseno Indians, as required by AB 52 and codified in Public Resources Code Section 21080.3.1 et seq. Neither entity responded to the notice. 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 the limited excavation and grading activities. State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition, pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendant of the deceased Native American, who will then serve as a consultant on how to proceed with the remains (i.e., avoid removal or reburial). With implementation of this standard requirement, no significant impact would occur.

Mitigation Measures: No mitigation measures are required.

F. GEOLOGY AND SOILS

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

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

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

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

Less than Significant Impact. The project site is not 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 damage 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 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. The project involves a zone map amendment to the existing PPD overlay zone approved in 1986 to enable construction of a "right turn only" exit from the site to East Elk Avenue and the resulting changes to the parking lot, accessibility ramp and landscaping. Activity associated with the proposed project development may result in very limited wind and water driven erosion of soils due to grading activities. However, given the limited scope of work and the short-term nature of the grading, this is considered a less than significant impact. 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 require approval of the City Engineer. 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. The project site is already supported by the City's sewer system. Septic tanks will not be used in the proposed project. The proposed project is already connected to the existing sewage conveyance system. Therefore, no impacts would occur.

Mitigation Measures: No mitigation measures are required.

G. GREENHOUSE GAS EMISSIONS

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

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

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

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

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

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. 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. Furthermore, no increase in the existing building nor increase in on-site uses would occur as part of the project. 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

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

No Impact. The project is a proposed zone map amendment to the existing PPD zone to enable construction of a new “right turn only” exit located on the subject site leading to East Elk Avenue. As a result of this project, changes to the existing on-site parking lot, accessibility ramp and landscape will be result. No other changes are proposed.

No new hazardous materials will be generated at the site as a result of the project. As a result, there will be no impacts.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The handling of hazardous materials would be required to adhere to applicable federal, state and local requirements that regulate work and public safety. Given established regulations, the project is not expected to provide the opportunity to cause a significant foreseeable impact to the public or the environment from a reasonable foreseeable upset and accident condition involving the release of hazardous materials. 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. As discussed in Section H-1, the project is a proposed zone map amendment to the PPD zone to enable construction of a new “right turn only” exit located on the subject site leading to East Elk Avenue. As a result of this project, changes to the existing on-site parking lot, accessibility ramp and landscape will result. No other changes are proposed.

No new hazardous materials will be generated at the site as a result of the project. As a result, there will be no impacts.

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 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?***

No Impact. According to the City of Glendale General Plan Safety Element, Colorado Street 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. The project would reduce queuing on Colorado Street since more automobiles can exit onto Elk Street. Consequently, the project would have no impacts.

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

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

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

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

Less than Significant Impact. 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)?

No Impact. The amount of hardscape proposed on the project site would be slightly less than current on-site conditions and would slightly improve 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 a 13,665 square-foot building and a surface parking lot. Stormwater runoff is either absorbed into the landscaped areas of the site or flows into existing City streets and drains. Construction activity associated with the proposed project may result in limited wind- and water-driven erosion of soils due to minor grading activities. However, this impact is considered short term in nature because the site would expose small amounts of soil only during construction activities. 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.

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. 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

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

1) Physically divide an established community?

No Impact. The project is a proposed zone map amendment to the existing PPD zone to enable construction of a new "right turn only" exit located on the subject site leading to East Elk Avenue. As a result of this project, changes to the existing on-site parking lot, accessibility ramp and landscape will be required. No other changes are proposed as a result of the project. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. The northern portion of the subject site is zone C3, Height District I and the southern portion of the project site is zoned R-2250, PPD and P. Unlike other zones in the city, PPD overlay zones are tied to particular development plans. The existing PPD on the subject site does not include an egress to East Elk Avenue. The applicant is proposing a zone map amendment to include an

egress to East Elk Avenue. Constructing an egress from the subject site onto Elk Avenue does not conflict with the city's General Plan, Zoning Ordinance or any specific plan. The proposed egress to East Elk Avenue is inconsistent with the approved PPD plans for the site. Should the zone map amendment be approved (which proposes this egress), the PPD and the project will be consistent.

