

## 4.5 HAZARDS AND HAZARDOUS MATERIALS

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### INTRODUCTION

This section addresses hazards associated with the Project that may potentially affect public health and safety or degrade the environment. The following analysis is based on the following studies of the Project site, prepared by Environmental Professionals (EP) Associates, which are provided in **Appendix 4.5** of this EIR:

- Phase I Environmental Site Assessment, 225 East Broadway, Glendale, California, *Environmental Professionals Associates, December 19, 1997*;
- Phase I Environmental Site Assessment, 115-121 North Louise Street, Glendale, California, *Environmental Professionals Associates, January 25, 2001*;
- Updated Phase I Environmental Site Assessment, 115-121 North Louise Street, Glendale, California, *Environmental Professionals Associates, August 14, 2007*;
- Phase I Environmental Site Assessment, 111 North Louise Street, Glendale, California, *Environmental Professionals Associates, August 14, 2007*;
- Asbestos Survey, 225 East Broadway, Glendale, California, *Environmental Professionals Associates, December 19, 1997*; and
- Soil-Gas Investigation, 225 East Broadway, Glendale, California, *Environmental Professionals Associates, December 19, 1997*.

### ENVIRONMENTAL SETTING

#### Definitions

##### *Hazardous Material*

Certain facilities generate substances considered hazardous. Characteristics of hazardous materials include toxicity, ignitability, corrosivity, or reactivity. A hazardous material is defined as:

*...a substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either: (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating irreversible illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed. (Title 22, California Code of Regulations [CCR], Section 66084)*

## ***Hazardous Waste***

A “hazardous waste” is defined as “any hazardous material that is abandoned, discarded, or recycled.” (California Health and Safety Code, Section 25124) In addition, hazardous wastes may be occasionally generated by actions that change the composition of previously nonhazardous materials. The same criteria that render a material hazardous make a waste hazardous: toxicity, ignitability, corrosivity, or reactivity.

## **Existing Conditions**

### ***Phase I ESA Methodology and Findings***

The purpose of the Phase I Environmental Site Assessments (ESAs) conducted for the Project site was to identify any potential environmental impairment and liability because of historic storage or use of hazardous substances or petroleum products at the Project site and nearby properties. These investigations included site and site vicinity reconnaissance; reviews of available historical aerial photographs and Sanborn Fire Insurance Maps; reviews of environmental database information; reviews of regulatory agency records; chain-of-title searches; reviews of property ownership records; interviews with regulatory agency representatives; consideration of the present and historical usage of the Project site; and interviews of persons familiar with the site; and reviews of regional geology and hydrogeology.

Specific findings are described below.

### ***Present Use of the Project Site and Vicinity***

The Project site contains an office building on the northwest corner of East Broadway and North Louise Street, an alley to the north of this building, an existing apartment building to the north of the alley and a surface parking lot to the north of the apartment building. Commercial uses surround the Project site on all sides. Additionally, an alley runs north-south adjacent to the west of the Project site. Refer to **Figure 3.0-3, Project Site and Surrounding Land Uses**, in **Section 3.0, Project Description**.

#### **215-225 East Broadway**

The existing 66,000-square-foot, three-story building with a basement at 225 East Broadway was constructed in 1956. The exterior of the building was modified in 1959 and a major addition was completed in 1961. The addition expanded the address of this building to include 215 East Broadway. The building was used as a bank and office by Fidelity Federal Savings and Loan Association from 1956 until the late 1970s. The building was occupied by the Los Angeles County Department of Public Social Services (LACDPSS) from 1979 to 2001 and has been vacant since.

### **111 North Louise Street**

The portion of the Project site north of the on-site east-west alley at 111 North Louise Street is developed with a two-story, 16-unit apartment building and a detached garage that were constructed in 1929. The apartment building is currently occupied, and the detached garage has been reconstructed and is currently used for dry and cold storage for a neighboring restaurant, which is under the same ownership as the on-site apartment building.

### **115-121 North Louise Street**

The portion of the Project site at 115-121 North Louise Street was developed with its current use as a 15,000-square-foot parking lot in 1956. A small pay booth is located on the western portion of the lot.

### **Site Vicinity**

The commercial properties in the vicinity of the Project site consist of theaters, retail businesses, and offices. There are no large-scale manufacturing facilities in the vicinity of the Project site.

North – The Mann Glendale Exchange 10 Theaters are located adjacent to the Project site on the north. The theaters were developed in the early 1990s.

East – A Y.M.C.A. facility equipped with a sports center and lodging is located east-northeast of the Project site on the east side of North Louise Street. The United States Main Post Office (U.S. Post Office) is also located east of the Project site on the east side of North Louise Street. The U.S. Post Office and the Y.M.C.A. facility have been present in these locations since at least 1949.

South – The property to the south across East Broadway is currently vacant and was most recently occupied by International Motors, a used automobile dealership, and retail businesses. A Circuit City appliance store and the Glendale Marketplace, a retail business center, are located southwest of the Project site. The Glendale Marketplace, developed in the mid-1990s, includes offices, retail stores, theaters, restaurants, and a multilevel parking structure.

An active service station, the Mobil station, is located at 250 South Glendale Avenue, approximately 1,700 feet southeast of the Project site.

West – The property located to the west of the building at 215-225 East Broadway across the alley is currently developed with a restaurant, office and retail businesses. The property located west of 111 North Louise Street across the alley is occupied by the multi-story Glendale Exchange building used as a restaurant and office space. The properties located west of 115–121 North Louise Street, on the west

side of the alley are improved with two (north and south) multi-story office buildings. The office building on the north was developed sometime between 1950 and 1968. The building has undergone major remodeling in the past. Retail spaces are present on the first floor of the building. The office building on the south side was developed in the late 1990s and consists of a restaurant located on the first floor and offices on the upper floors.

