



**APPENDIX F**

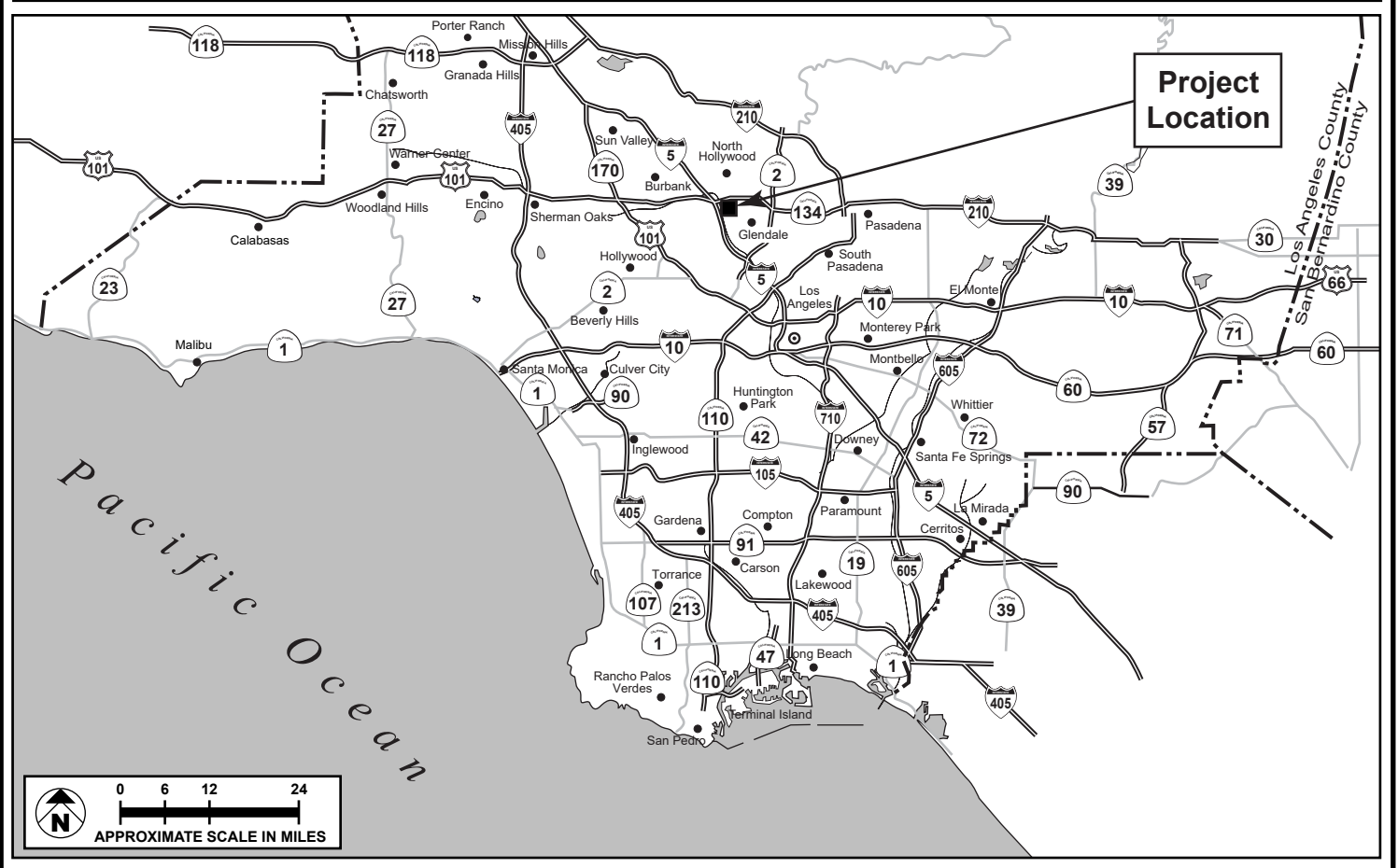
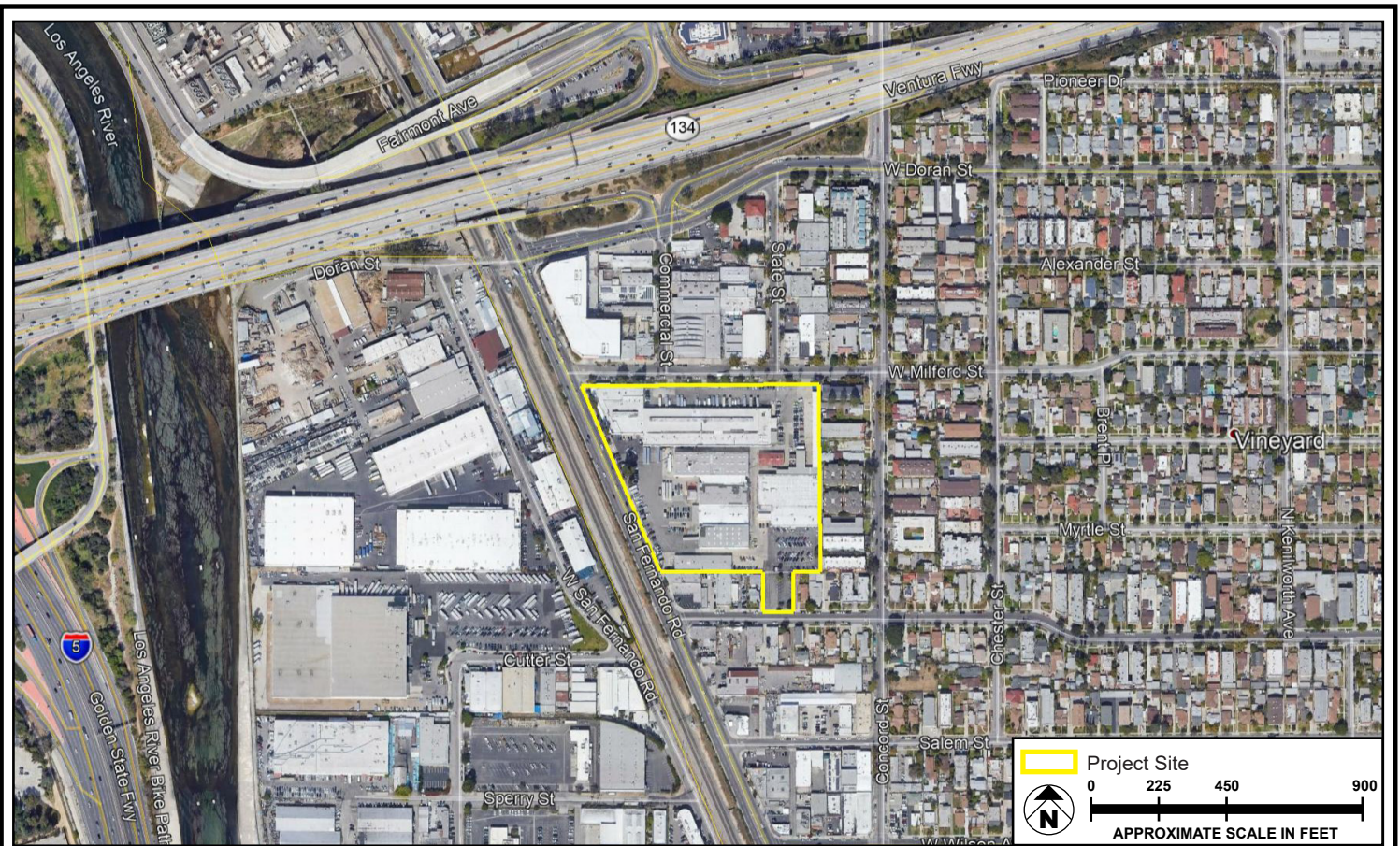
**Initial Study and Notice of Preparation**



