



**PROPOSED  
NEGATIVE DECLARATION**  
Brand Live/Work  
1820 South Brand Boulevard

The following Negative Declaration has been prepared in accordance with the California Environmental Quality Act of 1970 as amended, the State Guidelines, and the Environmental Guidelines and Procedures of the City of Glendale.	
<b>Project Title/Common Name:</b>	Brand Live/Work
<b>Project Location:</b>	1820 South Brand Boulevard, Glendale, Los Angeles County
<b>Project Description:</b>	The applicant is proposing to construct a six-story, 26-unit live/work building with 103 on-site parking spaces that include 46 tandem spaces.
<b>Project Type:</b>	<input checked="" type="checkbox"/> Private Project <input type="checkbox"/> Public Project
<b>Project Applicant:</b>	Vijay Sehgal 2902 Knox Avenue, Second Floor Los Angeles, CA 90039 (323) 255-4343
<b>Findings:</b>	The Director of Community Development, on <b>March 8, 2017</b> , after considering an Initial Study prepared by the Planning Division, found that the above referenced project would not have a significant effect on the environment and instructed that a Negative Declaration be prepared.
<b>Mitigation Measures:</b>	No mitigation measures are necessary.
<b>Attachments:</b>	Initial Study Checklist
<b>Contact Person:</b>	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



**INITIAL STUDY CHECKLIST**  
Brand Live/Work  
1820 South Brand Boulevard

<b>1. Project Title:</b> Brand Live/Work
<b>2. Lead Agency Name and Address:</b> City of Glendale Community Development Department Planning Division 633 East Broadway, Room 103 Glendale, CA 91206
<b>3. Contact Person and Phone Number:</b> Roger Kiesel, Senior Planner Tel: (818) 937-8152
<b>4. Project Location:</b> 1820 South Brand Boulevard, Glendale, Los Angeles County
<b>5. Project Sponsor's Name and Address:</b> Vijay Sehgal 2902 Knox Avenue, Second Floor Los Angeles, CA 90039 (323)-255-4343
<b>6. General Plan Designation:</b> Mixed Use
<b>7. Zoning:</b> SFMU (Commercial/Residential Mixed Use) Zone
<b>8. Description of the Project:</b> Construction of a six-story, 26-unit live/work building with 103 on-site parking spaces that include 46 tandem spaces.
<b>9. Surrounding Land Uses and Setting:</b> <u>North:</u> SFMU – Brand Boulevard, adult day care center, restaurant and multi-family residential. <u>South:</u> SFMU – Multi-family residential. <u>East:</u> SFMU – Seeley building with retail and office uses. <u>West:</u> SFMU – Warehouse building
<b>10. Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement).</b> None.

**11. Environmental Factors Potentially Affected:**

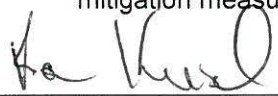
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <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: \_\_\_\_\_

March 8, 2017

  
 Reviewed by: \_\_\_\_\_

March 8, 2017  
 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: \_\_\_\_\_

3/8/17  
 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?**

**Less than Significant Impact.** There are no scenic vistas, as identified in the Open Space and Conservation Element (January, 1993), within or in proximity to the project site. 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 Open Space and Conservation Element further identifies visual and scenic resources as aesthetic functions that contain natural beauty, such as lush or colorful vegetation, prominent topographical stature, unique physical features, and interesting visual effects. The project is a six-story building containing 26 live/work units with associated subterranean and above grade parking. The existing on-site building is one story and the proposed project will block some views of the Verdugo Mountains. Given the distance of the subject site from these mountains and the surrounding development, the development will have a less than significant impact on scenic vistas.

**Mitigation Measures:** No mitigation measures are required.

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

**No Impact.** No state scenic highway is located adjacent to or within view of the project site. No impacts to scenic resources within a State scenic highway would occur.