### ***Past Use of the Project Site and Vicinity***

#### **215-225 East Broadway**

Sanborn Fire Insurance Maps indicate that in 1919, portions of the site were improved with stores and an office while the remainder was vacant. Additionally, at this time, an automotive service station, "gasoline and oil station," an auto repair shop and a business engaged in vulcanizing were located on this portion of the Project site. By 1925, offices, stores and a cleaning business had been constructed on the site. In 1925, the gasoline and oil station, the auto repair shop, and the business performing vulcanizing were no longer present on the site; offices and a retail establishment replaced these businesses.

By the late 1940s, the only establishments existing on this portion of the Project site were retailers, including a dry cleaning business.

Based upon this site history, a soil-gas investigation for the property located at 215-225 East Broadway was performed. This is discussed below under the Soil-Gas Investigation heading.

#### **111 North Louise Street**

The portion of the Project site on which the 16-unit apartment building is currently located was developed with a single-family residence and two storage sheds by 1912, and with two single-family residences in 1925, four years before the apartment building was constructed.

#### **115-121 North Louise Street**

The portion of the Project site at 115-121 North Louise Street was developed prior to 1912 with a single-family dwelling and a two-story, four-unit apartment building. The dwelling and the apartment building were demolished in 1956 and the property was converted to its current use as a 15,000-square-foot parking lot at that time.

### Site Vicinity

North – To the north of the parking lot is the Mann Theater building, developed in the 1990s, and a parking lot. From at least 1912 to at least 1950, this property was improved with single-family residences. In 1954, a car storage garage was demolished at this location and was replaced with a parking lot. The parking lot north of the theaters was formerly developed with single-family residences.

East – A gasoline station and an automotive repair shop existed on the property on which the post office is currently located from at least 1925 to before 1949, and a mortuary and a fire station historically existed to the east of the gasoline station. The property on which the Y.M.C.A. facility is currently located was formerly developed with single-family homes.

South – The property to the south on which International Motors was previously located was developed with a gasoline station from at least 1919 to 1971. Records obtained from the City of Glendale Environmental Management Center indicate that underground fuel storage tanks were removed from this property in 1971.

The site on which the Circuit City store is located was formerly the location of a print shop. The site on which the City of Glendale parking lot is developed was formerly occupied by an office building. The property of the Glendale Marketplace was formerly uses for offices and retail businesses.

Other properties to the southwest of the Project site are used for offices and retail businesses. Properties to the southeast of the Project site on East Broadway have been historically used for retail purposes.

West – The buildings west of the building at 215–225 East Broadway, on the west side of the alley, have existed since at least 1925. Prior usage of this property was used for offices and stores. Properties further west are currently and have historically been developed with stores and offices.

The properties located west of 115–121 North Louise Street, on the west side of the alley are improved with two (north and south) multi-story office buildings.

Previously, the property on which the north side office building is located was improved with a single-family residence from at least 1908 through at least 1925. An automobile shed was present on this property in 1950. The property on which the south side office building is located was formerly a parking lot. In 1950, the property was occupied by a taxicab garage and a single-family dwelling. In 1925, an automobile body repair shop and a single-family dwelling occupied this property. From at least 1908 to 1919, two single-family dwellings occupied this property.

The properties currently occupied by the Glendale Exchange have historically been used for commercial purposes. A 1925 Sanborn Fire Insurance Map indicates that a gasoline station was present on the Glendale Exchange property.

### *Government Database Review*

Record searches of multiple federal, state, and local environmental databases were conducted and are provided as appendices to the Phase I ESAs in **Appendix 4.5** of this EIR. Pertinent findings of the government database reviews are summarized below.

- The Crystal Springs Wellfield Area, within which the Project site is located, has been placed on the United States Environmental Protection Agency (U. S. EPA) National Priority List (NPL) as a federal Superfund site. This is the result of the discovery of chlorinated hydrocarbons (solvents) such as trichloroethylene (TCE) and perchloroethylene (PCE) at elevated levels in a number of the basin's wells. The construction of a groundwater extraction and treatment facility was completed in October 1999. The facility is awaiting issuance of a permit by the DHS before actual groundwater treatment begins (U.S. EPA, 1999). The Wellfield Area is also listed on the California Hazardous Substance Cleanup Bond Act of 1984 fund database. The groundwater contamination plume is primarily concentrated along the San Fernando Road, approximately 1.5 miles west of the Project site. Because of its cross-gradient location and distance, the groundwater contamination is not expected to adversely impact the Project site.
- The Glendale Police Department property, 140 North Isabel Street, is listed in the U.S. EPA Emergency Response Notification System (ERNS) database. The ERNS is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The property is identified in the environmental database as a site where 50 gallons of gasoline were released in 1989. Because of the limited release quantity and distance from the Project site, this property is not expected to adversely impact the Project site.
- The B & W Precision Inc., located at 430 West Acacia Avenue, approximately 1.25 miles southwest and downgradient of the Project site, is included in the U.S. EPA Resource Conservation and Recovery Act (RCRA) Corrective Action (CORRACTS) list. Because of its location and distance, this site is not expected to adversely impact the Project site.
- Eight sites are listed in the California EPA- Department of Toxic Substances Control (DTSC) database and have been identified as "no further action required." The nearest sites to the Project site are the properties of the former Glendale Independent-Foothill (112 South Maryland Avenue) and Barwood Electronics, Inc. (120 South Maryland Avenue) facilities located south of the Project site across East Broadway. The properties are currently occupied by the Circuit City and the Glendale Marketplace parking garage.
- The Federal Resources Conservation and Recovery Act Information System (RCRIS) program identifies and tracks hazardous waste from generation source to the point of ultimate disposal. The RCRIS generator facilities database (large and small quantity generators and various derivations) is the composite of reporting facilities that generate hazardous waste. The nearest RCRIS Generator Facilities site is "California Environment and National" located at 100 North Brand Boulevard,

approximately 700 feet west of the Project site. No violations were found in conjunction with this RCRIS site's handling and disposal of hazardous wastes. Inclusion on this list does not indicate that a site has impacted the environment. This site and other sites identified in this database are not expected to have an adverse environmental impact on the Project site.