## INITIAL STUDY CHECKLIST

<p><b>1. Project Title:</b> San Fernando Soundstage Campus</p>
<p><b>2. Lead Agency Name and Address:</b>          City of Glendale, Community Development Department          Planning Division          633 East Broadway, Room 103          Glendale, CA 91206</p>
<p><b>3. Contact Person and Phone Number:</b>          Aileen Babakhani, Planner          Tel: (818) 937-8331</p>
<p><b>4. Project Location:</b> 5426 San Fernando Road &amp; 753 West California Avenue, Glendale, Los Angeles County (APNs: 5638-018-023 and 5638-018-032) See Figure 1, Regional and Local Vicinity Map.</p>
<p><b>5. Project Sponsor's Name and Address:</b>          Griffith Studio Owner, LCC          34 East 51st Street, 2nd floor          New York, NY 10022</p>
<p><b>6. General Plan Designation:</b> Mixed Use</p>
<p><b>7. Zoning:</b> IMU (Industrial/Commercial Mixed Use)</p>
<p><b>8. Description of the Project:</b> The project site is currently developed with 10 existing warehouse structures, surface parking, and loading areas. The project would include demolition of the existing structures and surface parking and construction of four (4) buildings containing 10 new production sound stage studios, three flex spaces, ancillary office use, a 385-space four-story (above-grade) parking garage, and 124 surface parking spaces with 12 loading spaces. The four (4) proposed buildings will contain approximately 406,318 square feet of gross floor area. See Figure 2, Site Plan. The Applicant requests the approval of discretionary actions to develop the Project as proposed including variances for the heights of Buildings 1 and 4 to exceed the 50 foot height limit in the IMU zone, the landscape location and tree planting dispersal requirements for the interior parking areas, a deviation from the requirement for a building entrance to be located on a corner cutoff, and a parking exception to allow 24 of the proposed parking spaces to be compact spaces.</p>
<p><b>9. Surrounding Land Uses and Setting:</b>  <u>North:</u> IMU Zone (Industrial/Commercial Mixed Use), IMU-R Zone (Industrial/Commercial Residential Mixed Use), Commercial &amp; Public Facilities  <u>South:</u> IMU Zone (Industrial/Commercial Mixed Use), Commercial &amp; Multi- &amp; Single-Family Residential  <u>East:</u> R-2250 Zone (Medium Density Residential), Multi-Family Residential  <u>West:</u> T Zone (Transportation) and M2 Zone (City of Los Angeles), Transit and Industrial</p>
<p><b>10. Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement).</b></p>

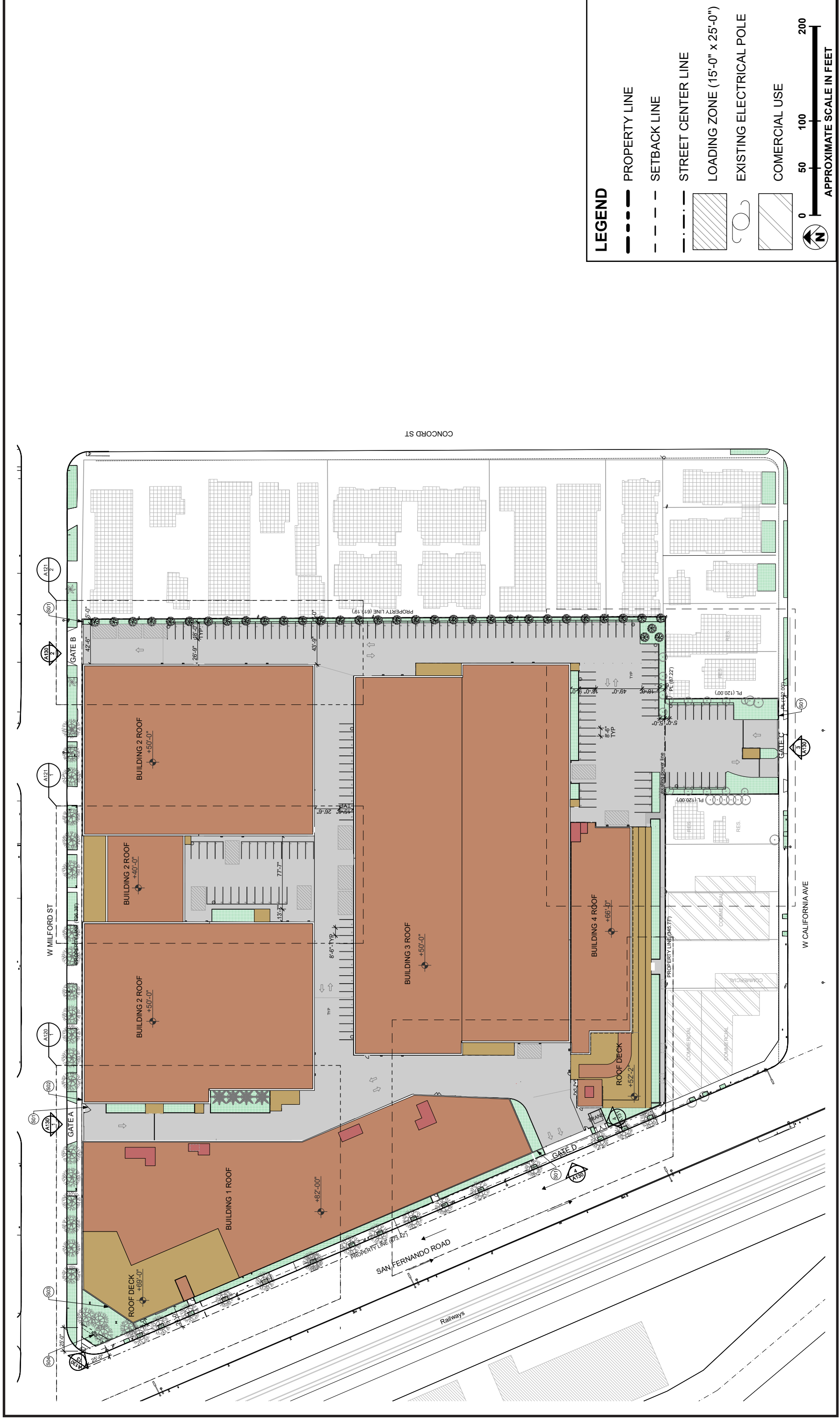
None.



SOURCE: Google Earth - 2021; Meridian Consultants, LLC - 2021

FIGURE 1

# Regional and Local Vicinity Map



SOURCE: RELATIVITY ARCHITECTS - February 2022, Meridian Consultants - 2022

FIGURE 2

# Project Site Plan

**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 checked="" type="checkbox"/> Aesthetics       | <input type="checkbox"/> Agriculture and Forest Resources    | <input checked="" type="checkbox"/> Air Quality                   |
| <input type="checkbox"/> Biological Resources        | <input checked="" type="checkbox"/> Cultural Resources       | <input type="checkbox"/> Energy                                   |
| <input type="checkbox"/> Geology / Soils             | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards / Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality   | <input checked="" type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                        |
| <input checked="" type="checkbox"/> Noise            | <input type="checkbox"/> Population / Housing                | <input type="checkbox"/> Public Services                          |
| <input type="checkbox"/> Recreation                  | <input checked="" type="checkbox"/> Transportation           | <input type="checkbox"/> Tribal Cultural Resources                |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire                            | <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.



Aileen Babakhani

Prepared by:

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



Aileen Babakhani

9/8/2022

Director of Community Development:

Date:

**A. AESTHETICS**

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista?	X			
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

**Discussion**

- a. Have a substantial adverse effect on a scenic vista?
- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?
- c. Substantially degrade the existing visual character or quality of the site and its surroundings?
- d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

**Potentially Significant Impact.** The existing structures on site range from 17 feet to 33 feet in height. The maximum height allowed in the IMU zone is 50 feet with an additional maximum 5'-0" in height for the rooftop equipment/screen. Two of the four buildings proposed have heights greater than 50 feet. Building 1, proposed on San Fernando Road, would have a height up to 93'-3" and Building 4, located on San Fernando Road at the southern end of the site, would have a height up to 77'-3" , and Buildings 2 and 3, located in the central and eastern portion of the site would be 55 feet in height (including 5'-0" high rooftop equipment/screen, which is exempt from the height requirement). The Project includes a request for approval of a variance to allow Building 1 to have a height of up to 93'-3" including 11'-3" high rooftop equipment/screen, which occupies approximately 5% of the building's rooftop footprint and, and Building 4 to have a height up to 77'-3" including 11'-3" high rooftop equipment/screen, which occupies approximately 8% of the building's rooftop footprint. Further analysis will be provided in the EIR to determine if these proposed building heights would result in any significant impacts.

