

CITY OF GLENDALE SOUTH GLENDALE COMMUNITY PLAN

Final Program Environmental Impact Report

SCH No. 2016091026

Prepared for
City of Glendale
Community Development Department
633 E. Broadway, Room 300
Glendale, California 91206

Prepared by
Atkins
3570 Carmel Mountain Road, Suite 300
San Diego, California 92130

June 2018

Contents

CHAPTER 1	Introduction.....	1-1
1.1	Purpose of an Environmental Impact Report.....	1-1
1.2	Scope of the EIR	1-3
1.3	Lead, Responsible, and Trustee Agencies	1-3
1.4	Environmental Review Process.....	1-4
1.5	Organization of the Draft EIR.....	1-5
CHAPTER 2	Summary.....	2-1
2.1	Purpose of the Summary	2-1
2.2	Introduction	2-1
2.3	Summary of Proposed Project.....	2-1
2.3.1	Proposed Land Use Changes.....	2-2
2.4	Public Actions and Approvals Required	2-5
2.5	Classification of Environmental Impacts.....	2-5
2.6	Areas of Controversy and Issues to be Resolved	2-6
2.7	Summary of Project Alternatives.....	2-6
2.8	Summary of Environmental Impacts and Mitigation Measures	2-7
CHAPTER 3	Project Description.....	3-1
3.1	Project Location and Setting.....	3-1
3.1.1	Regional Context.....	3-1
3.1.2	Community Plan Area	3-1
3.2	Statement of Objectives.....	3-2
3.3	Project Characteristics.....	3-6
3.3.1	Project Background.....	3-6
3.3.2	Proposed Project	3-9
3.4	Intended Use of this EIR.....	3-18
3.5	Required Approvals and Actions	3-19
3.6	Agencies	3-20
3.7	Technical, Economic, and Environmental Characteristics	3-20
3.8	Cumulative Development Scenario	3-20
CHAPTER 4	Environmental Analysis	4-1
4.0	Introduction to the Analysis	4-1
4.0.1	Environmental Topics	4-1
4.0.2	Section Contents.....	4-1
4.0.3	Classification of Environmental Impacts	4-2
4.1	Aesthetics.....	4.1-1
4.1.1	Environmental Setting.....	4.1-1
4.1.2	Regulatory Framework	4.1-8
4.1.3	Project Impacts and Mitigation	4.1-11
4.1.4	Cumulative Impacts	4.1-21
4.1.5	References	4.1-22

4.2	Air Quality	4.2-1
4.2.1	Environmental Setting	4.2-1
4.2.2	Regulatory Framework	4.2-4
4.2.3	Project Impacts and Mitigation	4.2-11
4.2.4	Cumulative Impacts	4.2-24
4.2.5	References.....	4.2-25
4.3	Biological Resources.....	4.3-1
4.3.1	Environmental Setting.....	4.3-1
4.3.2	Regulatory Framework	4.3-6
4.3.3	Project Impacts and Mitigation	4.3-10
4.3.4	Cumulative Impacts	4.3-15
4.3.5	References.....	4.3-16
4.4	Cultural Resources	4.4-1
4.4.1	Environmental Setting.....	4.4-1
4.4.2	Regulatory Framework	4.4-10
4.4.3	Project Impacts and Mitigation	4.4-17
4.4.4	Cumulative Impacts	4.4-26
4.4.5	References.....	4.4-28
4.5	Geology and Soils	4.5-1
4.5.1	Environmental Setting.....	4.5-1
4.5.2	Regulatory Framework	4.5-8
4.5.3	Project Impacts and Mitigation	4.5-11
4.5.4	Cumulative Impacts	4.5-16
4.5.5	References.....	4.5-18
4.6	Greenhouse Gas Emissions	4.6-1
4.6.1	Environmental Setting.....	4.6-1
4.6.2	Regulatory Framework	4.6-5
4.6.3	Project Impacts and Mitigation	4.6-16
4.6.4	Cumulative Impacts	4.6-34
4.6.5	References.....	4.6-34
4.7	Hazards and Hazardous Materials.....	4.7-1
4.7.1	Environmental Setting.....	4.7-1
4.7.2	Regulatory Framework	4.7-4
4.7.3	Project Impacts and Mitigation	4.7-8
4.7.4	Cumulative Impacts	4.7-16
4.7.5	References.....	4.7-18
4.8	Hydrology and Water Quality	4.8-1
4.8.1	Environmental Setting.....	4.8-1
4.8.2	Regulatory Framework	4.8-5
4.8.3	Project Impacts and Mitigation	4.8-9
4.8.4	Cumulative Impacts	4.8-16
4.8.5	References.....	4.8-19
4.9	Land Use and Planning.....	4.9-1
4.9.1	Environmental Setting.....	4.9-1
4.9.2	Regulatory Framework	4.9-3
4.9.3	Project Impacts and Mitigation	4.9-10
4.9.4	Cumulative Impacts	4.9-42
4.9.5	References.....	4.9-43