- The Federal Facilities Information System database contains a list of all treatment, storage, and disposal facilities owned and operated by federal agencies. Two sites are included in the databases reviewed for the Phase I ESA, including the California National Armory (220 East Colorado Street) and the U.S. Post Office.
- Three sites are identified in the Cal-EPA Leaking Underground Storage Tank (LUST) List. The sites are (1) 500 North Brand Partnership property located at 550 North Brand Boulevard, (2) Shell Service Station located at 350 North Glendale Avenue, and (3) Mobil Service Station #11-GHW located at 250 South Glendale Avenue. The closest LUST site to the Project site is the Mobile Service station, located approximately 0.3 mile southeast of the Project site. A gasoline leak was discovered in 1991. The leak impacted local soil only, and is currently being remediated using vapor extraction. Because of their distance from the Project site and location, the three LUST sites are not expected to adversely impact the Project site. The Mobile Station also appears in the state Cortese database.
- According to the California Integrated Waste Management Board (CIWMB) Solid Waste Information System (SWIS) database, the San Fernando and Brazil Landfill is located over 1.5 miles west of the Project site at 3950 West Colorado Street. The San Fernando and Brazil Landfill is a closed landfill, which used to accept commercial and residential solid waste. No violations or areas of concern have been reported.<sup>1</sup> Therefore, the landfill does not present an off-site contamination threat to the Project site.
- The DTSC maintains data in the Hazardous Waste Information System that tracks the movement and disposal of hazardous waste. The data is used to support the Tanner Bill, AB 2948. Eighty-five addresses are included in the databases reviewed for the Phase I ESA. The nearest site to the Project site is the U.S. Post Office. A reconnaissance of the neighboring properties indicates that some of the sites listed in the database are no longer in operation.
- The Well Investigation Program (WIP) Database includes WIP cases in the San Fernando Valley, as reported by the Los Angeles Regional Water Quality Control Board (LARWQCB). These listings generally include sites that have been investigated or are under investigation as potential contributors to the widespread groundwater contamination found in areas of those valleys. Identification on this database does not necessarily indicate a site has impacted the environment. Dons Cleaners located at 205 West Wilson Avenue, approximately 0.25 mile northwest of the Project site is identified as a historical WIP site. Historical WIP sites are those sites which the LARWQCB concluded were not a contributor to the contamination and for which no further inquiry was necessary.
- Twenty sites are listed within a 0.25-mile radius of the Project site as facilities that have permitted underground storage tanks. The nearest site is the Mann Glendale Exchange 10 Theaters. The tank is used for storing emergency generator fuel. A reconnaissance of the neighboring properties indicates that some of the sites listed in the database are no longer in operation.

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<sup>1</sup> Bryan A. Stirrat & Associates, Inc., *Environmental Site Assessment Report, Alliance Broadstone, Glendale Site, 524-550 West Colorado Street, 529-555 West Elk Street, Glendale, California*, June 5, 2006.

- Various agencies issue operating permits or regulate the handling, movement, storage, and disposal of hazardous materials and require mandatory reporting. Inclusion of a site in this database does not imply that an environmental problem exists presently or has in the past. Twenty-four sites included in the databases reviewed for the Phase I ESA are identified as hazardous waste generators. The nearest site to the Project site is the U.S. Post Office. A reconnaissance of the neighboring properties indicates that some of the sites listed in the database are no longer in operation.

### *Site Reconnaissance of Site and Adjoining Properties*

#### **215–225 East Broadway**

Walk-through reconnaissance of this portion of the Project site and adjoining properties was conducted on November 12 and December 1, 1997.

#### *Hazardous Substances and Petroleum Products*

Various chemical substances were stored and used at the Project site as observed during site reconnaissance. These substances include:

- Various lubricant oils used in compressors and other mechanical units;
- Refrigerants (Freon gas) used in air-handling units;
- Solvents used for cleaning air-handling unit coils and other components;
- Typical household cleaning agents including carpet, fixture, and glass cleaning compounds;
- Paint; and
- Roof patching compounds

In general, there was no specific procedure for storing and handling chemical compounds at the Project site. According to the Los Angeles County Department of Public Social Services (LACDPSS), there are no Material Safety Data Sheets (MSDS) on file for the chemical compounds observed at the Project site. For most chemical compounds, the Hazard Communication Standard (29 CFR 1910.1200) of Occupational Safety and Health Administration (OSHA) requires MSDSs be made available for review where these chemical compounds are stored and used.

The three elevators serving the building use hydraulic oil. According to a representative of the Los Angeles County Internal Services Department, the hydraulic oil used is a type of oil that does not contain polychlorinated biphenyls (PCBs).

Stained concrete floors were found under and around the compressors used in conjunction with the mechanical units. The stains appeared to be surficial and localized, posing no significant environmental risk.

A cooling tower that formerly used water softening (anti-scaling) chemicals currently serves the east building and is located on the roof. The walls of the cooling tower are constructed of cementitious asbestos-containing panels.

#### *Asbestos*

Due to the observation of asbestos-containing materials (ACMs) in the walls of the cooling tower and the potential for the presence of ACMs in other areas of the building, an asbestos survey was performed for the building at 215–225 East Broadway. The results of this survey are provided below under the subheading Asbestos Survey.

#### *Underground and Aboveground Storage Tanks*

No evidence of the presence of underground or aboveground storage tanks was found. However, records indicate that storage tanks have previously existed at 215–225 East Broadway. The tanks were most likely removed from the Project site during the construction of the existing building. This assumption is based on the fact that constructing the existing basement would have required the excavation and removal of soils to a depth of approximately 15 feet below the existing ground surface. Because of the potential for contamination of the property from halogenated and aromatic volatile organic compounds (VOCs), a soil-gas investigation was performed. The results of the investigation are discussed below under the Soil-Gas Investigation heading.

#### *Transformers*

There are three pad-mounted transformers in the basement. The dielectric fluid inside the transformers does not contain PCBs. The walls, ceiling, and the floor of the room in which the transformers are located are constructed of concrete.

The lighting system primarily consists of fluorescent light tubing with ballasts. The ballasts that are currently used in the building do not contain PCBs. The ballasts and the tubes are stored in an electrical equipment room located in the basement. Some of the older ballasts on the light fixtures may contain PCBs.