**B. AGRICULTURE AND FOREST RESOURCES**

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
4. Result in the loss of forest land or conversion of forest land to non-forest use?				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

**Discussion**

- a. **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 the City, to nonagricultural use?**
- b. **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**
- c. **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**
- d. **Result in the loss of forestland or conversion of forestland to non-forest use?**
- e. **Involve other changes in the existing environment which, due to their location or nature could result in conversion of Farmland, to nonagricultural use or conversion of forestland to non-forest use?**

**No Impact.** The Project site is zoned for Industrial/Mixed Use. There is no prime farmland, unique farmland, or farmland of statewide importance within or adjacent to the Project site and no agricultural activities take place on the Project site.<sup>1</sup> No agricultural use zones currently exist within the city, nor are any agricultural zones proposed. No impacts would occur. The Project site is located in an urbanized area. No portion of the Project site is proposed to include agricultural zoning designations or uses, nor do any such uses exist within the city under the current General Plan and zoning. There are no Williamson Act contracts in effect for the Project site or surrounding vicinity. No conflicts with existing zoning for agricultural use or Williamson Act contract would result.<sup>2</sup> There is no existing zoning of forestland or timberland in the City of Glendale. No

<sup>1</sup> California Department of Conservation, California Important Farmland Finder website, <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed March 2022.

<sup>2</sup> California Department of Conservation, State of California Williamson Act Contract Land, [https://planning.lacity.org/eir/HollywoodCenter/Deir/ELDP/\(E\)%20Initial%20Study/Initial%20Study/Attachment%2](https://planning.lacity.org/eir/HollywoodCenter/Deir/ELDP/(E)%20Initial%20Study/Initial%20Study/Attachment%2)



forestland exists within the City of Glendale; therefore, no forestland would be converted to non-forest use under the Project. According to the California Department of Conservation, Division of Land Resource Protection, the Project site and the surrounding area are not candidates for listing as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.<sup>3</sup> Therefore, the Project has no impact related to agriculture and forestry resources. No additional analysis of this topic in the EIR is needed.

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[0B%20References/California%20Department%20of%20Conservation%20Williamson%20Map%202016.pdf](#). Accessed August 2021.

<sup>3</sup> Department of Conservation, California Important Farmland Finder, <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed August 2021.

**C. AIR QUALITY**

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan?	X			
2. 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?	X			
3. Expose sensitive receptors to substantial pollutant concentrations?	X			
4. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	X			

**Discussion**

- a. Conflict with or obstruct implementation of the applicable air quality plan?
- b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standard?
- c. Expose sensitive receptors to substantial pollutant concentrations?
- d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

**Potentially Significant Impact.** Construction and operation of the Project will result in the generation of air emissions. Analysis is needed to estimate the amount of emissions that would be generated to determine significance. The construction and operational air quality emissions generated by the construction and operation of the proposed Project will be further analyzed in the EIR.

**D. BIOLOGICAL RESOURCES**

<i>Would the project:</i>	<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. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				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 Wildlife or U.S. Fish and Wildlife Service?				X
3. Have a substantial adverse effect on state or federally protected wetlands (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

**Discussion**

- a. **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?**
- b. **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 US Fish and Wildlife Service?**
- c. **Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**
- d. **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?**
- e. **Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?**
- f. **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?**

**Less Than Significant Impact.** The majority of the local area has been developed or landscaped and supports largely non-native plant communities and species. Therefore, only a limited number of plant species that flourish in urban environments, none of which are considered rare or endangered, can be found on the Project site. As identified in the City's General Plan Open Space and Conservation Element, the open space within the City includes five recognizable plant communities including chaparral, southern oak woodland, southern oak riparian woodland, coastal sage scrub, and alluvial scrub.<sup>4</sup> The Project site is not within the vicinity of any riparian habitat or other sensitive natural community. The nearest wetland resources include the Verdugo Wash located approximately a quarter mile north of the Project site and the Los Angeles River located approximately a quarter mile west of the Project site. These waterways do not intersect the Project site. As the Project site is located in an urban area of the City, the proposed Project would not 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.

The Glendale Municipal Code, Chapter 12.44 Indigenous Trees, contains guidelines for the protection and removal of indigenous trees.<sup>5</sup> 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). Furthermore, the Glendale Municipal Code, Chapter 12.40 City Street Trees, contains guidelines for the preservation and protection of city street trees.<sup>6</sup> Should native trees be identified within the Project site which would potentially be removed upon implementation of the proposed Project, the proposed Project would comply with Glendale Municipal Code, Chapter 12.44 Indigenous Trees. The proposed Project would also comply with the Glendale Municipal Code, Chapter 12.40 for street trees. No adopted Habitat Conservation Plan, Natural Community Conservation Plan, or similar plan applies to the Project site.<sup>7</sup> Therefore, a less than significant impact would occur. No additional analysis of this topic in the EIR is needed.

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<sup>4</sup> City of Glendale General Plan, Open Space and Conservation Element, <https://www.glendaleca.gov/government/departments/community-development/planning/city-wide-plans/open-space-and-conservation-element>. Accessed August 2021.

<sup>5</sup> City of Glendale Municipal Code, Ch. 12.44.

<sup>6</sup> City of Glendale Municipal Code, Ch 12.40.

<sup>7</sup> California Department of Fish and Wildlife (CFWS)BiosViewer, <https://wildlife.ca.gov/Data/BIOS>. Accessed August 2021.

**E. CULTURAL RESOURCES**

<i>Would the project:</i>	<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. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<b>X</b>			
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		<b>X</b>		
3. Disturb any human remains, including those interred outside of formal cemeteries?		<b>X</b>		

**Discussion**

- a. Cause a substantial adverse change in the significance of a historical resource as defined in section 15064.5?**
- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5?**
- c. Disturb any human remains, including those interred outside of formal cemeteries?**

**Potentially Significant Impact.** One existing building located on the northwest corner of the project site, was previously evaluated in 2017 and assigned a California Historical Resource (CHR) Status Code of 5S3 as a part of the City of Glendale’s South Glendale Historic Resources Survey, meaning the subject building “Appears to be individually eligible for local listing or designation through survey evaluation.”<sup>8</sup> Further analysis in the EIR is needed to determine the potential impacts of the proposed Project on historical resources.

The site has been disturbed by historical development as well as activities to remediate soil and groundwater contamination. The depth of disturbance from grading will be relatively shallow. For these reasons, the potential for encountering archeological resources or human remains on the site is considered low. Potential impacts to any archaeological resources that may be present on the site and encountered during construction of the Project will be mitigated to less than significant by implementation of the following mitigation measure:

In the event that archaeological resources are unearthed during project subsurface activities, compliance to regulations outlined by California Public Resource Code PRC21083.2(i) will be adhered to, which 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. The Fernandeno Tataviam Band of Mission Indians (FTBMI) shall be contacted regarding any pre-contact and/or post- contact finds and be provided information after the archaeologist makes their initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. After the find has been appropriately mitigated, work in the area may resume.

Potential impacts to any human remains that may be present on the site and encountered during construction of the Project will be mitigated to less than significant by implementation of the following mitigation measure:

In the event that human remains are 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

<sup>8</sup> Christine Lazzarerto and Robby Aranguren, “DPR 523 Series Forms: 5426 San Fernando Road,” Prepared for the City of Glendale, 2017, 1-2.

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).

**F. ENERGY**

<i>Would the project:</i>	<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. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

**Discussion**

**a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

**b. Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?**

**Less than Significant Impact.** The proposed Project would meet all applicable energy conservation standards. As a production studio and supporting uses project, the proposed Project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Impacts would be less than significant. No additional analysis of this topic in the EIR is needed.