**Mitigation Measures:** No mitigation measures are required.

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

**Less than Significant Impact.** The project site currently contains a one story 1,200 square-foot Enterprise Rental Car commercial building and associated surface parking lot. The project is the construction of a six story building with 26 live/work units and associated subterranean and above grade parking. The subject site is surrounded by residential development to the north (across Brand Boulevard) and south and commercial uses to the east, west and north. The site is located in the southern portion of the city. The proposed development will change the visual character of the project site. However, the project will improve the aesthetic character of the area given the architectural design of the project, which will require review and approval of the Design Review Board. While the proposed building will be taller than the existing building located on the site, it is similar in height to the existing development immediately east of the site. As such, the project development would not substantially degrade the existing visual character or quality of the project site. Impacts would be less than significant.

**Mitigation Measures:** No mitigation measures are required.

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.** Substantial nighttime lighting currently exists along South Brand Boulevard and in areas near the project site. The addition of new sources of permanent light as a result of the project would increase ambient lighting along South Brand Boulevard and at the periphery of the site. However, due to a significant amount of ambient light in the immediate surrounding vicinity, the increase in ambient nighttime light in the project area would be minimal. Impacts on day and night time views from new sources of substantial light or glare would also be minimal because the project does not utilize substantial amounts of highly polished materials or highly reflective glass that could reflect light and create glare. Additionally, the proposed exterior building materials consist of non-reflective, textured surfaces and non-reflective glass. These materials would not create daytime glare. Based on the above, impacts would be less than significant.

**Mitigation Measures:** No mitigation measures are required.

**B. AGRICULTURE AND FOREST RESOURCES**

<i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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:</i>	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?				<b>X</b>
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				<b>X</b>
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)?				<b>X</b>
4. Result in the loss of forest land or conversion of forest land to non-forest use?				<b>X</b>
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?				<b>X</b>

- 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**

<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan?				X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	

<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. 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.

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

**Less than Significant Impact.**

**Construction Emissions**

The proposed building would include the construction of approximately 87,000 square feet of new building area, including two levels of subterranean parking and above grade parking and 26 live/work units. The air quality model run shows that the project will not exceed AQMD thresholds.

Air pollutant emissions associated with the project could occur over the short-term from demolition, site preparation and construction activities to support the proposed land use. Major sources of emissions during the construction effort include exhaust and dust. However, compliance with South Coast Air Quality Management District (SCAQMD) Rule 403, Fugitive Dust would reduce potential construction related air quality impacts to a less than significant level.

**Vehicle and Stationary Emissions**

Operational emissions would be generated by both stationary and mobile sources as a result of normal day-to-day activities on the project site after occupancy. The air quality model run shows that the project will not exceed AQMD thresholds.

**Mitigation Measures:** No mitigation measures are required.

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

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

**Mitigation Measures:** No mitigation measures are required.

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

**Less than Significant Impact:** Sensitive residential receptors are located near the project site. Given the limited scope of the project, a less than significant impact is anticipated. Appropriate dust control, motor idling, and other regulations are implemented during the construction as required by the GMC and SCAQMD rules. No impacts will occur after project implementation.

**Mitigation Measures:** No mitigation measures are required.

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

**Less than Significant Impact.** A significant impact would occur if objectionable odors are generated that would adversely impact sensitive receptors. During the construction phase, 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 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. Fish and Wildlife Service?				X
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
3. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

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

**No Impact.** The proposed project is located in an area that has been heavily urbanized for many years. The subject site is currently developed with a commercial structure and an associated surface parking lot. There is no natural vegetation on the site. The surrounding neighborhood is developed with commercial and 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 Game or the United States Fish and Wildlife Service. The site does not provide suitable habitat for endangered or rare species given the pattern, type, and level of development in the area. No impacts would occur.