### ***Radon***

Results of the California State Radon Survey, which was conducted jointly by Department of Health Services and U.S. EPA (DHS, 1990) indicate that over 99 percent of the homes surveyed in Region 9, which includes Los Angeles County, have radon concentrations less than 4 pico Curies per liter (pCi/l) of air, the action level established by the U.S. EPA. The average concentration of radon in this region was 0.6 pCi/l. Therefore, radon does not pose a hazard in the Project area.

### ***Solid Waste Management and Landfills***

Solid waste generated at the building consists of typical office refuse. Two waste containers situated in the north alley, serve the building. The containers are provided by OK-JJV, a private waste collection and disposal company, based on a contract with the County of Los Angeles. The waste is removed twice a week by OK-JJV. Records suggest that refuse has never been disposed of on the building site or adjoining properties.

### ***Sumps and Clarifiers***

There are two sumps equipped with pumps in the basement. The sumps collect and lift domestic wastewater generated in the basement to the sewer level.

There are no clarifiers used for liquid waste at the building.

### ***Personal Interviews***

One of the owners of the Project site, Mr. Alex Indich, was interviewed and stated that he was not aware of any incident involving hazardous substances release at the Project site or the neighboring properties.

Mr. Hakoopian, a representative of the LACDPSS, stated that he was not aware of any incident involving hazardous substances release at the Project site. According to the LACDPSS, the Los Angeles County Internal Services Department provides services for the mechanical units and handles chemical substances necessary to maintain these units.

### **111 North Louise Street**

Walk-through reconnaissance of this portion of the Project site was conducted on August 9, 2007.

### ***Hazardous Materials Handling and Storage***

Hazardous chemical substances were not found on the Project site at the time of the walkthrough reconnaissance with the exception of typical household cleaning agents in small sealed containers. There was no visual evidence to suggest that these chemical substances have been released or impacted this portion of the Project site.

### ***Wastestream Generation, Storage, and Disposal***

During the inspection, no hazardous waste generation or improper hazardous waste disposal was observed on this portion of the Project site. No stained or discolored sinks, drains, catch basins, drip pads, or sumps were noted. Additionally, there were no observed spills around surface drains, pipes, gutters, spouts, or tubes.

### ***Hazardous Materials***

No pits, ponds, lagoons, or impoundments potentially containing hazardous materials were observed on this portion of the Project site. The landscaping appeared to be in good condition with no signs of unnatural or chemically induced stress.

### ***Solid Waste Disposal***

During site reconnaissance, a City waste bin was observed on this portion of the Project site. No hazardous chemicals or wastes were observed in or around the container. Waste from the bin is removed and replaced twice a week by the City.

### ***Aboveground Storage Tanks***

No aboveground storage tanks (ASTs) were observed at the site during the site reconnaissance.

### ***Underground Storage Tanks***

No underground storage tanks (USTs) were reported at this address. In addition, no visual or physical evidence of current or past USTs was discovered during the site visit in the readily visible areas of the property. In particular, fill pipes, vent pipes, manholes, access covers, concrete pads not homogeneous with surrounding surfaces, concrete built-up areas potentially indicating pump islands, abandoned pumping equipment, and fuel pumps were searched for.

### ***Underground Hydraulic Hoists***

No evidence of underground hydraulic hoists was found on this portion of the Project site during site reconnaissance.

### ***Polychlorinated Biphenyls***

During site reconnaissance, no evidence of any polychlorinated biphenyls (PCB)-containing equipment was observed at the site or along the site boundaries.

### ***Asbestos***

Suspect asbestos-containing building materials were found on the building. An asbestos survey was not conducted as part of the Phase I ESA for 111 North Louse Street.

### ***Lead-Based Paint***

In 1978, the federal government limited the use of lead-based paint, particularly in residential applications. Although usage was allowed to continue in many commercial settings, use in general industry has decreased from that period of time to the present. A lead-based paint survey was not conducted as part of the Phase I ESA for 111 North Louse Street.

### ***Lead in Drinking Water***

Federal regulations limit lead in publicly supplied water to no more than 15 parts per billion (ppb). Children are the most susceptible to possible health effects from consuming lead-tainted drinking water. Based upon the age of the building, and upon construction standards developed after 1987 (40 CFR 141.11), it is possible for the interior plumbing systems to contain lead. The presence or absence of elevated lead concentrations in the water can only be confirmed through laboratory testing, and such analysis was not conducted as part of the Phase I ESA for 111 North Louse Street. No water samples were taken for lead analysis as part of the Phase I ESA for 111 North Louse Street.

### ***Mercury Vapor***

Fluorescent light fixtures with fluorescent light tubes were visually identified at 111 North Louse Street. Fluorescent light tubes contain mercury vapor and require specific disposal procedures.

### ***Radon***

Results of the California State Radon Survey, which was conducted jointly by Department of Health Services and U.S. EPA (DHS, 1990) indicate that over 99 percent of the homes surveyed in Region 9, which includes Los Angeles County, have radon concentrations less than 4 pico Curies per liter (pCi/l) of air, the action level established by the U.S. EPA. The average concentration of radon in this region was 0.6 pCi/l. Therefore, radon does not pose a hazard in the Project area.

### ***Personal Interviews***

Mr. Alex Indich, the owner of the site, stated that he was unaware of any subsurface features at the property such as USTs or wastewater clarifiers. He further stated that he was unaware of any environmental impact to the property since his ownership or from prior occupants.

### **115–121 North Louise Street**

Walk-through reconnaissance of the portion of the Project site at 115–121 North Louise Street and adjoining properties was conducted on December 11 and 14, 2000 and on August 13, 2007.

### ***Hazardous Substances and Petroleum Products***

Due to the nature and use of this portion of the Project site as a parking lot, no petroleum products or hazardous substances are currently stored or used at the Project site.

No evidence of impacted soils or stained pavement indicating possible spillage of hazardous substances was identified in the parking lot, except for typical stains caused by leakage of motor oil from automobiles.