**G. GEOLOGY AND SOILS**

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?			X	
2. Result in substantial soil erosion or the loss of topsoil?			X	
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
4. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?			X	
5. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				X
6. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

**Discussion**

**a. Would the project directly or indirectly cause 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.*
- ii. Strong seismic ground shaking?*
- iii. Seismic-related ground failure, including liquefaction?*
- iv. Landslides?*

**b. Would the project result in substantial soil erosion or the loss of topsoil?**

**c. Would the project 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?**



- d. **Would the project be located on expansive soil, as defined in Table 18 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**
- e. **Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**
- f. **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**Less than Significant Impact with Mitigation.** The Project site is not located within an established Alquist-Priolo Earthquake Fault Zone or designated Fault-Rupture Hazard Zone for surface fault rupture hazards. The York Boulevard Fault is the closest active fault; the nearest Fault-Rupture Hazard Zone for active faults with evidence of surface rupture, which is located approximately one mile south of the Project site. 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. Loose sandy solids that are not excavated as part of the future development may be susceptible to seismically-induced settlement. However, the potential for seismic ground-shaking is common in Southern California and the effects of ground shaking can be lessened if the proposed structures are designed and constructed in conformance with current building codes and engineering practices. The proposed Project would not expose people or structures to strong seismic ground shaking greater than what currently exists.

According to the City's General Plan Safety Element, the Project site is not located within an area that is susceptible to liquefaction. Overall, the proposed Project would comply with the applicable Building Codes to avoid potential impacts related to seismic-related ground failure including liquefaction. There are no known landslides near the Project site nor is the site in the path of any known or potential landslides. As part of the proposed Project, the applicant would be required to adhere to conditions under the National Pollutant Discharge Elimination System (NPDES) Permit set forth by the Regional Water Quality Control Board (RWQCB) and be required to prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to be administered throughout proposed Project construction pursuant Glendale Municipal Code (GMC) Section 13.42.060. In addition, the applicant would be required to adhere to SCAQMD Rule 403—Fugitive Dust control.

The Project site is located within the Holocene Alluvium geologic unit which includes older floodplain deposits. The relatively flat topography of the Project site precludes both stability problems and the potential for lurching, which is earth movement at right angles to a cliff or steep slope during ground shaking. The potential for hazards such as landslides and liquefaction are considered low. No regional subsidence because of groundwater pumping has been reported in the Glendale area. Therefore, the potential for ground collapse and other adverse effects due to subsidence to occur on the project site is considered low. According to the Natural Resources Conservation Service Web Soil Survey, the soils on the Project site consists primarily of Urban land-Tujunga-Typic Xerorthents, sandy substratum complex soils, 0 to 2 percent slopes.<sup>9</sup> Soils within the Project site are generally sandy soils found within alluvial fans and flood plains. These soils are typically in the low to moderately low range for shrink-swell (e.g., expansion). The Project would connect to existing sewer lines that serve the Project site and would not use septic tanks or alternative waste disposal systems.

The Project site is completely underlain with older Quaternary soil and paleontologically-sensitive rock formations may be present at relatively shallow depths and could be encountered during excavation activities. The site will be graded to accommodate the building foundations, with the depth of grading to be

<sup>9</sup> USDA, Natural Resources Conservation, Web Soil Survey, <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Accessed August 2021.

shallow to preserve the existing GCL cap at a depth of approximately 6 feet below the ground surface, The amount of soil to be imported and/or exported during grading would be approximately 20,000 cubic yards (CY) depending on the final grading plan.

There is a possibility that during grading, a previously unknown paleontological resource could be identified and impacts would be potentially significant. Impacts would be less than significant with mitigation. Mitigation would include a qualified paleontologist observing grading activities in excavations that may impact older Quaternary deposits or the marine Pliocene Fernando Formation in order to salvage and catalogue fossils. The Paleontologist shall establish procedures for paleontological resources surveillance and would establish, in cooperation with the contractor, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils.

**H. GREENHOUSE GAS EMISSIONS**

<i>Would the project:</i>	<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. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<b>X</b>			
2. Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<b>X</b>			

**Discussion**

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

**b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**Potentially Significant Impact.** Construction and operation of the Project will result in the generation of greenhouse gas emissions. Analysis is needed to estimate the amount of these emissions to determine significance. The construction and operational greenhouse gas emissions of the proposed Project will be further analyzed in the EIR.

**I. HAZARDS AND HAZARDOUS MATERIALS**

<i>Would the project:</i>	<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. 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 or excessive noise for people residing or working in the project area?				X
6. 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 or excessive noise for people residing or working in the project area?				X
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
8. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

**Discussion**

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**
- b. 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?**
- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**
- d. 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?**
- e. 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 area?**

- f. 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 area?
- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h. 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?

**Potentially Significant Impact.** The transport, use, and storage of hazardous materials during the construction and operation of the Project would be conducted in accordance with applicable State and federal regulations, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. The proposed Project would generally not produce significant amounts of hazardous waste, use or transport hazardous waste beyond those materials typically used in a commercial development. All potentially hazardous materials would be used and stored in accordance with the manufacturer's instructions and handled in accordance with all applicable federal, State, and local regulations, including but not limited to those set forth by the Federal and State Occupational Safety and Health Acts.

All contaminated waste encountered would be required to be collected and disposed of at an appropriately licensed disposal or treatment facility. Adherence to the Los Angeles County Hazardous Waste Management Plan (HWMP) and all other emergency response plan requirements set forth by the City, the City of Glendale Fire Department, and the City's Department of Public Works would be required through the duration of the Project. Compliance with federal, State, and local laws and regulations relating to transport, storage, disposal, and sale of hazardous materials would minimize any potential for accidental release or upset of hazardous materials. A Phase I ESA of the Project site was conducted in general accordance with ASTM Standard Practice E1527-13 and United States Environmental Protection Agency standards. The Phase I ESA concluded the Project site has been adequately investigated and did not identify new areas of environmental concern that have not been investigated. Residual concentrations of contaminants of concern (COCs) in soil, soil vapor, and groundwater were identified beneath the Project site.<sup>10</sup> The Phase I ESA stated the Los Angeles Regional Water Control Board (LARWQCB) and the Office of Environmental Health Hazard Assessment (OEHHA) concluded the Project site is in a condition suitable for a No Further Action (NFA), conditioned on the recording of a commercial/industrial land use covenant (LUC). As such, these residual concentrations are considered to be a controlled recognized environmental condition (CREC).<sup>11</sup> A CREC exists when a past release of a hazardous substance has been investigated and/or remediated to a point where hazardous substances are allowed to remain in place subject to the implementation of required institutional and/or engineering controls. In this case, the institutional control is the recording of the LUC and the Project site's restriction to commercial/industrial land use.<sup>12</sup> The Project as proposed includes maintenance of the existing geosynthetic clay liner (GCL) cap over hexavalent chromium (CrVI)-impacted deeper soils on the western side of the Project site. This existing GCL cap is located approximately 6 feet below the existing ground surface. As the proposed construction activities would involve excavation and

<sup>10</sup> SCS Engineers. *Phase I Environmental Site Assessment 5426 San Fernando Road, Glendale, California 91203 Assessor Parcel Numbers (APNs): 5638-018-032*. May 25, 2021.

<sup>11</sup> SCS Engineers. *Phase I Environmental Site Assessment 5426 San Fernando Road, Glendale, California 91203 Assessor Parcel Numbers (APNs): 5638-018-032*. May 25, 2021.

<sup>12</sup> SCS Engineers. *Phase I Environmental Site Assessment 5426 San Fernando Road, Glendale, California 91203 Assessor Parcel Numbers (APNs): 5638-018-032*. May 25, 2021.

disturbance of the existing soils the potential for impacts from the accidental release of hazardous materials into the environment will be further analyzed in the EIR.

As the proposed construction activities would involve excavation and disturbance of on-site soil, there is a potential for the accidental release of these materials into the environment or groundwater. Further analysis is required to determine the potential for accidental release of these materials.