4.10	Mineral Resources	4.10-1
4.10.1	Environmental Setting.....	4.10-1
4.10.2	Regulatory Framework	4.10-1
4.10.3	Project Impacts and Mitigation	4.10-2
4.10.4	Cumulative Impacts	4.10-5
4.10.5	References	4.10-5
4.11	Noise.....	4.11-1
4.11.1	Environmental Setting.....	4.11-1
4.11.2	Regulatory Framework	4.11-7
4.11.3	Project Impacts and Mitigation	4.11-11
4.11.4	Cumulative Impacts	4.11-24
4.11.5	References	4.11-26
4.12	Population and Housing.....	4.12-1
4.12.1	Environmental Setting.....	4.12-1
4.12.2	Regulatory Framework	4.12-2
4.12.3	Project Impacts and Mitigation	4.12-7
4.12.4	Cumulative Impacts	4.12-10
4.12.5	References	4.12-11
4.13	Public Services.....	4.13-1
4.13.1	Environmental Setting.....	4.13-1
4.13.2	Regulatory Framework	4.13-9
4.13.3	Project Impacts and Mitigation	4.13-11
4.13.4	Cumulative Impacts	4.13-16
4.13.5	References	4.13-17
4.14	Recreation	4.14-1
4.14.1	Environmental Setting.....	4.14-1
4.14.2	Regulatory Framework	4.14-4
4.14.3	Project Impacts and Mitigation	4.14-8
4.14.4	Cumulative Impacts	4.14-11
4.14.5	References	4.14-12
4.15	Transportation/Traffic	4.15-1
4.15.1	Environmental Setting.....	4.15-1
4.15.2	Regulatory Framework	4.15-17
4.15.3	Project Impacts and Mitigation	4.15-21
4.15.4	Cumulative Impacts	4.15-35
4.15.5	References	4.15-37
4.16	Utilities and Service Systems.....	4.16-1
4.16.1	Environmental Setting.....	4.16-1
4.16.2	Regulatory Framework	4.16-7
4.16.3	Project Impacts and Mitigation	4.16-16
4.16.4	Cumulative Impacts	4.16-23
4.16.5	References	4.16-26
CHAPTER 5	Other CEQA Considerations.....	5-1
5.1	Effects Found Not Significant.....	5-1
5.2	Significant Environmental Effects that Cannot be Avoided	5-1
5.3	Significant Irreversible Environmental Effects.....	5-3
5.4	Growth-Inducing Impacts.....	5-4

5.4.1	Impacts of Induced Growth.....	5-4
CHAPTER 6	Alternatives to the Proposed Project	6-1
6.1	Criteria for Selecting Potentially feasible Alternatives.....	6-1
6.2	Alternative Site Rejected as Infeasible	6-3
6.3	Alternatives Selected for Further Analysis.....	6-3
6.4	Analysis of Project Alternatives.....	6-4
6.4.1	Alternative 1: No Project.....	6-4
6.4.2	Alternative 2: Downtown/Tropico Center Plan Alternative	6-14
6.4.3	Alternative 3: East Broadway/South Central Avenue Development Alternative	6-26
6.5	Environmentally Superior Alternative.....	6-38
CHAPTER 7	Report Preparers.....	7-1
7.1	List of Preparers and Reviewers	7-1
CHAPTER 8	Comments Received on the Draft EIR and Responses.....	8-1
8.1	Introduction.....	8-1
8.2	Revisions to the Draft EIR	8-1
8.3	Draft EIR Comments and Responses	8-1
CHAPTER 9	Changes to Draft EIR.....	9-1
9.1	Format of Text Changes.....	9-1
9.2	Text Changes	9-1
9.3	Figure Changes.....	9-8
9.4	Appendix Changes.....	9-8