### ***Underground and Aboveground Storage Tanks***

No evidence of the presence of underground or aboveground storage tanks was found at the parking lot. There are no records suggesting that underground storage tanks have ever existed at this portion of the Project site. No requests storage tank permits were filed with the Glendale Fire Department since the initial site reconnaissance in 2000.

### ***Transformers***

There are no electrical transformers at the parking lot. The nearest one is pad-mounted and located west of the parking lot across the alley. The transformer is posted with "NON PCB" identification label, indicating that the dielectric fluid used in the transformers does not contain PCBs.

### ***Asbestos***

There are no structures on the parking lot; therefore, asbestos-containing materials are not a concern.

### ***Radon***

Results of the California State Radon Survey, which was conducted jointly by Department of Health Services and U.S. EPA (DHS, 1990) indicate that over 99 percent of the homes surveyed in Region 9, which includes Los Angeles County, have radon concentrations less than 4 pico Curies per liter (pCi/l) of air, the action level established by the U.S. EPA. The average concentration of radon in this region was 0.6 pCi/l. Therefore, radon does not pose a hazard in the Project area.

### ***Solid Waste Management and Landfills***

Due to the use and nature of the Project site, no solid waste is generated at the property at this time. Records suggest that refuse has never been disposed of on the Project site or adjoining properties.

Several refuse containers used by the adjoining properties are situated in the west side alley behind the Project site wall. This includes a kitchen oil container used by a restaurant located on the first floor of one of the office buildings on the west of the Project site.

### ***Sumps and Clarifiers***

There are no sumps or wastewater clarifiers at the parking lot. There are no records indicating that sumps or clarifiers have ever existed at the parking lot. In addition, there are no new records on file with the City of Glendale Permit Services that would indicate that a sump or clarifier has been installed on the Project site since the completion of the initial Phase I ESA in 2000. Furthermore, the Glendale Fire Department stated that no clarifier permit has been issued to this address since the completion of the initial Phase I ESA in 2000.

### ***Personal Interviews***

Mr. Maurice Salama, Principal Real Property Agent for the County of Los Angeles, was interviewed in 2000. Mr. Salama stated that he has been familiar with the Project site for approximately 10 years and had no knowledge of any incident involving hazardous substances release at the Project site or the neighboring properties. In 2007, Mr. Mark Berry of the Glendale Redevelopment Agency was interviewed. Mr. Berry stated that he has no knowledge of any chemical release or information concerning subsurface features or adverse environmental conditions at the site. Mr. Berry further stated that he had no

knowledge of any chemical release at the adjoining properties that would have had an adverse impact on the property at 115–121 North Louise Street.

### **Adjoining Properties**

Reconnaissance of adjoining properties was limited to identifying visual evidence of past spillage or presence of regulated chemicals near the Project site. There was no evidence of chemical storage or use at the adjoining properties. No evidence was observed of impacted soils or stained pavement indicating possible spillage of hazardous substances at the adjoining properties, except for typical stains caused by leakage of motor oil from automobiles.

### ***Asbestos Survey at 215-225 East Broadway***

Structures constructed or remodeled between 1930 and 1981, such as the existing on-site office building, have the potential for asbestos-containing materials (ACM). According to the National Emission Standards for Hazardous Air Pollutants (NESHAP) and Rule 1403 of the South Coast Air Quality Management District (SCAQMD), building materials containing greater than 1.0 percent asbestos are considered asbestos-containing materials. In addition, under the provisions of the California Labor Code 0501.8 (b), asbestos-containing construction materials are identified as any manufactured construction materials containing greater than 0.1-percent asbestos.

A survey of suspected asbestos-containing materials at 215–225 East Broadway was conducted in October and November 1997. A total of 160 bulk samples, each approximately 1.0 cubic centimeter, were collected from accessible areas of the building for analysis for the presence of asbestos. The survey encompassed both friable and nonfriable building materials, including surfacing materials (exterior stucco); thermal system insulation on heating, ventilation, and air conditioning (HVAC) units; as well as miscellaneous materials (vinyl floor covering, roofing, ceiling tiles, wallboard and associated materials, etc.). Friable materials are defined as those that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.

The samples were analyzed by an accredited laboratory using the polarized light microscopy. Building materials that were determined to contain asbestos include pipe elbow insulation, drywall joint compound, HVAC vibration joint cloth, spray-on acoustical ceiling material, 9-inch by 9-inch vinyl floor tile and mastic, mastic on ceiling tile, pipe insulation tape, 16-inch boiler flue pipe and elbow, gaskets, pipe insulation debris, transite pipe, wall sealant, roof penetration mastic, rolled-on vertical roofing and base flashing.

Significantly damaged asbestos-containing materials were identified in Room B03A and above the ceiling of Room HB01. These locations are inaccessible to the building tenants, and the likelihood of tenant exposure is low.

### ***Soil-Gas Investigation***

The Phase I ESA prepared in November 1997 determined that a gasoline and oil station as well as a dry cleaning business historically operated at 215–225 East Broadway. EP Associates also discovered that the property on which the U.S. Post Office, located to the east of the Project site, across North Louise Street, and International Motors, a used car dealership located south of the Project site, across East Broadway, were formerly used as gasoline stations.

In December 1997, a soil-gas investigation was performed at 215–225 East Broadway. The purpose of this investigation was to assess whether shallow subsurface soils near the site have been impacted by halogenated and aromatic volatile organic compounds (VOCs). The investigation was performed in accordance with the guidelines established by the California Environmental Protection Agency-California Regional Water Quality Control Board-Los Angeles Region (LARWQCB).

Based on the records reviewed, in 1919, a gasoline and oil station operated on the Project site. Additionally, a dry cleaning business operated on the site from at least 1925 to 1949. A permit record obtained from the City of Glendale Environmental Management Center indicates a permit was issued by the City in March of 1954 to sand-fill three small underground storage tanks at the Project site. There are no records indicating whether or not the tanks were later removed from the Project site. However, the tanks were most likely removed from the Project site during the construction of the existing building. This assumption is based on the fact that constructing the existing basement would have required the excavation and removal of soils to a depth of approximately 15 feet below the existing ground surface.