The Project site is not included on the lists of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No school sites are located within one-quarter mile of the project site. The Project site is not within the vicinity of an airport land use plan, within two miles of a public airport or public use airport, or a private airstrip. According to the City of Glendale General Plan Safety Element, San Fernando Road, which borders the Project site to the west is a County evacuation route. Implementation of the project would neither result in a reduction of the number of lanes along this roadway in the Project area nor result in the placement of an impediment to the flow of traffic such as medians. In the event of an emergency, all lanes would be opened to allow for traffic flow to move in one direction and traffic would be controlled by the appropriate agencies, such as the City of Glendale Police Department. During construction, the construction contractor shall notify the City of Glendale Police and Fire Departments of construction activities that would impede movement (such as movement of equipment and temporary lane closures) along San Fernando Road to allow for these first emergency response teams to reroute traffic to an alternative route, if needed. Further, during construction the applicant would be required to obtain any necessary permits from the City of Glendale Public Works Department for all work occurring within the public right-of-way. The Project area is not located in a designated wildland area that may contain substantial forest fire risks or hazards. In addition, the project area is not located within a City-designated Fire Hazard Zone as shown on Plate P-2 in the City of Glendale General Plan Safety Element (August 2003).<sup>13</sup> Therefore, risk of increased fire hazards in areas where flammable brush, grass or trees from future development within the project area is not identified as significant.

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<sup>13</sup> City of Glendale General Plan, Safety Element, Plate P-2, <https://www.glendaleca.gov/government/departments/community-development/planning/city-wide-plans/safety-element>. Accessed August 2021.

**J. 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 or otherwise substantially degrade surface of groundwater quality?			X	
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
iii) 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; or			X	
iv) impede or redirect flood flows?				X
4. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
5. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

**Discussion**

a. **Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?**

b. **Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede substantial groundwater management of the basin?**

c. **Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:**

- i. result in substantial erosion or siltation on or off site;*
- ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;*
- iii. 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;*
- iv. impede or redirect flood flows?*

**d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?**

**e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

**Less than Significant Impact.** The applicant would be required to satisfy all applicable requirements of Chapter 13.42 of the City's Municipal Code relating to the Stormwater and Urban Runoff Pollution Prevention Control (SUSMP). These requirements include preparation of a Stormwater Pollution Prevention Plan (SWPPP) containing structural treatment and source control measures appropriate and applicable to the proposed Project. The SWPPP would incorporate best management practices (BMPS) by requiring controls of pollutant discharges that utilize best available technology (BAT) economically achievable and best conventional pollutant control technology (BCT) to reduce pollutants. Development of the proposed studios would result in a minimal change in the number of impervious surfaces and drainage characteristics of the site. The proposed Project would not increase the intensity of activities on the site and would likely result in a similar generation of urban pollutants generated by motor vehicle use on roadways and parking areas adjacent to the Project site, and the maintenance and operation of landscaped areas. All runoff with implementation of the Project would continue to be conveyed via streets and gutters to storm drain locations around the Project site. The Applicant would be required to adhere to conditions under the NPDES Permit set forth by the RWQCB and prepare and submit a SWPPP to be administered throughout Project construction. The SWPPP would incorporate BMPs to ensure that potential water quality impacts from water driven erosion during construction would be reduced to a less than significant level. The Project would not involve an alteration in the course of a stream or river or alter the drainage pattern of the site or area in a manner that would result in erosion, siltation, or flooding on- or off-site. The Project does not propose to alter any drainage patterns in a manner that would cause on- and off-site surface runoff impacts. In addition, the proposed Project applicant would be required to comply with City grading permit regulations and inspections to reduce sedimentation and erosion.

The Project site is located in a Federal Emergency Management Agency (FEMA) designated flood Zone X, meaning that it is in an area of minimal flood hazard and the Project site is not located within a 100-year flood zone.<sup>14</sup> The Project site is not located near the ocean or any large enclosed or semi-enclosed bodies of water, the Project would not be located within designated tsunami or seiche zones. The Project would comply with all provisions of the NPDES program and other applicable waste discharge requirements (WDRs), as enforced by the LARWQCB, including the LARWQCB's Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties. The proposed Project would also comply with applicable NPDES and City requirements, which would include the use of BMPs during construction of the proposed Project as detailed in a SWPPP and in the City's LID ordinance. Impacts from construction and operation of the proposed Project would be less than significant. No additional analysis of this topic in the EIR is needed.

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<sup>14</sup> Federal Emergency Management Administration (FEMA), Flood Map Service Center, <https://www.fema.gov/flood-maps/national-flood-hazard-layer>. Accessed September 2021.



**K. LAND USE AND PLANNING**

<i>Would the project:</i>	<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. Physically divide an established community?				<b>X</b>
2. Conflict with 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?	<b>X</b>			

**Discussion**

**a. Physically divide an established community?**

**b. Conflict with 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?**

**Potentially Significant Impact.** The proposed Project would involve development of an entertainment production studio on a site previously developed for industrial use in the City’s Industrial/Mixed Use (IMU) zone along San Fernando Road on the western edge of the City. The proposed use is allowed in the IMU zone and would not physically divide an established community as the City’s IMU zone was adopted to allow a mix of uses along this portion of San Fernando Road. The proposed Project would not conflict with the General Plan land use designation or zoning of the Project site. The Applicant requests the approval of discretionary actions to develop the Project as proposed including variances for building heights, landscape and tree locations, and deviation from a corner entrance and a parking exception. The deviations from applicable development standards in the IMU zone will be further analyzed in the EIR.

**L. 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

**Discussion**

**a. Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?**

**b. 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.** The Project site and surrounding area are characterized by features typical of the urban landscape and include commercial and industrial uses. The Project site is not within an oil drilling district, State-designated oil field, or surface mining district.<sup>15</sup> The Project site is not located within a Mineral Resource Zone 2 (MRZ-2) Area. The Project site is not designated as a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Thus, there would be no impacts. No additional analysis of this topic in the EIR is needed.

<sup>15</sup> City of Glendale General Plan, Open Space and Conservation Element, <https://www.glendaleca.gov/government/departments/community-development/planning/city-wide-plans>. Accessed August 2021.

**M. NOISE**

<i>Would the project result in:</i>	<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. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<b>X</b>			
2. Generation of excessive groundborne vibration or groundborne noise levels?	<b>X</b>			
3. For a project located within the vicinity of a private airstrip or 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 area to excessive noise levels?				<b>X</b>

**Discussion**

- a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**
- b. Generation of excessive groundborne vibration or groundborne noise levels?**
- c. For a project located within the vicinity of a private airstrip or 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 area to excessive noise levels?**

**Potentially Significant Impact.** The Project site is not within the vicinity of a private airstrip or an airport land use plan. Construction and operation of the project will generate noise. Analysis of the noise that will be generated is needed to determine significance. The construction and operational noise impacts of the proposed Project will be further analyzed in the EIR.

**N. POPULATION AND HOUSING**

<i>Would the project:</i>	<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 unplanned 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 existing people, necessitating the construction of replacement housing elsewhere?				X

**Discussion**

- a. 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)?**
- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**
- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

**Less Than Significant Impact.** The proposed Project does not include any residential uses and would not result in new population growth in the City. It is anticipated that Project employees would likely be comprised of those already in the local labor force. Since the Project site is located within an urban area and is currently served by existing circulation and utility infrastructure, no major extension of infrastructure is required as part of the proposed Project.

Minor improvements to the City’s existing electrical distribution system would be required to provide the amount of power needed by the proposed Project. Glendale Water and Power (GWP) would construct these improvements to existing distribution facilities in the immediate vicinity of the Project site. These improvements would not create add capacity to accommodate additional growth the vicinity of the Project site.

No residential dwelling units or residents currently exist on the Project site. Therefore, no existing housing or residents would be displaced by development of the proposed Project and the construction of replacement housing elsewhere would not be necessary. Less than significant impacts would occur. No additional analysis of this topic in the EIR is needed.