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 and 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

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

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

No Impact. The project site 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

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local general			X	

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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 East Colorado Street. Surrounding land uses include commercial uses to the north, east and west and residential uses to the south and east. The project site currently contains a 13,655 square-foot commercial building and associated surface parking lot. The project is a zone map amendment to the existing PPD overlay zone to allow construction of a "right turn only" exit from the site onto East Elk Avenue. Changes to the surface parking lot, accessibility ramp and landscaping will result. The proposed project would have minimal effect on the noise environment in proximity to the project site. Therefore, less than significant noise impacts are anticipated. The temporary noise increases in ambient noise levels resulting from construction equipment are considered less than significant given the limited scope of work.

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. 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 during demolition/grading activities, given the limited scope of work. 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 Impact. A temporary periodic increase in ambient noise would occur during construction activities associated with the proposed project. Noise from construction activities, estimated to take between three and four months, would be generated by vehicles and equipment involved during various stages of 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. Given the limited scope of the project, a less than significant impact is anticipated.

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

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

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

No Impact. The project is a zone map amendment to the existing PPD overlay zone to allow construction of a "right turn only" exit from the site onto East Elk Avenue. Slight changes to the surface parking lot, accessibility ramp and landscaping area will result. The project does not include any new residential units and would not result in population growth in the City.

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. 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 no impacts related to population growth would occur.

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

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

- 1) ***Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts,***

in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?

No Impact. The project is a zone map amendment to the existing PPD overlay zone to allow construction of a "right turn only" exit from the site onto East Elk Avenue. Changes to the surface parking lot, accessibility ramp and landscaping will also result. The City of Glendale Fire Department (GFD) provides fire and paramedic services to the project site and did not cite concerns related to this project. The overall need for fire protection services is not expected to increase as a result of this project. No impact would occur.

Mitigation Measures: No mitigation measures are required.

b) Police protection?

No 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 East Colorado Street. The project is a zone map amendment to the existing PPD zone to allow construction of a "right turn only" exit from the site onto East Elk Avenue resulting in slight changes to the surface parking lot, accessibility ramp and landscaping. No expansion of the building is proposed. No impact related to police protection will result from implementation of the project.

Mitigation Measures: No mitigation measures are required.

c) Schools?

No Impact. The project is a zone map amendment to the existing PPD zone to allow construction of a "right turn only" exit from the site onto East Elk Avenue resulting in slight changes to the surface parking lot, accessibility ramp and landscaping. No expansion of the building is proposed. No impact related to schools will result from implementation of the project.

Mitigation Measures: No mitigation measures are required.

d) Parks?

No Impact. The proposed project would not involve the development or displacement of a park. The project is a zone map amendment to the existing PPD zone to allow construction of a "right turn only" exit from the site onto East Elk Avenue resulting in slight changes to the surface parking lot, accessibility ramp and landscaping. Since the proposed project would not include the development of new housing, no new residential population that would generate a demand for parks and recreational facilities would occur. No additional employees are anticipated on the site as a result of the project. As such, no impacts to parks would result from project implementation.

Mitigation Measures: No mitigation measures are required.

e) Other public facilities?

No Impact. The project is a zone map amendment to the existing PPD zone to allow construction of a "right turn only" exit from the site onto East Elk Avenue resulting in slight changes to the surface parking lot, accessibility ramp and landscaping. The project would not result in a residential population that would generate a demand on libraries. The project would not result in an increase in employees that would generate a demand on libraries. Therefore, project impacts regarding library services would be less than significant.

Mitigation Measures: No mitigation measures are required.

O. RECREATION

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

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

No Impact. As indicated above, the proposed project would not include the development of new housing, which would result in new residential population. Therefore, no additional demand on parks and recreational facilities would occur. No increase in employees would result from implementation of the project. As such, the proposed project would have no impact in increased use of existing parks such that substantial physical deterioration of the park facilities would occur or be accelerated.

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?***

No 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 impacts would occur.

Mitigation Measures: No mitigation measures are required.