**Mitigation Measures:** No mitigation measures are required.

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

**No Impact.** The proposed project is located in an area that has been heavily urbanized for many years and surrounded by other commercial and residential developments. No riparian habitat and/or other sensitive natural communities are present within the vicinity, and no such areas are present 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 existing development on the subject site as well as 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 small one-story commercial building and associated surface parking lot. The existing development was constructed in 1998. Due to its age and lack of historic context, the project site is not listed on the Glendale Register of Historic Resources, nor is it eligible for listing. Additionally, the project site is not listed on the California Register or the National Register of Historic Places. The Seeley's building, a building listed on the Glendale Register of Historic Resources, is located immediately north of the subject site. Given the Modern architectural style of the proposed development and the distance between it and Seeley's, a minimum of 55 feet, the proposed project will not have an adverse impact to this historic resource. No impact to a historic resource would occur.

**Mitigation Measures:** No mitigation measures are required.

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

**Less than Significant Impact.** Prehistoric and historic archaeological sites are not known to exist within the local area. The project site has been developed since the 1940's 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 indicates that no significant archaeological sites have been identified in this area of Glendale. Consultation was conducted with Native American Tribes, as required by AB 52 and codified in Public Resources Code Section 21080.3.1 et seq. No correspondence was received. Nonetheless, construction activities associated with project implementation would have the potential to unearth undocumented resources. In the event that archaeological resources are unearthed during project subsurface activities, all earth-disturbing work within a 100-meter radius must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. With implementation of this standard requirement, no significant impact would occur.

**Mitigation Measures:** No mitigation measures are required.

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

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

**Mitigation Measures:** No mitigation measures are required.

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

**Less than Significant Impact.** The project site and surrounding area are characterized by features typical of commercial land uses. Consultation with Native American Tribes was conducted, as required by AB 52 and codified in Public Resources Code Section 21080.3.1 et seq. 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 encountered during excavation and grading activities. State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition, pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendant of the deceased Native American, who will then serve as a consultant on how to proceed with the remains (i.e., avoid removal or reburial). With implementation of this standard requirement, no significant impact would occur.

**Mitigation Measures:** No mitigation measures are required.

**F. GEOLOGY AND SOILS**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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.			<b>X</b>	
ii) Strong seismic ground shaking?			<b>X</b>	
iii) Seismic-related ground failure, including liquefaction?				<b>X</b>

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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). It is, however, adjacent to the fault hazard management zone for the Hollywood Fault Zone. This management zone, however, is for critical facilities only. The proposed project, 26 live/work units and associated parking is not considered a critical facility. 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 to 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.

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**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 includes a 6-story approximately 87,000 square-foot building with 26 live/work units and associated parking, including one level or subterranean parking. Approximately 227,000 cubic yards of soil will be exported as a result of the project. Activity associated with the proposed project development may result in wind and water driven erosion of soils due to grading activities. Given the short-term nature of the grading, approximately two months this impact is considered less than significant. 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 stormwater throughout project construction. The plan would incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts from water-driven erosion during construction would be reduced to less than significant. In addition, the applicant would be required to adhere to South Coast Air Quality Management District (SCAQMD) Rule 403 - Fugitive Dust, which would further reduce the impact related to soil erosion to less than significant.

**Mitigation Measures:** No mitigation measures are required.

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

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

**Mitigation Measures:** No mitigation measures are required.

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

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

**Mitigation Measures:** No mitigation measures are required.

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

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

**Mitigation Measures:** No mitigation measures are required.

**G. GREENHOUSE GAS EMISSIONS**

<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. 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 proposed project is the construction of a 26 unit live/work development with associated parking. The development would not involve the routine use, transport, or disposal of significant amounts of hazardous materials. No new hazardous materials will be generated at the site as a result of the project, and, therefore, no impacts would result.

**Mitigation Measures:** No mitigation measures are required.

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

**Less than Significant Impact.** The handling of hazardous materials would be required to adhere to applicable federal, state and local requirements that regulate work and public safety. 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?***

**Less than Significant Impact.** The project is the development of a 26 unit live/work building. Cerritos Elementary School is located within one-quarter mile of the subject site. However, the project would not emit nor would it handle hazardous waste. Therefore, less than significant impacts are anticipated to occur as a result of the proposed project.