The property south of the Project site on the south side of East Broadway is currently vacant and was most recently occupied by International Motors, a used car dealership, as well as retail businesses. The property was also formerly used as a gasoline station. Additionally, the U.S. Post Office property, located to the east of the Project site on the east side of North Louise Street was previously used as a gasoline station and automotive repair shop.

The nearest property with a registered underground storage tank is Mann Theaters located in the Glendale Exchange, adjacent to the north side of the Project site. The tank capacity is 100 gallons, and it is used for storage of diesel fuel for an emergency generator.

Ground water beneath the Project site is expected to be at a depth of approximately 100 feet below the ground surface. General ground-water flow direction in the shallow aquifer in this area is to the southwest.

Soil-gas samples from selected depths at six soil-gas probe locations adjacent to the Project site were collected and analyzed. Three probes were located in the alley north of the existing office building and three probes were located in the alley west of the building. The probes were driven to depths of 5 to 25 feet. The sampling depths varied depending upon the density of the subsurface soils.

Nineteen soil samples were collected and analyzed. Results of the soil-gas sampling indicate that halogenated and aromatic hydrocarbons were not detected at or above their laboratory detection limits at the locations sampled. For this reason, the soil-gas investigation concluded that it is highly unlikely that shallow subsurface soils at or near the Project site are impacted by aromatic or halogenated hydrocarbons. Based on the findings and conclusions contained in the soil-gas investigation, no further subsurface investigation is necessary for environmental site characterization purposes at the Project site at this time.

## ENVIRONMENTAL IMPACTS

### Thresholds of Significance

The following thresholds for determining the significance of impacts related to hazards and hazardous materials are contained in the environmental checklist form contained in Appendix G of the most recent update of the *California Environmental Quality Act (CEQA) Guidelines*. Impacts related to hazards and hazardous materials are considered significant if the project would:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- 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.
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school.
- 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 create a significant hazard to the public or the environment.
- For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area.

- For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- 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.

## Impact Analysis

Each applicable threshold of significance is listed below followed by analysis of the significance of potential impacts and the identification of mitigation measures that would lessen or avoid potential impacts. Finally, the significance of potential impacts after implementation of all identified mitigation measures is presented.

**Threshold:** Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

**Impact Analysis:** The Project involves the renovation of the existing on-site office building. In addition, a public open space pedestrian passageway and a new 63-unit residential condominium building are proposed. Such uses do not generally involve the routine use, transport, or disposal of significant amounts of hazardous materials. However, the proposed uses may involve the use of small amounts of hazardous materials. These materials include those currently used on the Project site, such as various lubricant oils used in compressors and other mechanical units, refrigerants used in air-handling units, solvents used for cleaning air-handling unit coils and other components, typical household cleaning agents including carpet, fixture, and glass cleaning compounds, paint, and pesticides/herbicides for landscaping purposes. These materials would be stored on site in small quantities. A variety of state and federal laws govern the generation, treatment, or disposal of hazardous wastes. The Glendale Fire Department and Los Angeles County have the authority to inspect on-site uses and to enforce state and federal laws governing the storage, use, transport, and disposal of hazardous materials and wastes. In addition, Los Angeles County requires that an annual inventory of hazardous materials in use on site, as well as a business emergency plan, be submitted for an annual review, as required by Emergency Planning and Right-to-Know Act (SARA Title III) and Chapter 6.95 of the California Health and Safety Code. These requirements would be mandated according to state and federal law. Impacts would be less than significant through the implementation of standard state and federal requirements.

**Level of Significance Before Mitigation:** Less than significant.

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

**Level of Significance After Mitigation:** Less than significant.

**Threshold:** 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.

**Impact Analysis:**

Asbestos-Containing Materials – ACMs are present in the existing on-site office building and significantly damaged friable asbestos-containing materials were identified at two locations in the basement of this building; because of this, a safety hazard to construction workers exists. Highly damaged asbestos-containing materials were identified in Room B03A and above the ceiling of Room HB01. These locations are inaccessible to the building tenants, and the likelihood of tenant exposure is low. Structures constructed or remodeled between 1930 and 1981, and including the apartment building constructed in 1929 on site, have the potential for ACMs. These materials can include, but are not limited to acoustical ceiling texture, resilient floor coverings, drywall joint compounds, acoustic ceiling tiles, roofing materials, piping insulation, electrical insulation, and fireproofing materials. The existing on-site apartment building was initially developed prior to the ban on ACM; therefore, the likelihood that the apartment building contains these materials is high. The Phase I ESA prepared for 111 North Louse Street indicated that suspect ACMs were found on the building. As a result of the known presence of ACMS in the existing on-site office building and suspected ACMs within the existing on-site apartment building, impacts would be significant. With implementation of standard ACM remediation recommended below as a mitigation measure, impacts would be reduced to less than significant.

Lead-Containing Material – The existing on-site office building was constructed and remodeled prior to 1979, and existing on-site apartment building on site was constructed prior to 1979, when lead-containing paints were banned. In addition, it is possible that the plumbing for the apartment building contains lead. Exposure to lead from older, vintage paint is possible when the paint is in poor condition or during its removal. Lead can enter the body by inhaling dust, fumes, or sprays containing lead or by the ingestion of food or other substances that contain lead. Lead poisoning can result in neurological damage, developmental impairment, and other health problems. Exposure to small amounts of lead, such as in a construction setting, from lead-based paint is unlikely to have this effect. Nonetheless, due to the likely presence of lead paint on-site, impacts would be significant. With implementation of standard practices to remove and properly dispose of lead-based paint recommended below as mitigation, impacts would be reduced to less than significant.