Appendices

Appendix A	Notice of Preparation and Public Comment Letters
Appendix B	Air Quality Assessment
Appendix C	Sensitive Plant and Sensitive Species Data <ul style="list-style-type: none"> ■ <i>California Native Plant Society Sensitive Plant Data</i> ■ <i>California Natural Diversity Database Sensitive Species Data</i>
Appendix D	Greenhouse Gas Assessment
Appendix E	Noise Technical Report
Appendix F	Transportation Analysis Report
Appendix G	South Glendale Historic Resource Survey
Appendix H	Water Supply Assessment
Appendix I	South Glendale Community Plan EIR Planning Documents <ul style="list-style-type: none"> ■ <i>South Glendale Community Plan</i> ■ <i>Tropico Center Plan</i> ■ <i>Glendale General Plan Land Use Map</i> ■ <i>Downtown Specific Plan</i> ■ <i>Glendale Zoning Ordinance</i> ■ <i>Buildout Methodology</i>
Appendix J	Historic Context Statement
Appendix K	Compass Rose Report

Figures

Figure 2-1	Proposed SGCP Land Use Map	2-4
Figure 3-1	Regional Location	3-3
Figure 3-2	Community Plan Area	3-4
Figure 3-3	SGCP Neighborhoods, Communities and Corridors.....	3-5
Figure 3-4	Existing General Plan Land Use Map.....	3-7
Figure 3-5	Existing DSP Land Use Map.....	3-8
Figure 3-6	Existing Zoning Map	3-10
Figure 3-7	Proposed SGCP Land Use Map	3-11
Figure 3-8	Proposed DSP Land Use Map	3-16
Figure 3-9	Proposed SGCP Zoning Map	3-17
Figure 3-10A	Cumulative Projects - North	3-21
Figure 3-10B	Cumulative Projects - South.....	3-22
Figure 4.1-1	Key View Points.....	4.1-3
Figure 4.1-2	Key Views 1 and 2.....	4.1-4
Figure 4.1-3	Key Views 3 and 4.....	4.1-6
Figure 4.1-4	Key Views 5 and 6	4.1-7
Figure 4.2-1	Estimate Levels of Cancer Risk from Exposure to Diesel PM within the SGCP Area	4.2-20
Figure 4.4-1	Historic Properties within Proposed SGCP Area.....	4.4-7
Figure 4.5-1	Regional Faults.....	4.5-3
Figure 4.5-2	Areas at Risk of Liquefaction within Proposed SGCP Area.....	4.5-5
Figure 4.5-3	Areas at Risk of Landslide.....	4.5-6
Figure 4.7-1	Areas Identified as High Fire Hazard Risks	4.7-17
Figure 4.8-1	Los Angeles River Watershed.....	4.8-2
Figure 4.8-2	Groundwater Basins.....	4.8-3
Figure 4.9-1	SGCP Centers.....	4.9-4
Figure 4.9-2	SGCP Corridors	4.9-5
Figure 4.9-3	SGCP Districts	4.9-6
Figure 4.10-1	Mineral Resource Zones	4.10-4
Figure 4.11-1	SGCP Noise Measurement Locations.....	4.11-4
Figure 4.11-2	Existing Traffic and Rail Noise Contours.....	4.11-17
Figure 4.11-3	Future (2040) Traffic and Rail Noise Contours.....	4.11-18
Figure 4.13-1	Location of Fire and Police Stations	4.13-2
Figure 4.13-2	Location of Public and Private Schools.....	4.13-7
Figure 4.13-3	Location of Libraries	4.13-8
Figure 4.14-1	SGCP Park and Recreation Facilities	4.14-2
Figure 4.15-1	Roadway Functional Classifications	4.15-5
Figure 4.15-2	Existing Intersection Level of Service.....	4.15-10
Figure 4.15-3	Bikeway Facilities within the SGCP Area	4.15-16
Figure 6-1	Alternative 2 – Downtown/Tropico Center Plan Alternative.....	6-15
Figure 6-2	Alternative 3 – East/Broadway/South Central Avenue Development Alternative.....	6-27