**Mitigation Measures:** No mitigation measures are required.

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

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

**Mitigation Measures:** No mitigation measures are required.

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

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

**Mitigation Measures:** No mitigation measures are required.

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

**No Impact.** No private airstrips are located in the City of Glendale or in the vicinity of the project site. No impacts would occur.

**Mitigation Measures:** No mitigation measures are required.

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

**No Impact.** According to the City of Glendale General Plan Safety Element, South Brand Boulevard is a City Disaster Response Route to be used by emergency response services during an emergency and, if the situation warrants, the evacuation of an area. Implementation of the project would neither result in a reduction of the number of lanes along this roadway nor result in the placement of an impediment, such as medians, to the flow of traffic. 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 sources of polluted runoff?			X	
6. Otherwise substantially degrade water quality?			X	
7. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
8. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
10. Inundation by seiche, tsunami, or mudflow?				X

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

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

**Mitigation Measures:** No mitigation measures are required.

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

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

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

**Mitigation Measures:** No mitigation measures are required.

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

**Less than Significant Impact.** The project site is currently developed with a commercial structure and the rest of the lot paved with asphalt. Stormwater runoff is either absorbed into the parkway soil or flows into existing City streets and drains. Construction activity associated with the proposed project development may result in wind- and water-driven erosion of soils due to grading activities if soil is stockpiled or exposed during construction. However, this impact is considered short term in nature and soil would then be covered with building, pavement and landscaping upon completion of the project. Furthermore, as part of the proposed project, the applicant would be required to adhere to conditions

under the NPDES Permit set forth by the RWQCB, and to prepare and submit a SWPPP to be administered throughout the 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 best available technology and BCT to reduce pollutants. In addition, in accordance with Chapter 13.42, Stormwater and Urban Runoff Pollution Prevention Control and Standard Urban Stormwater Mitigation Plan of the Glendale Municipal Code, a SUSMP containing design features and BMPs to reduce post-construction pollutants in stormwater discharges would be required as part of the project. Consequently, impacts are considered to be less than significant.

**Mitigation Measures:** No mitigation measures are required.

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

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

**Mitigation Measures:** No mitigation measures are required.

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

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

**Mitigation Measures:** No mitigation measures are required.

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

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

**Mitigation Measures:** No mitigation measures are required.

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

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

**Mitigation Measures:** No mitigation measures are required.

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

**No Impact.** The project site is not located within a designated 100-year floodplain. No impacts would occur.

**Mitigation Measures:** No mitigation measures are required.

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

**Less than Significant Impact.** According to the City of Glendale General Plan Safety Element, the project site is located within a dam inundation zone. Program 3-1.2 of the Safety Element states that the city shall discourage additions to, or the reconstruction of, critical facilities if such facilities are located in dam or reservoir inundation pathways unless it can be demonstrated that the proposed project and any occupants will be protected from dam or reservoir failure. The project is a 26 unit live/work development with associated parking. This type of development is not considered a critical facility. A less than significant impact 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 proposed 26 unit live/work development is located on the southeast corner of South Brand Boulevard and Vassar Street in the SFMU zone. Live/work units are a permitted use in this zone. The surrounding area includes both residential and commercial uses. The project will not divide an established community and 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 proposed project is a 26 unit live/work development. The project complies with all the development standards contained in the SFMU zone with two exceptions. The

applicant is requesting that 21 of the required parking spaces be tandem and that 9 of the proposed 26 live/work units be under 1,000 square feet in area. The City's Zoning Ordinance requires that all required parking spaces be accessible. The applicant is proposing 21 of the required 78 parking spaces be in a tandem arrangement. The tandem spaces will be assigned to the same live/work unit so no significant impact will be created. The Zoning Ordinance also required that live/work units be a minimum of 1,000 square feet in area. Nine of the proposed 26 live/work units are less than 1,000 square feet, ranging from 816 sf to 904 sf. Given that the Zoning Ordinance permits 600 square-foot one-bedroom units and 800 square-foot two-bedroom units, the live/work units proposed at smaller than minimum size is a less than significant impact.