**O. PUBLIC SERVICES**

<i>Would the project:</i>	<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. 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

**Discussion**

**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 Glendale Fire Department (GFD) provides comprehensive emergency services for the City of Glendale, including fire, rescue and emergency medical services, as well as fire prevention and code enforcement functions. Fire Station No. 21, located at 421 Oak Street approximately 1.2 miles southeast of the Project site, would serve as the first-in station responder in the event of an emergency. Compliance with the applicable Fire Code and the Building Code provisions determines a project’s impact on fire services. The project will be required to meet all code provisions. As a result, the project can be adequately served by existing public services and is not anticipated to result in substantial adverse impacts. The overall need for fire protection services is not expected to substantially increase and impacts would be less than significant.

**b. Police Protection?**

**Less than Significant Impact.** Police protection services would be provided by the Glendale Police Department. The closest station to the Project site is located at 131 North Isabel Street, approximately 1.7 miles to the east. The proposed Project does not result in any population and housing growth given the proposed and current commercial uses on the Site and no new facilities would be required. Thus, police protection to the Project site would remain similar to existing operations and impacts on police protection would be less than significant.

**c. Schools?**

**No Impact.** School services for the Project are provided by the Glendale Unified School District (GUSD). Pursuant to Section 65995, the Project applicant is required to pay school impact fees to the GUSD based on the current fee schedule for developments prior to the issuance of building permit. The proposed Project

would not impact current GUSD operating capacities as the proposed use would not generate an increased demand of these uses. As such, no impacts on schools would occur.

**d. Parks?**

**No Impact.** In accordance with the requirements of the City of Glendale Municipal Code (Ordinance No. 5575 and Resolution No. 07-164), the project applicant will be required to pay the Development Impact Fee to the City. The current fee schedule is \$6.50 per square foot of commercial uses.<sup>16</sup> Implementation of the Project would not impact parks within the vicinity of the Project, as construction and operation would occur within the Project site. As such, no impacts would occur.

**e. Other Public Facilities?**

**No Impact.** The Project site does not include police, fire, school, parks, or other public facilities such as libraries. In accordance with the requirements of the City of Glendale Municipal Code (Ordinance No. 5575 and Resolution No. 07-164), the project applicant will be required to pay the Development Impact Fee to the City. Thus, the proposed Project would not result in adverse physical impacts associated with the provision of a new or physically altered government building or library. As such, there would be no impact to other public facilities resulting from implementation of the proposed Project. No additional analysis of this topic in the EIR is needed.

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<sup>16</sup> City of Glendale, FY 2021-2022 Citywide Fee Schedule, July 1, 2021, <https://www.glendaleca.gov/home/showpublisheddocument/61824/637604634370470000>, accessed August 24, 2021.

**P. RECREATION**

<i>Would the project:</i>	<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. 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. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

**Discussion**

**a. 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?**

**b. 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 proposed Project, which would include the development on an entertainment production studio, would not generate a substantial increase in demand on existing park or recreational facilities. The project applicant will be required to pay the Development Impact Fee to the City. Payment of the impact fee would result in a less than significant impact to park and recreational facilities.

The proposed Project does not include recreational facilities. The Project is not anticipated to create a significant demand on park facilities that would require the construction or expansion at existing recreational facilities. Therefore, no growth-related impacts to recreational resources would occur. No additional analysis of this topic in the EIR is needed.

**Q. TRANSPORTATION**

<i>Would the project:</i>	<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. Conflict with program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<b>X</b>			
2. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<b>X</b>			
3. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<b>X</b>			
4. Result in inadequate emergency access?	<b>X</b>			

**Discussion**

- a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?**
- b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivisions (b)?**
- c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**
- d. Result in inadequate emergency access?**

**Potentially Significant Impact.** Construction and operation of the proposed Project will generate additional trips. Analysis is needed to determine the amount of vehicle miles the proposed use will induce and if the Project will conflict with applicable transportation plans and policies, increase traffic hazards or affect emergency access. Transportation impacts of the proposed Project will be further analyzed in the EIR.



**R. TRIBAL 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 tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code Section 5020.1(k), or		X		
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

**Discussion**

**a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**

- i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**
- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

**Less Than Significant Impact.** The site has been disturbed by historical development as well as activities to remediate soil and groundwater contamination. The depth of disturbance from grading will be relatively shallow. For these reasons, the potential for encountering tribal cultural resources on the site is considered low. The City consulted with the Fernandeano Tataviam Band of Mission Indians and the following mitigation measure has been identified to mitigate potential impacts to any tribal cultural resources that may be present on the site and encountered during construction of the Project to less than significant:

In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The Fernandeano Tataviam Band of Mission Indians (FTBMI) shall be contacted regarding any pre-contact and/or post-contact finds and be provided information after the archaeologist makes their initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. The archaeologist shall complete all relevant California State Department of Parks and Recreation (DPR) 523 Series forms to document the find and submit this documentation to the applicant, Lead Agency, and NAHC. If the Native American cultural resource is determined to be significant, as defined by consulting Tribes, a Native American archaeological monitor from a consulting tribe shall be present for all ground disturbing activities that occur within the proposed project area. The archaeologist and Tribal monitor will have the authority to request ground disturbing activities cease within the immediate area of a discovery to evaluate potential finds in real time.

**S. UTILITIES AND SERVICE SYSTEMS**

<i>Would the project:</i>	<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. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
3. 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	
4. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

**Discussion**

- a. **Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water, drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**
- b. **Have sufficient water supplies available to serve the project and reasonable foreseeable future development during normal, dry and multiple dry years?**
- c. **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?**
- d. **Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**
- e. **Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?**

**Less than Significant Impact.** Glendale Water and Power (GWP) will make minor improvements to the City's existing electrical distribution system to provide up to 10 megawatts of power to the Project site to meet the needs of the proposed Project. GWP will rebuild the power poles on Faircourt Lane and install overhead conductors from San Fernando Road to Concord Street, install 1,700 feet of conduit and four vaults on Concord and Milford Streets, and 200 feet of conduit on San Fernando Road to bring power from the power pole at northeast corner of the California Avenue and San Fernando Road to a new pull box in front of the Project site. These improvements to existing electrical distribution facilities would occur in existing improved public right-of-way and would not result in any potential significant impacts for this reason.

Per CALGreen, 65 percent of construction and demolition waste must be diverted from landfills. As such, at least 65 percent of all construction and demolition debris from the site would be diverted. Additionally, CALGreen requires 100 percent of trees, stumps, rocks, and associated vegetation and soils resulting primarily from land clearing to be reused or recycled. The Project would be consistent with the applicable solid waste regulations, including GMC 8.58.050. Since the Project would comply with federal, State, and local statutes and regulations related to solid waste, impacts would be less than significant. No additional analysis of this topic in the EIR is needed.

**T. WILDFIRE**

If located in or near state responsibility area or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?				X
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel, breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
4. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

**Discussion**

- a. Substantially impair an adopted emergency response plan or emergency evacuation plan?
- b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

**No Impact.** The Project is not located in or near a State Responsibility Area of land classified as Very High Fire Hazard Severity Zone.<sup>17</sup> Furthermore, the Project would not impair an adopted emergency response plan or emergency evacuation plan as the Project site is not located near a non-compliant access road as depicted in the City’s Safety Element.<sup>18</sup> The Project is located on relatively flat land and would not change or exacerbate current risks of wildfire or pollutant concentrations from a wildfire. The Project would not require the installation of infrastructure that may exacerbate fire risk. Future driveway and building configurations would comply with applicable fire code requirements for emergency evacuation, including proper emergency exits for patrons, employees, and residents. Project site access and circulation plans would be subject to review and approval by the GFD. No impact would occur. No additional analysis of this topic in the EIR is needed.

<sup>17</sup> CalFire, Fire and Resource Assessment Program (FRAP), Fire Hazard Severity Zone Viewer, <https://egis.fire.ca.gov/FHSZ/>. Accessed August 2021.

<sup>18</sup> City of Glendale General Plan, Safety Element, Ch. 4 Fire Hazards, Plate 4-3.

**U. MANDATORY FINDINGS OF SIGNIFICANCE**

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Does the project have the potential to substantially 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, substantially 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	

**Discussion**

**a. Does the project have the potential to substantially 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, substantially 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?**

**b. 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)?**

**c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?**

**Potentially Significant Impact.** Impacts related to substantially degrading 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal would not be significant. Analysis of the potential for the Project to affect historic resources will be evaluated in the EIR. The potential of the Project to contribute to significant cumulative impacts will also be evaluated in the EIR. The Project does not have the potential to result in environmental effects which would cause substantial direct or indirect adverse effects on human beings.