Tables

Table 2-1	Summary of Environmental Impacts and Mitigation Measures.....	2-9
Table 3-1	Anticipated Development 2016 – 2040.....	3-15
Table 3-2	Proposed New Zones	3-18
Table 3-3	Cumulative Project List.....	3-23
Table 4.1-1	Existing and Proposed Height Restrictions.....	4.1-14
Table 4.2-1	Attainment Status Designations for South Coast Air Basin	4.2-2
Table 4.2-2	Summary of Annual Data on Ambient Air Quality (2014-2016) ⁽¹⁾	4.2-2
Table 4.2-3	Ambient Air Quality Standards.....	4.2-5
Table 4.2-4	Summary of Project, City and Regional Forecasted Growth Rates.....	4.2-13
Table 4.2-5	Construction Land Use Assumptions.....	4.2-15
Table 4.2-6	Modeled Maximum Construction Emissions of Criteria Air Pollutants and Precursors during Worst-Case Year (2018)	4.2-15
Table 4.2-7	Summary of Maximum Operational Emissions of Criteria Air Pollutants and Precursors at Full Buildout (2040)	4.2-16
Table 4.2-8	CARB Recommendations on Siting New Sensitive Land Uses	4.2-18
Table 4.3-1	Sensitive Biological Resources within 1-mile of the SGCP Area	4.3-3
Table 4.4-1	Designated Historic Properties in the Proposed SGCP Area.....	4.4-8
Table 4.6-1	Consistency with SCAG RTP/SCS.....	4.6-20
Table 4.6-2	Summary of Project, City and Regional Forecasted Growth Rates.....	4.6-22
Table 4.6-3	Consistency with Glendale General Plan	4.6-23
Table 4.6-4	Greenhouse Gas Emissions - Construction.....	4.6-32
Table 4.6-5	Operational Greenhouse Gas Emissions at SGCP Buildout (2040).....	4.6-32
Table 4.9-1	Existing Land Use Designations within SGCP Area	4.9-8
Table 4.9-2	Existing Zoning within SGCP Area.....	4.9-9
Table 4.9-3	Consistency with SCAG RTP/SCS.....	4.9-15
Table 4.9-4	Consistency with Glendale General Plan	4.9-18
Table 4.11-1	Typical Noise Levels.....	4.11-2
Table 4.11-2	Existing Community Noise Measurement Results	4.11-6
Table 4.11-3	Land Use Noise Compatibility Guidelines.....	4.11-9
Table 4.11-4	Glendale Municipal Code – Presumed Noise Standards.....	4.11-10
Table 4.11-5	Increases in Ambient Noise for the Proposed SGCP Area	4.11-14
Table 4.11-6	Future Vehicle Traffic Noise CNEL Contour Distances for the SGCP Area	4.11-16
Table 4.11-7	Passenger Rail Operations Assumptions.....	4.11-20
Table 4.11-8	Distance of Predicted Existing 60 dBA (L_{dn}) Noise Levels from Rail Center Alignment.....	4.11-20
Table 4.11-9	Distance of Predicted Future 60 dBA (L_{dn}) Noise Levels from Rail Center Alignment.....	4.11-21
Table 4.12-1	Census and Projected Growth Forecasts	4.12-2
Table 4.12-2	Proposed SGCP Growth Forecasts	4.12-8
Table 4.13-1	Fire Stations Serving the Proposed SGCP Area.....	4.13-1
Table 4.13-2	GUSD Schools within the Proposed SGCP Area.....	4.13-6
Table 4.13-3	Public Library Facilities within the Proposed SGCP Area.....	4.13-6
Table 4.14-1	Park Standards	4.14-1
Table 4.14-2	Parks within the Proposed SGCP Area.....	4.14-3
Table 4.15-1	Intersection Level of Service Thresholds	4.15-7
Table 4.15-2	2016 Existing Intersection Level of Service Results	4.15-7
Table 4.15-3	CMP Level of Service Thresholds	4.15-11