The Mixed Use Development land use classification in the city's General Plan is generally located along the City's major arterials and allows for a compatible mix of commercial, industrial and residential land uses or just stand alone commercial industrial or residential land uses. Similarly, the SFMU zone allows for a mix of commercial and residential activities or just commercial or just residential land uses. The project complies with the intent of the Land Use Element of the General Plan. Because of their minor nature, the requested deviations from the zoning ordinance will not have an adverse environmental impact. No significant impacts are anticipated.

**Mitigation Measures:** No mitigation measures are required.

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

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

**Mitigation Measures:** No mitigation measures are required.

**K. MINERAL RESOURCES**

<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 identified in the City's Open Space and Conservation Element (January 1993) as in an area designated MRZ-1, where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. 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 plan or noise ordinance, or applicable standards of other agencies?			X	
2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
3. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project site to excessive noise levels?				X
6. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project site to excessive noise levels?				X

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

**Less than Significant Impact.** The 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 South Brand Boulevard and San Fernando Road. Surrounding land uses include commercial and multi-family residential uses to the north, south and west and residential uses to the east. Construction of the project would require demolition, site clearing, grading, building construction and building finishing activities. These activities typically involve the use of heavy equipment, such as trailers, dozers and cranes. While construction would be temporary, the use of these types of equipment would generate steady state and episodic noise that would be heard in the surrounding neighborhood. Long-term operation of the proposed project would have a minimal effect on the noise environment. Compliance with the city's Noise Ordinance would ensure that noise levels from building mechanical equipment would not exceed thresholds of significance.

The project is located within the 70 CNEL and over noise contour as shown on the map of the 2030 Noise Contours, Exhibit 2 of the City's Noise Element. Implementation of the project, a live/work development would not exacerbate the noise levels in this area.

**Mitigation Measures:** No mitigation measures are required.

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

**Less than Significant Impact.** The proposed project would be constructed using typical construction techniques. No pile driving for construction would be necessary. Piles would be drilled and cast in place. Thus, significant vibration impacts from pile installation would not occur.

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

**Mitigation Measures:** No mitigation measures are required.

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

**Less than Significant Impact.** As indicated in Response L-1 above, significant noise impacts are not anticipated to result from the long-term operation of the proposed project. No significant impacts are anticipated.

**Mitigation Measures:** No mitigation measures are required.

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

**Less than Significant Impact.** A temporary periodic increase in ambient noise would occur during construction activities associated with the proposed project. Noise from construction activities would be generated by vehicles and equipment involved during various stages of construction operations: site grading, foundation, and building construction. The noise levels created by construction equipment will vary depending on factors such as the type of equipment and the specific model, the mechanical/operational condition of the equipment and the type of operation being performed. Construction associated with the project will be required to comply with the City of Glendale Noise Ordinance (Municipal Code Chapter 8.36), which prohibits construction activities between the hours of 7:00 PM on one day and 7:00 AM of the next day or from 7:00 PM on Saturday to 7:00 AM on Monday or from 7:00 PM preceding a holiday.

Construction activities associated with the proposed project would occur adjacent to existing multi-family residential uses to the east and across Brand Boulevard. Construction associated with the project will be required to comply with the City's Noise Ordinance. Compliance with the City's Noise Ordinance would be required. Impacts would be less than significant.

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**

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

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

**Less than Significant Impact.** The project will consist of 26 live/work units in a six story building. The units will range in size from 775 square feet to 1,980 square feet, with an average size of 1,023 square feet. The live/work units are either in studio or one-bedroom configurations. Based on an average household size of 2.6 residents per unit for one-bedroom and two-bedroom residential units, the project would generate approximately 68 residents in the city. The project would account for less than one percent of the anticipated increase in residents within the City between 2010 and 2035, which is consistent with the estimated growth projection. Since the project site is located within an urban area and is currently served by existing circulation and utility infrastructure, no major extension of infrastructure is required as part of the project. Additionally, no expansion to the existing service area of a public service provider is required. Therefore, development of the project site would not induce population growth. Impacts would be less than significant