P. TRANSPORTATION/TRAFFIC

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
2. Conflict with an applicable congestion management program including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or			X	

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
highways?				
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 project is a zone map amendment to the existing PPD zone to allow construction of a "right turn only" exit from the site onto East Elk Avenue resulting in slight changes to the surface parking lot, accessibility ramp and landscaping. The Jons Market Access and Circulation Study was prepared for the project by Jano Baghdanian & Associates, dated November 13, 2015. The analysis evaluated existing traffic volumes and the project's potential traffic-related impacts in the surrounding neighborhood. Elk Avenue is classified as a local street in the Circulation Element of the City's General Plan and currently carries just over 1,600 trips per day during weekdays and just under 1,700 trips per day on Saturdays. The aforementioned Study estimates that approximately 464 trips (weekdays) and 478 trips (Saturdays) will be added to Elk Avenue from the proposed driveway, which is under the carrying capacity of 2,500 trips for local street. Based on the City's significance criteria, East Elk Avenue would not be significantly impacted as a result of the project traffic.

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. The project is a zone map amendment to the existing PPD zone to allow construction of a “right turn only” exit from the site onto East Elk Avenue resulting in slight changes to the surface parking lot, accessibility ramp and landscaping. No changes are proposed to the existing street system. The incremental increase in traffic on East Elk Avenue as a result of the proposed project can be accommodated on this local street. Local streets have a carrying capacity of 2,500 trips. The Access and Circulation Study prepared by Jano Baghdanian and Associates for the project estimates a total of between 2,000 and 2,100 trips after implementation of the project. The proposed “right turn only” driveway from the site onto East Elk Avenue will reduce the amount of automobiles using the East Colorado Street exit from the site. 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 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
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	

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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. The project is a zone map amendment to the existing PPD zone to allow construction of a "right turn only" exit from the site onto East Elk Avenue resulting in slight changes to the surface parking lot, accessibility ramp and landscaping. The proposed driveway will slightly increase runoff from the site onto East Elk Avenue. The Public Works Department did not cite concerns related to increases in wastewater treatment as a result of this project. The project does not add any new square footage to the existing building. The proposed project would not increase the intensity of the on-site use or increase wastewater. No impact related to wastewater treatment will result from implementation of the project.

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. The project is a zone map amendment to the existing PPD overlay zone to allow construction of a "right turn only" exit from the site onto East Elk Avenue. Slight changes to the surface parking lot, accessibility ramp and landscaping will result. No new sources of water supply or increase in wastewater, will occur as a result of the proposed project. 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 a zone map amendment to the existing PPD zone to allow construction of a "right turn only" exit from the site onto East Elk Avenue resulting in slight changes to the surface parking lot, accessibility ramp and landscaping. Runoff from the project site would be conveyed via streets and gutters to storm drain locations around the project site. The slight increase in runoff from the proposed project would not require 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. The project is a zone amendment to the existing PPD zone to allow construction of a "right turn only" exit from the site onto East Elk Avenue resulting in slight changes to the surface parking lot, accessibility ramp and landscaping. Construction activities associated with the proposed project would require the use of water for dust control and cleanup purposes. Given the limited

scope of the project, the use of water during construction would be short term in nature. Implementation of the project will not increase demand for water since no increase in the building is proposed. A less than significant impact related to water supply will result from implementation of the project.

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. The project will result in a slight decrease in stormwater drainage, as a slight decrease in impervious surface area will result from project implementation. No significant impact would result with regard to impacts to the available 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. The project is a zone map amendment to the existing PPD zone to allow construction of a "right turn only" exit from the site onto East Elk Avenue resulting in slight changes to the surface parking lot, accessibility ramp and landscaping. No operational changes to the existing commercial use are proposed. No impact related to waste disposal will result from implementation of the project.

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

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

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
projects)?				
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 proposed project is located in a developed urban area. No impacts would occur to the quality of the environment, fish or wildlife habitats, fish or wildlife populations, plant or animal communities, or to rare, threatened or endangered plant and animal species as a result of the proposed project. No important examples of major periods of California history or prehistory exist on the project site.

- 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)?***

No Impact. Development of the proposed project will not substantially increase traffic, decrease air quality nor would it result in an increase in population.

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

Less than Significant Impact with Mitigation Incorporated. The proposed egress from the subject site onto East Elk Avenue and resulting changes to the parking lot, accessibility ramp and landscaping would not create direct or indirect adverse effects on humans with the added mitigation measure to provide new landscape plans for review and approval by Planning Staff to ensure that appropriate buffering is maintained between the subject site and East Elk Avenue.