Table 4.15-4	Existing Average Daily Weekday Vehicle Miles Traveled	4.15-12
Table 4.15-5	Glendale Beeline Bus Routes	4.15-13
Table 4.15-6	Los Angeles Metropolitan Transit Authority and Department of Transportation Bus Routes.....	4.15-13
Table 4.15-7	Bicycle Facilities.....	4.15-15
Table 4.15-8	2040 Proposed Project Freeway Level of Service Results	4.15-26
Table 4.15-9	2040 Proposed Project Intersection Level of Service Results	4.15-27
Table 4.15-10	Average Daily Weekday Vehicle Miles Travelled.....	4.15-30
Table 4.15-11	SGCP Level of Service Results with Full and Partial Mitigations	4.15-34
Table 4.16-1	Disposal Capacities of Primary Landfills Serving the City of Glendale.....	4.16-5
Table 4.16-2	Glendale Water and Power Renewable Resources.....	4.16-7
Table 4.16-3	Projected Water Supply Available to the City of Glendale	4.16-19
Table 6-1	Comparison of Proposed Project Alternatives and No Project Alternative	6-38
Table 8-1	Comment Letters Received During the Draft Program EIR Comment Period.....	8-2
Table 9.2-1	Designated Historic Properties in the Proposed SGCP Area.....	9-4
Table 9.2-2	Existing Land Use Designations within SGCP Area	9-7
Table 9.2-3	Existing Zoning within SGCP Area.....	9-8

Acronyms

AB	Assembly Bill
Afy	acre-feet per year
AR4	Fourth Assessment Report
AR5	Fifth Assessment Report
AQMP	Air Quality Management Plan
ASHRAE	American Society of Heating, Refrigerating and Air Conditioning Engineers
BACT	Best Available Control Technology
BAU	“Business as Usual”
BGEPA	Bald and Golden Eagle Protection Act
BLS	Basic Life Support
BMPs	best management practices
°C	degrees Celsius
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CalARP	California Accidental Release Prevention
CalEEmod	California Emissions Estimator Model
Cal/EPA	California/Environmental Protection Agency
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CAPP	Chemical Accidental Prevention Program
CARB	California Air Resources Board
CBC	California Building Code
CCAA	California Clean Air Act
CCAT	California Climate Action Team
CCR	California Code of Regulations
CCD	Community Development Department
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
CESA	California Endangered Species Act
CFC	chlorofluorocarbons
CFR	Code of Federal Regulations

CH ₄	methane
City	City of Glendale
CMP	Congestion Management Program
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNG	compressed natural gas
CNPS	California Native Plant Society
CO	carbon monoxide
CO ₂	carbon dioxide
CRHR	California Register of Historic Places
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibel
DHW	Department of Health Services
DOT	Department of Transportation
DRB	Design Review Board
DSP	Downtown Specific Plan
DTSC	California Department of Toxic Substance Control
DWR	California Department of Water Resources
EIR	environmental impact report
EMC	Environmental Management Center
EOC	Emergency Operations Center
EPA	U.S. Environmental Protection Agency
EPCRA	Emergency Planning and Community Right-to-Know Act
°F	degrees Fahrenheit
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FHWA	Federal Highway Administration
FPB	Fire Prevention Bureau
FRA	Federal Railroad Administration
GB&SC	Glendale Building & Safety Code
G + C	gigatonnes
GCDD	Glendale Community Development Department
GDSP	Greater Downtown Specific Plan
GFD	Glendale Fire Department
GHG	greenhouse gas
GPD	Glendale Police Department