**Mitigation Measures:** No mitigation measures are required.

- 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?**

**Less than Significant Impact.** The City of Glendale Fire Department (GFD) provides fire and paramedic services to the project site. The project will require compliance with the Uniform Fire Code, including installation of fire sprinklers, and to submit plans to the Glendale Fire Department at the time building permits are submitted for approval. The overall need for fire protection services is not expected to substantially increase and therefore the project will not result in a substantial adverse physical impacts associated with the provision of new or physically altered Fire Department facilities, or construction of new facilities. A less than significant impact will occur.

**Mitigation Measures:** No mitigation measures are required.

b) **Police protection?**

**Less than Significant Impact.** The Glendale Police Department (GPD) provides police protection services to the project site. The overall need for police protection services are not expected to increase significantly as a result of the proposed project as the project site is located in an already urbanized area and only proposes 26 live/work units. Potential impacts are considered to be less than significant.

**Mitigation Measures:** No mitigation measures are required.

c) **Schools?**

**Less than Significant Impact.** Section 65995 of the Government Code provides that school districts can collect a fee on a per-square-foot basis to assist in the construction of or additions to schools. Pursuant to Section 65995, the project applicant is required to pay school impact fees to the Glendale

Unified School District based on the current fee schedule for commercial and residential developments prior to the issuance of building permits. Payment of the school impact fees would mitigate any impacts to a less than significant level.

**Mitigation Measures:** No mitigation measures are required.

**d) Parks?**

**Less than Significant Impact.** The proposed project would not involve the development or displacement of a park. The property is zoned for mixed uses and was not planned for use as a park. The project would provide landscape areas/open space within the center of the site. The proposed project would not result in a significant contribution to additional need for parks due to the minimal net increase of new dwelling units. Additionally, the proposed project would be subject to the park and library development impact fees. Such fees will be collected prior to the issuance of development permits.

Project impacts would be less than significant.

**Mitigation Measures:** No mitigation measures are required.

**e) Other public facilities?**

**Less than Significant Impact.** The project would not result in a significant increase in residential population that would generate a demand on libraries. Any use of existing public libraries by residents of the project would increase demand that will be offset by payment of park and library development impact fees. 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?***

**Less than Significant Impact.** The proposed project, which would result in a new six-story live/work building with 26 units, is expected to generate an increase in demand for existing park or recreation facilities. As discussed in Response N-1d., the project applicant will be required to pay the Park and Libraries Development Impact Fee to the City based on the current fee schedule for commercial and residential development prior to the issuance of building permits. Payment of the impact fee would result in a less than significant impact to park and recreational facilities.

**Mitigation Measures:** No mitigation measures are required.

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

**Less than Significant Impact.** The project does not propose the construction or expansion of a recreational facility and is not anticipated to create a significant demand on parks facilities that would require the construction or expansion at existing public recreational facilities. Therefore, no significant impacts would occur.

**Mitigation Measures:** No mitigation measures are required.

**P. TRANSPORTATION/TRAFFIC**

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

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

**Less than Significant Impact.** The proposed project includes the development of 26 live/work units. In July 2016, Jano Baghdanian and Associates performed a Traffic Trip Generation Technical Memorandum for the proposed project to determine whether or not the project would require a Traffic Impact Study in accordance with the City’s Traffic Study guidelines. The ITE Trip Generation Manual (9<sup>th</sup> Edition) required to be used for traffic analyses, identifies live/work developments as category ITE Apartments 220. The analysis evaluated the project’s trip generation and determined that trips generated from the proposed project would fall far below the City’s thresholds for the preparation of a traffic impact study. A less than significant impact would occur as a result of the project.