Polychlorinated Biphenyls (PCBs) and Mercury Vapor – In 1976, the United States Congress enacted the Toxic Substance Control Act (TSCA), which regulates all industrial chemicals, including PCBs. Since the TSCA, the production and use of PCBs has been prohibited, limited, or phased out. Each fluorescent light ballast (a light ballast is the electrical component at the end of fluorescent light fixtures under a metal overplate) manufactured between July 1, 1978 and July 1, 1998 that does not contain PCBs is required to be marked by the manufacturer with the statement, "No PCBs." If no label is present, then the ballast is assumed to contain PCBs and must be managed in accordance with applicable rules and regulations. Within the construction settings, workers can be exposed to PCBs during demolition work. Repeated or sustained exposure to considerable quantities causes a skin condition similar to adolescent acne. The Phase I ESAs determined that some of the older ballasts on the light fixtures in the building at 215–225 East Broadway may contain PCBs and the fluorescent light tubes in the apartment building at 111 North Louise Street may contain mercury vapor. Therefore, impacts would be significant. Implementation of standard practices to properly remove and dispose of light ballasts are recommended as mitigation measures below would reduce impacts to less than significant.

*Level of Significance Before Mitigation:* Significant.

*Mitigation Measures:*

- 4.5-1 The existing on-site apartment building shall be surveyed and sampled for asbestos-containing building materials by a licensed asbestos abatement contractor. If asbestos-containing building materials are determined to be present in the structure, all asbestos-containing materials shall be removed under acceptable engineering methods and work practices by a licensed asbestos abatement contractor prior to renovation or demolition. These practices include, but are not limited to, containment of the area by plastic, negative air filtration, wet removal techniques and personal respiratory protection and decontamination. The abatement and monitoring plan shall be developed and submitted for review and approval by the appropriate regulatory agencies (currently the City Building Official and South Coast Air Quality Management District) and shall include all on-site structures with asbestos-containing materials. The process shall be designed and monitored by a California Certified Asbestos Consultant.
  
- 4.5-2 The asbestos removal process shall follow all applicable National Emission Standards for Hazardous Air Pollutants (NESHAP) and South Coast Air Quality Management District (SCAQMD) Rule 1403 which require specific notification and training procedures for removing asbestos-containing materials before demolition and renovation when such activities involve more than 100 square feet (Rule 1403) or 160 square feet (NESHAP) of surface area of asbestos-containing materials. These rules apply to friable and nonfriable materials that may become

friable during demolition and renovation activities. Additionally, the requirements of Section 1529, Title 8, California Code of Regulations pertinent to asbestos-containing construction materials, as it applies to asbestos exposure in construction work, shall be complied with before renovation and demolition activities.

- 4.5-3 Prior to building demolition or renovation, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with local, state, and federal regulations.
- 4.5-4 The contractor shall be informed that all paint on the buildings shall be considered to contain lead unless testing procedures prove otherwise. The contractor shall take appropriate precautions to protect his/her workers, the surrounding community, and to dispose of construction waste containing lead paint in accordance with local, state, and federal regulations.
- 4.5-5 All on-site fluorescent light ballasts and electrical transformers that are not marked "No PCBs" shall be assumed to contain PCBs and shall be removed prior to demolition activities and disposed of by a licensed and certified PCB removal contractor, in accordance with local, state, and federal regulations.
- 4.5-6 Fluorescent light fixtures and tubes at 111 North Louse Street may contain mercury vapor and shall be removed prior to demolition activities and disposed of in accordance with local, state, and federal regulations.
- 4.5-7 The surficial and localized spillage of hydraulic fluids from concrete floors near compressors in the building at 215–225 East Broadway shall be cleaned in accordance with all applicable standards from the appropriate oversight agency.
- 4.5-8 The sump contents in the building at 215–225 East Broadway shall be removed and properly disposed of in accordance with all applicable standards from the appropriate oversight agency.
- 4.5-9 Refrigerants from air handling units in the building at 215–225 East Broadway shall be properly removed and disposed of in accordance with all applicable standards from the appropriate oversight agency.
- 4.5-10 Hydraulic fluids used in the elevators in the building at 215–225 East Broadway shall be collected and properly disposed of in accordance with all applicable standards from the appropriate oversight agency.

4.5-11 Lubricant oil and cleaning solvent containers found in the building at 215–225 East Broadway shall be collected and properly disposed of in accordance with all applicable standards from the appropriate oversight agency.

4.5-12 The building owner shall obtain and file on-site Material Safety Data Sheets (MSDS) for the chemical compounds stored and used at 215-225 East Broadway in accordance with all applicable standards from the appropriate oversight agency.

*Level of Significance After Mitigation:* Less than significant.

**Threshold:** Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school.

*Impact Analysis:* Edison Elementary, located at 435 South Pacific Avenue, is approximately 1 mile southwest of the Project site. As discussed above, the Project would not generate hazardous emissions or handle hazardous materials. For these reasons, impacts would not be significant and no impact would occur.

*Level of Significance Before Mitigation:* No impact.

*Mitigation Measures:* No mitigation measures are recommended.

*Level of Significance After Mitigation:* No impact.

**Threshold:** Be located on a site that is included on a list of hazardous materials sites compiled by Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.

*Impact Analysis:* The Project site is not on any list of hazardous materials sites reviewed during preparation of the Phase I ESAs for the site. A review of environmental databases identified the Project site and surrounding properties as being located within the boundary of the Crystal Springs Wellfield Area Superfund site, which is characterized by groundwater contamination with trichloroethylene (TCE) perchloroethylene (PCE). The groundwater contamination plume is primarily concentrated along the San Fernando Road, approximately 1.5 miles west of the Project site. Because of its cross-gradient location and distance, the groundwater contamination is not expected to adversely impact the Project site. The database review did not identify any other facilities that appear to represent a potential source of migration of hazardous substances to soil or groundwater beneath the Project site. Impacts would be less than significant.

Soil samples at six locations adjacent to the building at 215–225 East Broadway were collected and analyzed for halogenated and aromatic hydrocarbons. Results of this analysis indicated that concentrations of these compounds were not detected at or above their laboratory detection limits at the locations sampled. Impacts would be less than significant.

The likelihood that all properties listed on various government databases within 0.25 mile of the Project site have impacted the site is low due to regulatory status (historical UST or waste generator), distance from the site, and gradient locations of the site. Based on these findings, impacts as a result of Project implementation are considered less than significant.

*Level of Significance Before Mitigation:* Less than significant.