GRHR	Glendale Register of Historic Resources
GUSD	Glendale Unified School District
GWP	Glendale Water & Power
GWTP	Glendale Water Treatment Plant
HAPs	hazardous air pollutants
HCP	Habitat Conservation Plan
HCFC	hydrochlorofluorocarbons
HRA	Health Risk Assessment
HUD	U.S. Department of Housing and Urban Development
I-	Interstate
ICS	Incident Command System
IPCC	Intergovernmental Panel on Climate Change
IPR	Indirect Potable Reuse
JPA	Joint Powers Agreement
Kg	kilograms
Ksf	thousand square feet
LASD	Los Angeles County Sheriff's Department
LCAP	Local Control and Accounting Plan
LCFF	Local Control Funding Formula
LACDPW	Los Angeles County Department of Public Works
LAGWRP	Los Angeles/Glendale Water Reclamation Plant
L_{dn}	day-night noise level
L_{eq}	equivalent energy noise level
LOS	level of service
LSTs	localized significance thresholds
LUSTs	Leaking underground storage tanks
MBTA	Migratory Bird Treaty Act
Metro	Los Angeles County Metropolitan Transportation Agency
MGD	million gallons per day
MMT	million metric tons
mph	miles per hour
MPO	Metropolitan Planning Organization
MRZ	Mineral Resource Zone
MS4s	Municipal separate stormwater systems
Mw	moment magnitude
MWD	Metropolitan Water District
NAAQS	National Ambient Air Quality Standards
NAGPRA	Native American Graves Protection and Repatriation Act

NAHC	Native American Heritage Commission
NASA	National Aeronautics and Space Administration
NCCP	Natural Community Conservation Plans
NFPA	National Fire Protection Services
NHPA	National Historic Preservation Act
NMFS	National Marine Fisheries Service
NO	nitrogen oxide
N ₂ O	nitrous oxide
NO ₂	nitrogen dioxide
NOAA	National Ocean and Atmospheric Administration
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
NRHP	National Register of Historic Places
NRPA	National Recreation and Park Association
NWI	National Wetlands Inventory
OASIS	Operational Area Satellite Information System
OEHHA	Office of Environmental Hazard Assessment
OES	Office of Emergency Services
OPR	California Office of Planning and Research
OSHA	Occupational Safety and Health Administration
PCI	pavement conditions index
PM	particulate matter
PPD	pounds per person per day
ppm	parts per million
ppv	peak particle velocity
PRC	California Public Resources Code
PSD	Prevention of Significant Deterioration
RCP	Regional Comprehensive Plan
RCRA	Resource Conservation and Recovery Act
RHNA	Regional Housing Needs Assessment
RMP	Risk Management Plan
ROG	Reactive Organic Gases
ROW	Right-of-Way
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SAR	Second Assessment Report
SCAB	Southern Coast Air Board

SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCRRA	Southern California Regional Rail Authority
SDWA	Safe Drinking Water Act
SEA	Significant Ecological Areas
SEMS	Statewide Emergency Management System
SGCP or Plan	South Glendale Community Plan project
SHBC	State Historical Building Code
SIP	State Implementation Plan
SMARA	Surface Mining and Reclamation Act of 1975
SO ₂	sulfur dioxide
SoCalGas	Southern California Gas Company
SR-	State Route
SRAs	State Responsibility Areas
SUSMP	Standard Urban Storm Water Mitigation Plan
SWAT	Special Weapons and Tactics Team
SWPPPs	Stormwater Pollution Prevention Plans
SWRCB	State Water Resources Control Board
TACs	toxic air contaminants
TDM	Transportation demand management
TNM	Traffic Noise Model
TOD	transit-oriented development
tpy	tons per year
TRI	Toxics Release Inventory
USACE	U.S. Army Corps of Engineers
USAR	Hazmat and Urban Search and Rescue
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UWMP	Urban Water Management Plan
VMTs	vehicle miles traveled
VOCs	Volatile Organic Compounds
WDRs	Waste Discharge Requirements
WMP	Water Management Plan