**Mitigation Measures:** No mitigation measures are required.

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

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

**Mitigation Measures:** No mitigation measures are required.

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

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

**Mitigation Measures:** No mitigation measures are required.

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

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

**Mitigation Measures:** No mitigation measures are required.

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

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

**Mitigation Measures:** No mitigation measures are required.

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

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

**Mitigation Measures:** No mitigation measures are required.

**Q. UTILITIES AND SERVICE SYSTEMS**

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

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

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

**No Impact.** Under Section 401 of the Clean Water Act (CWA), the Regional Water Quality Control Boards (RWQCB) issues National Pollutant Discharge Elimination Systems (NPDES) permits to regulate waste discharged to "waters of the nation," which includes reservoirs, lakes, and their tributary waters. Waste discharges include discharges of stormwater and construction related discharges. A construction project resulting in the disturbance of more than one acre requires a NPDES Permit; this project is under an acre, so no NPDES permit is required. Construction projects are also required to prepare a Stormwater Pollution Prevention Plan (SWPPP). In addition, the proposed project would be required to submit a Standard Urban Stormwater Mitigation Plan (SUSMP) to mitigate urban stormwater runoff. Prior to the issuance of building permits, the project applicant would be required to satisfy the requirements related to the payment of fees and/or the provisions of adequate wastewater facilities. The proposed project would comply with the RWCQB-established waste discharge prohibitions and water quality objectives, which will be incorporated into the proposed project as a project design feature. Therefore, no impacts would occur.

**Mitigation Measures:** No mitigation measures are required.

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

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

**Mitigation Measures:** No mitigation measures are required.

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

**Less than Significant Impact.** The project is not expected to result in an increase in the amount of runoff since the site is currently developed and contains a significant amount of impervious surface area. The proposed project provides slightly more landscaping than is existing currently on the site. Runoff from the project site would be conveyed via streets and gutters to storm drain locations around the project site. The proposed project would not require any substantial changes to the existing drainage pattern of the site or the area, nor would it affect the capacity of the existing storm drain system. Therefore, no significant impacts would occur.

**Mitigation Measures:** No mitigation measures are required.

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

**Less than Significant Impact.** Construction activities associated with the proposed project would require the use of water for dust control and cleanup purposes. The use of water during construction would be short term in nature. Therefore, construction activities are not considered to result in a significant impact on the existing water system or available water supplies.

The proposed project would result in an increase in demand for operational uses, including landscape irrigation, maintenance and other activities on the site. Based on a generation factor of 72 gpd for each resident, the 26 unit live/work project would result in a demand of approximately 4,867 gallons per day of water.

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

The new live/work project must comply with the provisions of Glendale's Mandatory Water Conservation Ordinance, as well as the 2013 California Green Building Standards (CALGreen) of the Glendale Green Building Code and the water conserving fixture and fittings requirements per the current California Plumbing Code. All new buildings must utilize higher efficiency plumbing fixtures (low-flush toilets, low-flow showerheads and faucets) and automatic irrigation system controllers based on water or soil moisture, and demonstrate an indoor net reduction in the consumption of potable water. Additionally, landscape plans for the proposed project must contain drought tolerant landscaping.

**Normal Weather Conditions**

The City of Glendale has identified an adequate supply of water to meet future City demands under normal conditions. As indicated in the 2010 Urban Water Management Plan, a surplus exists that

provides a reasonable buffer of approximately 1,500 to 2,500 afy of water. Future water demand in the City is based on projected development contained in the General Plan. For purposes of this assessment, the demand of the proposed project was assumed not to have been included in this demand projection. However, even with the addition demand generated by the proposed project, there is ample supply to meet remaining City demand under normal conditions.

#### Dry Weather Conditions

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

It is anticipated that during any 3-year drought, the City would have sufficient water supply to meet demand. According to the 2015 Urban Water Management Plan, the City would use less MWD water supplies in the future compared to its current use. With the City's reduction of dependency on imported water from MWD, GWP has a higher level of reliability in meeting water demands during drought conditions.

Even with the implementation of the proposed project, the GWP would continue to have adequate supply to meet citywide demand under drought conditions. Even with the additional demand generated by the proposed project, there is sufficient supply to meet City demand under drought conditions.