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NOTICE OF PREPARATION  
LOS ANGELES, COUNTY CLERK  
SAN FERNANDO SOUNDSTAGE CAMPUS PROJECT EIR

**To:** Agencies, Organizations, and Interested Parties

**From:** City of Glendale, Community Development Department

**Subject:** Notice of Preparation (NOP) of an Environmental Impact Report (EIR) in Compliance with Title 14, Sections 15082(a), 15103, and 15375 of the California Code of Regulations (CCR). The City of Glendale (City) is the Lead Agency under the California Environmental Quality Act (CEQA) and will prepare an EIR for the proposed project identified below.

**Project Title:** San Fernando Soundstage Campus Project

**Project Location:** The proposed project site is located at 5426 San Fernando Road and 753 West California Avenue and is approximately 500 feet south of SR-134 within the industrial corridor in the west portion of the City of Glendale (APNs: 5638-018-023 and 5638-018-032) (Figure 1, Regional and Local Vicinity Map). The project site is bounded to the north by Milford Street, to the west by San Fernando Road, to the east by medium density residential uses, and to the south by a mix of residential and commercial uses. The Metrolink station for Glendale is approximately 2.2 miles to the southeast and the nearest major roadways are San Fernando Road to the west and Pacific Avenue to the east. The Metro Local 94 and Glendale Beeline 12 bus lines travel along San Fernando Road west of the project site.

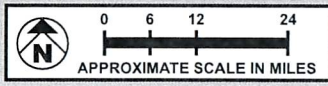
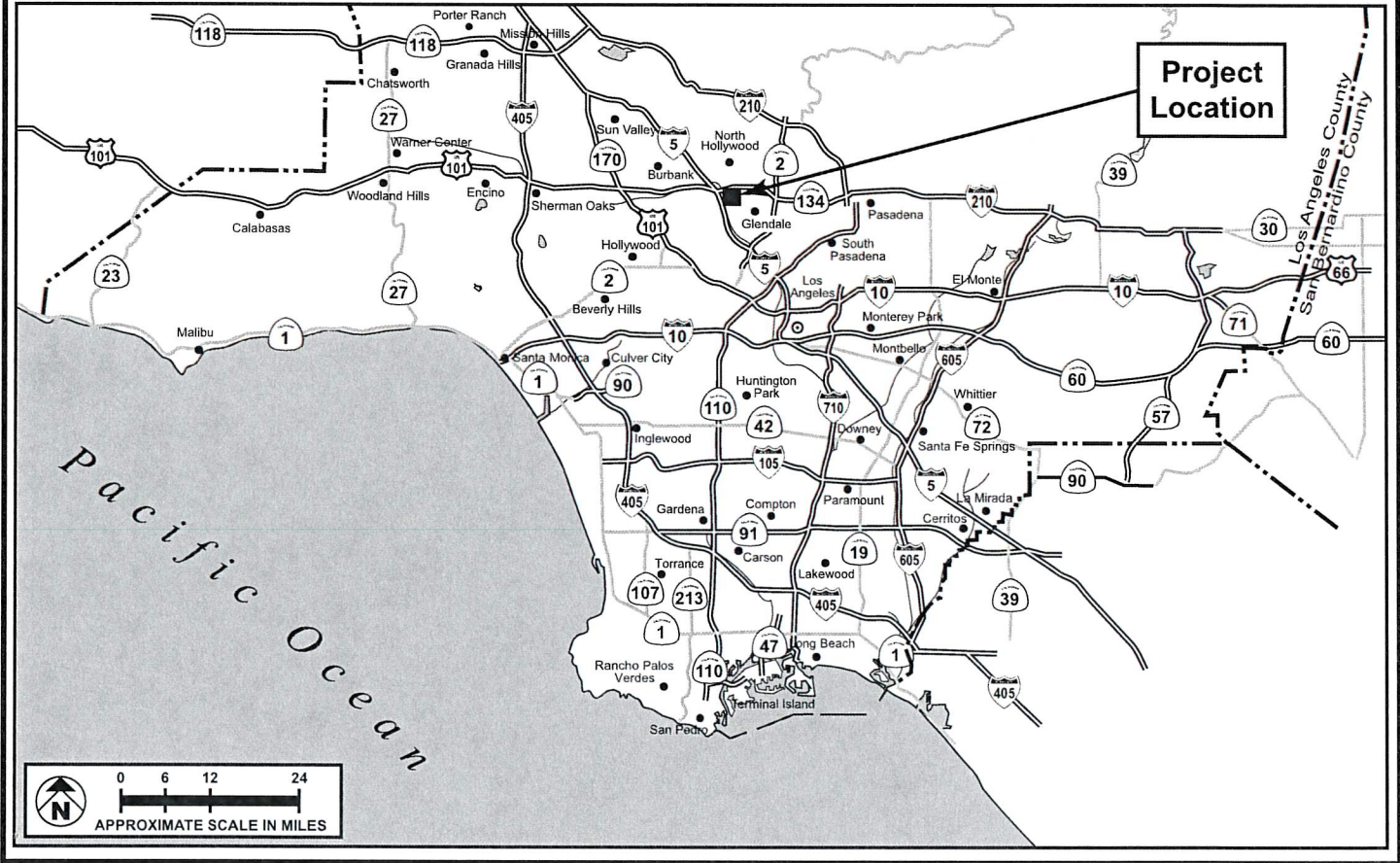
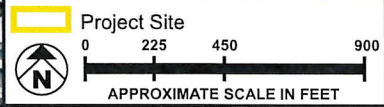
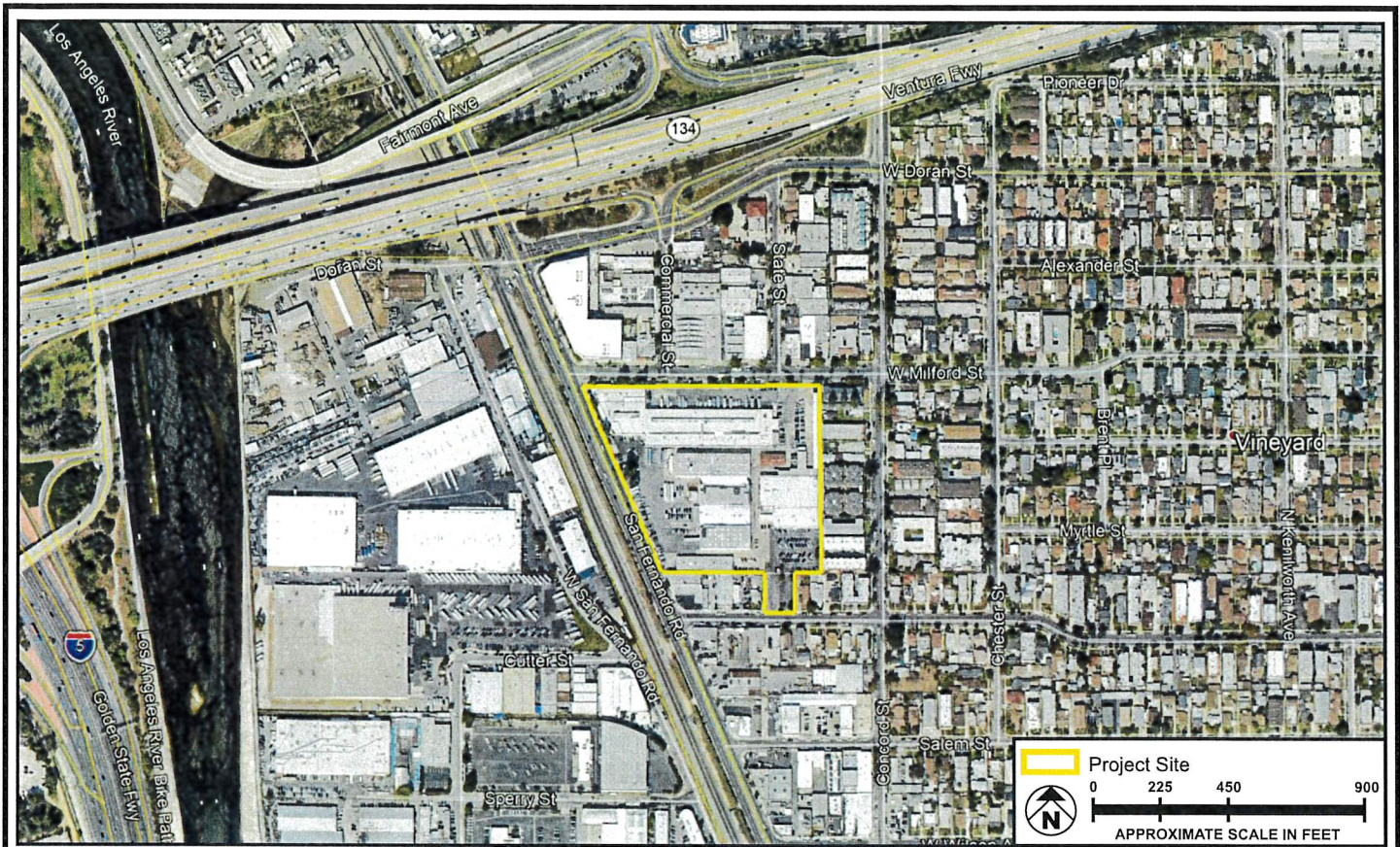
**Project Description:** The project site is designated Mixed Use by the General Plan and zoned IMU (Industrial/Commercial Mixed Use). The project site is developed with 10 existing warehouse structures, surface parking, and loading areas. The project would include demolition of the existing structures and surface parking and construct four (4) new buildings (Figure 2, Site Plan) containing 10 new production sound stage studios, three flex spaces, various support spaces, a 385-space four-level above-grade parking garage, and 124 surface parking spaces with 12 loading spaces. Building 1, proposed on the northwest corner of the site on San Fernando Road, would have a height up to 93'-3" (including 11'-3" high rooftop equipment/screen) and Building 4, located on San Fernando Road at the southern end of the site, would have a height up to 77'-3" (including 11'-3" high rooftop equipment/screen), and Buildings 2 and 3, located in the central and eastern portion of the site would be 55 feet in height (including 5'-0" high rooftop equipment/screen, which is exempt from the height requirement). Access to the Project would be provided by four (4) gated entrances; two (2) located on Milford Street, one (1) on San Fernando Road, and one (1) on California Avenue, where primary access to the site is currently provided. The proposed Project is consistent with the zoning and General Plan land use designation of IMU (Mixed Use). The Applicant requests the approval of discretionary actions to develop the Project as proposed including variances for the heights of Buildings 1 and 4 to exceed the 50-foot height limit in the IMU zone, the landscape location and tree planting dispersal requirements for the interior parking areas, a deviation from the requirement for a building entrance to be located from the corner cutoff at the intersection of San Fernando Road and Milford Street, and a parking exception to allow 24 of the proposed parking spaces to be compact spaces.