13. Earlier Analyses

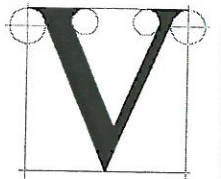
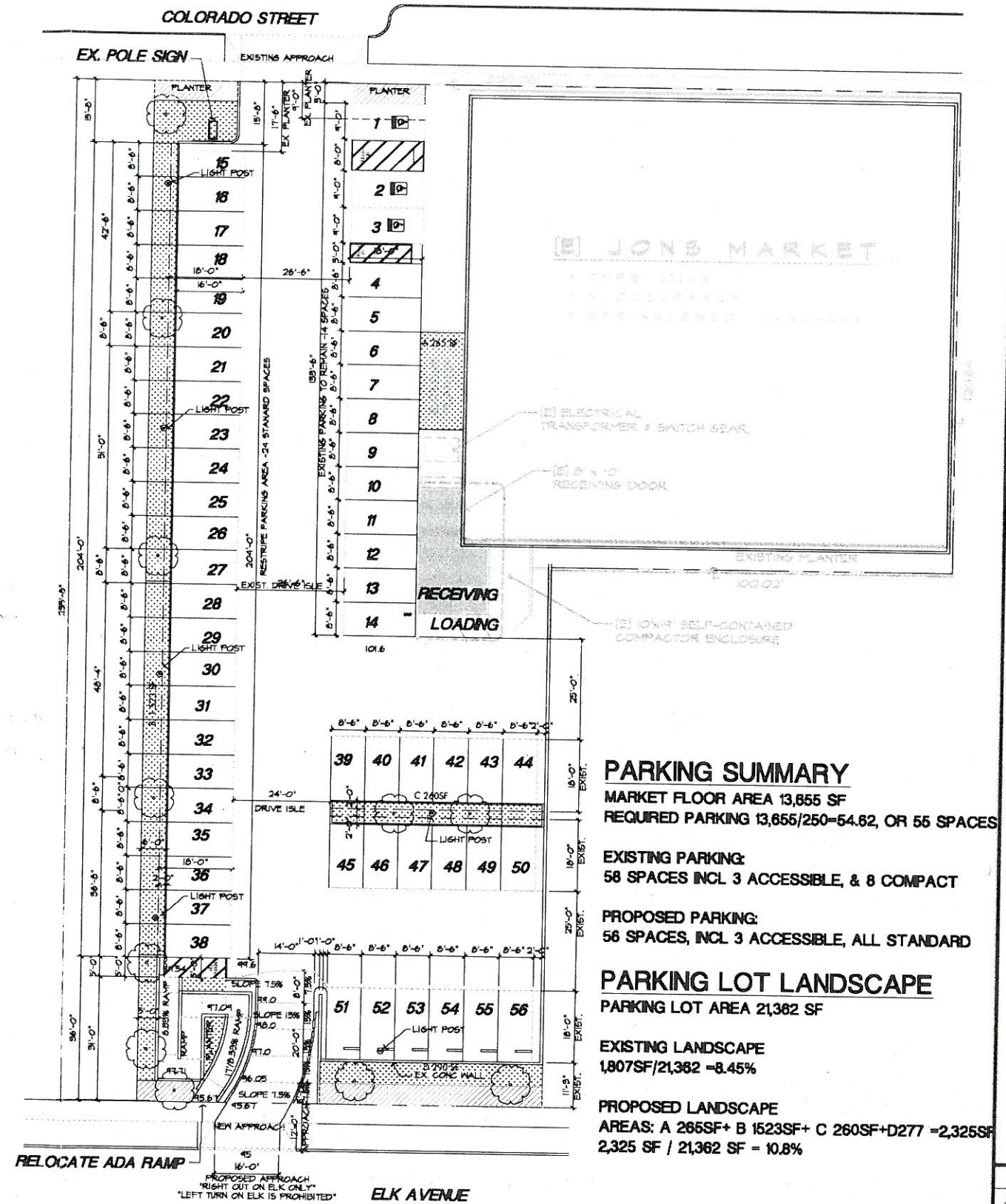
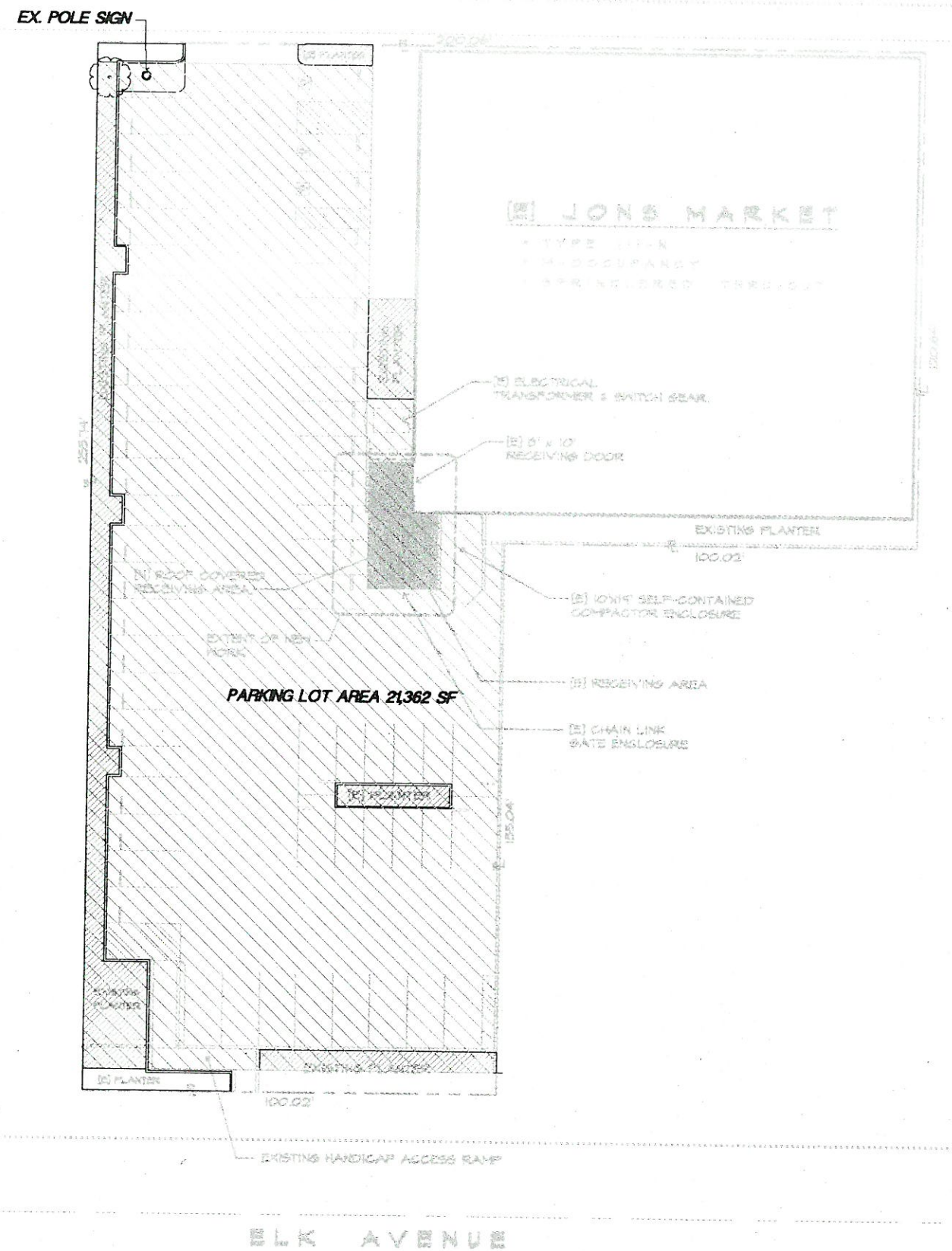
None.

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).
5. California Governor's Office of Planning and Research, *State of California General Plan Guidelines* (October 2003).
6. City of Glendale Municipal Code, as amended.

VEA
ARCHITECTS

VLADIMIR ELMANOVICH, AIA
AND ASSOCIATES, ARCHITECTS
16987 ENCINO MILLS DR., ENCINO, CA 91436
T.818.986.0400 F.818.986.1711

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REVISIONS

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JONS MARKETS - PARKING
600 E. COLORADO STREET, GLENDALE, CA 91205

SEA ARCHITECTS
NS MARKET PARKING LOT

PLOT PLAN
MARCH 31, 2011

A-1.1

OF SHEETS