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

**Mitigation Measures:** No mitigation measures are required.

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

**Less than Significant Impact.** Sewage from the project site goes to the Hyperion Treatment Plant (HTP), which the City of Glendale has access to through the Amalgamated Wastewater Agreement between the City of Glendale and the City of Los Angeles. The HTP has a dry-weather design capacity of 450 million gallons per day (gpd) and is currently operating below that capacity, at 362 million gpd. As a result, adequate capacity exists to treat the proposed project-generated effluent. Therefore, the proposed project would not require the expansion or construction of sewage treatment facilities. The applicant will be required to pay any applicable sewer facility charge or City sewer capacity fees associated with the project. No significant impact would result with regard to impacts to the available sewage treatment capacity.

**Mitigation Measures:** No mitigation measures are required.



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

**Less than Significant Impact.** The proposed project would generate approximately tons of solid waste per year (26 live/work units x 4 lbs/day = 104 lbs/day, or 37,960 lbs/year).

Solid waste generated on the project site could be deposited at the Scholl Canyon Landfill (owned by the City of Glendale) or at one of the landfills located within the County of Los Angeles. The annual disposal rate at the Scholl Canyon facility is 200,000 tons per year. Combined with the increase of approximately 38,000 pounds per year in solid waste generated by the proposed project, the annual disposal amount would increase to approximately 200,019 tons per year. With a total annual disposal amount of 200,019 tons and a remaining capacity of 3.6 million tons, the Scholl Canyon facility would meet the needs of the City and the proposed project for approximately 18 years. Because the proposed project would be required to implement a waste-diversion program aimed at reducing the amount of solid waste disposed in the landfill, the amount of solid waste generated would likely be less than the amount estimated. As a result, no significant impacts are anticipated.

**Mitigation Measures:** No mitigation measures are required.

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

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

**Mitigation Measures:** No mitigation measures are required.

**R. MANDATORY FINDINGS OF SIGNIFICANCE**

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

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

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

**Less than Significant Impact.** The project site is currently developed and located within an urbanized area. No biological species or habitat for biological species exists on site or within the project vicinity. In addition, no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plans apply to the project site. As such, the proposed project would not have the potential to substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Furthermore, the proposed project would not have the potential to eliminate important examples of major periods of California history or prehistory, including historical, archaeological, or paleontological resources. Please refer to Section E, Cultural Resources. Therefore, the proposed project would not result in significant environmental impacts that have the potential to degrade the quality of the environment. No significant impacts are anticipated.

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

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

The City's approved and pending projects in the vicinity combined with the proposed project may result in cumulative effects in other environmental issue areas due to the aggregate development within an already urbanized area. However, no significant project-related impacts have been identified that would require mitigation measures to reduce the level of significance would not result in cumulative impacts when combined with the City's other related projects. Therefore, the proposed project would have not cumulatively considerable effects, and as such, cumulative impacts would not occur.

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

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

### 13. Earlier Analyses

None.

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

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

1. The City of Glendale's *General Plan*, "Open Space and Conservation Element," as amended.
2. California Department of Conservation, *Farmland Mapping and Monitoring Program*, Los Angeles County Important Farmland 2010 (September 2011).
3. South Coast Air Quality Management District, *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning* (May 2005), p. 2-2.
4. City of Glendale, *General Plan*, "Safety Element" (2003), Plate P-3.
5. City of Glendale, *General Plan*, "Safety Element" (2003), Plate P-2.
6. City of Glendale, *General Plan*, "Safety Element" (2003).
7. California Governor's Office of Planning and Research, *State of California General Plan Guidelines* (October 2003).
8. City of Glendale Municipal Code, as amended.
9. CalRecycle, "Waste Characterization: Estimated Solid Waste Generation Rates," <http://www.calrecycle.ca.gov/wastechar/wastegenrates/default.htm>, accessed October 28, 2014.
10. Traffic Impact Analysis, dated July, 2016, prepared by JBA – Jano Baghdanian & Associates.