The potential environmental effects are identified in City's Initial Study, available for review at: <https://www.glendaleca.gov/government/departments/community-development/planning/current-projects/environmental-review>

**Agency/Public Comments:** The City requests your comments regarding the scope and content of the environmental review to be conducted for the proposed project. Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. The City will accept written comments on this NOP between **September 9, 2022 and October 10, 2022 at 5 p.m.** Please send your comments by email to [ABabakhani@glendaleca.gov](mailto:ABabakhani@glendaleca.gov) or by mail to: City of Glendale, Community Development Department, 633 East Broadway, Room 103, Glendale, CA 91206, Attention: Aileen Babakhani, Planner.

Date: September 9, 2022

Aileen Babakhani, Planner  
E-mail: [ABabakhani@Glendaleca.gov](mailto:ABabakhani@Glendaleca.gov)  
Telephone: (818) 937-8331



SOURCE: Google Earth - 2021; Meridian Consultants, LLC - 2021

FIGURE 1

# Regional and Local Vicinity Map



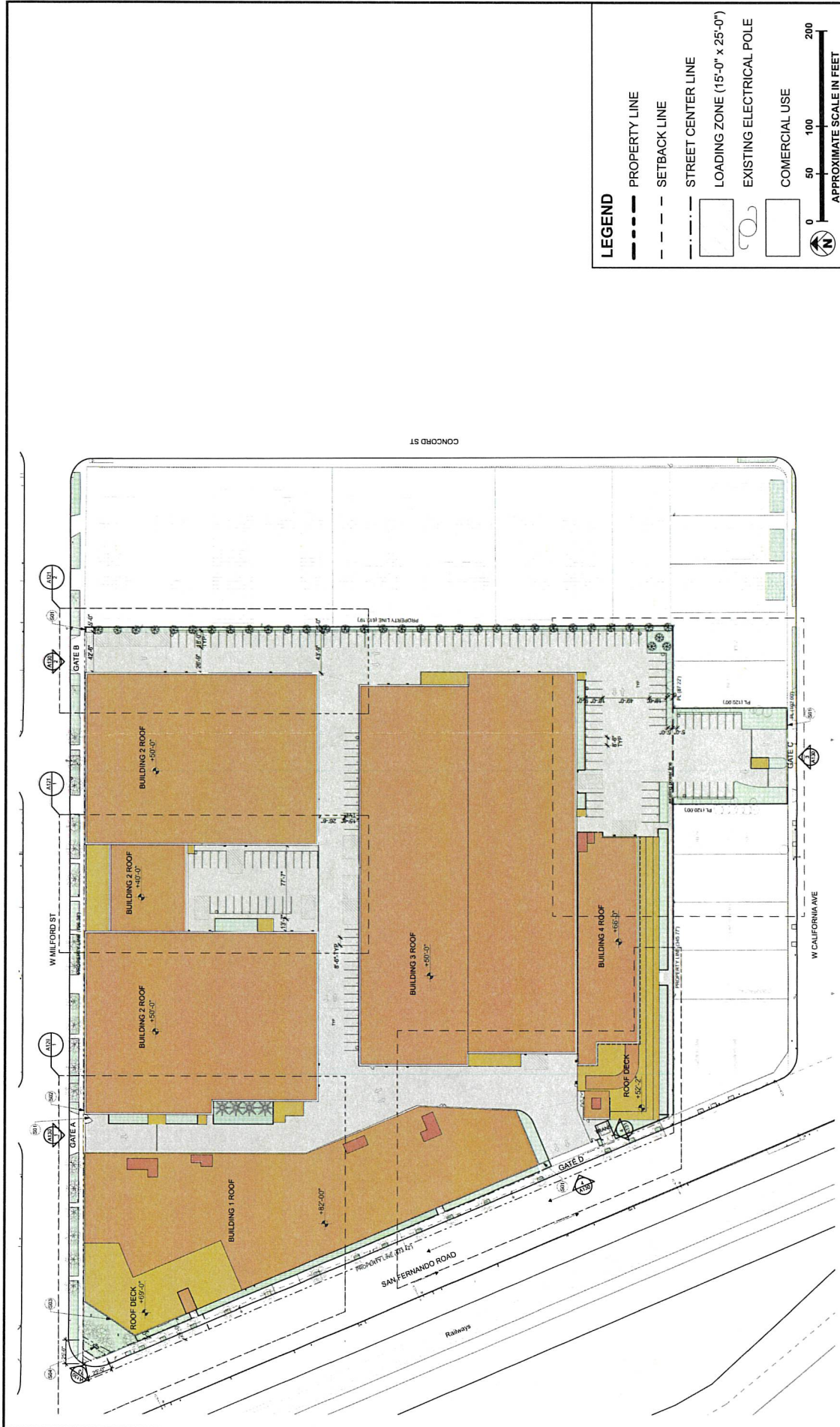


FIGURE 2

# Project Site Plan

SOURCE: RELATIVITY ARCHITECTS - February 2022, Meridian Consultants - 2022  
 336-001-21