*Mitigation Measures:* No mitigation measures are recommended.

*Level of Significance After Mitigation:* Less than significant.

**Thresholds:** For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project site.

For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project site.

*Impact Analysis:* The Project site is neither located within an airport land use plan nor is it located within 2 miles of a public airport or public use airport. The closest public airport or public use airport to the Project site is the Burbank-Glendale-Pasadena Airport located over 9 miles to the northwest. Consequently, no impacts associated with airport safety hazards would result.

The Project site is not within the vicinity of a private airstrip. Consequently, no impacts associated with safety hazards would result for people working or residing in the Project area.

*Level of Significance Before Mitigation:* No impact.

*Mitigation Measures:* No mitigation measures are recommended.

*Level of Significance After Mitigation:* No impact.

**Threshold:** Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

*Impact Analysis:* According to the City of Glendale Safety Element, neither East Broadway nor North Louise Street is a part of City Disaster Route or a County evacuation route. Brand Boulevard, which is

two blocks to the east of the Project site, is a City disaster response route, and Colorado Street, which is two blocks south of the Project site, is a County evacuation route. These routes are the main thoroughfares to be used by emergency response services during an emergency and, if the situation warrants, the evacuation of an area. Implementation of the Project would neither result in a reduction of the number of lanes along Brand Boulevard or Colorado Street nor result in the placement of an impediment to the flow of traffic such as medians on these roadways. Impacts would be less than significant.

*Level of Significance Before Mitigation:* Less than significant.

*Mitigation Measures:* No mitigation measures are recommended.

*Level of Significance After Mitigation:* Less than significant.

**Threshold:** 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.

*Impact Analysis:* The Project site and surrounding area is characterized by features typical of the urban landscape and include residential, retail-commercial, and institutional uses. The Project site is not contained within a fire hazard area as identified in the City of Glendale's Safety Element and it does not have nor do potential landscaping plans include plantings of flammable brush, grass, or trees on or adjacent to the sites. Consequently, implementation of the Project would not result in the exposure of people or structures to hazards associated with wildland fires. Impacts would be less than significant.

*Level of Significance Before Mitigation:* Less than significant.

*Mitigation Measures:* No mitigation measures are recommended.

*Level of Significance After Mitigation:* Less than significant.

## Cumulative Impacts

The potential for cumulative impacts associated with hazards and hazardous materials was assessed, based upon consideration of the proposed Project and related projects in the City. These related projects are identified in **Section 4.0, Environmental Impact Analysis**. The applicable threshold is listed below in bold followed by an analysis of the cumulative impact of the Project and related projects.

**Threshold:** Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

**Impact Analysis:** It is anticipated that related projects would result in an incremental increase in the amount of hazardous materials transported, used, treated, stored, and disposed of areawide. Although each development site has potentially unique hazardous materials considerations, it is anticipated that all hazardous materials delivered and hazardous waste removed from the Project site and each cumulative Project site would be in accordance with Title 24 of the Code of Federal Regulations. In addition, related projects (if applicable) would be required to prepare an annual inventory of hazardous materials used on site and submit a business emergency plan to the City for an annual review, as required by Emergency Planning and Right-to-Know Act (SARA Title III) and Chapter 6.95 of the California Health and Safety Code. For these reason, cumulative impacts would be less than significant.

**Level of Significance Before Mitigation:** Less than significant.

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

**Level of Significance After Mitigation:** Less than significant.

**Threshold:** **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.**

**Impact Analysis:** It is possible that a number of the related projects would involve significant renovation or demolition activities, which could subject construction workers or other persons to health and safety risks through exposure to hazardous material. The individual workers or persons potentially affected by exposure would vary from project to project. It is anticipated that each related project would adhere to applicable federal, state, and local requirements that regulate worker and public safety. As a result, cumulative impacts would be less than significant.

It is also possible that a number of the related projects could expose construction workers and other persons to contaminated soil. It is anticipated that future development would adhere to applicable federal, state, or local laws, and regulations that govern underground storage tanks, as well as the disposal and clean up of contaminants. As a result, cumulative impacts would be less than significant.

**Level of Significance Before Mitigation:** Less than significant.

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

**Level of Significance After Mitigation:** Less than significant.

**Threshold:** **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school.**

**Impact Analysis:** Edison Elementary, located at 435 South Pacific Avenue, is approximately 1.0 mile southwest of the Project site. As discussed above, the proposed Project would not generate hazardous emissions or handle hazardous materials. For these reasons, no project-related impact would occur. If a school were proposed within 0.25 mile of one of the related projects discussed in **Section 4.0**, that project would be subject to all applicable laws and regulations related to the transport, use, treatment, storage, and disposal of hazardous materials. As such, cumulative impacts would be less than significant.

**Level of Significance Before Mitigation:** Less than significant.

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

**Level of Significance After Mitigation:** Less than significant.

**Threshold:** **Be located on a site that is included on a list of hazardous materials sites compiled by Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.**

**Impact Analysis:** Related projects may be located on or near a site included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. It is anticipated that development of these related projects would comply with applicable laws and regulations pertaining to hazardous wastes, and that risk with identified hazardous material sites would be eliminated or reduced through proper handling, disposal practice, and/or clean up procedures. Development would be denied by the City if adequate clean-up or treatment is not feasible. Accordingly, cumulative impacts to the public or environment associated with development on or near listed contaminated sites would be less than significant.

**Level of Significance Before Mitigation:** Less than significant.

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

**Level of Significance After Mitigation:** Less than significant.

**Thresholds:** For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project site.

For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project site.

**Impact Analysis:** The Project site and related project sites are not located within an airport land use plan, 2 miles of a public airport or public use airport or the vicinity of a private airstrip. Therefore, no cumulative impact would occur.

**Level of Significance Before Mitigation:** No impact.

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

**Level of Significance After Mitigation:** No impact.

**Threshold:** Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

**Impact Analysis:** Construction and development associated with related projects could result in activities that interfere with adopted emergency response or evacuation plans, primarily by temporary construction barricades or other obstructions that could impede access. Future development would go through CEQA review of potential impacts on adopted emergency response or evacuation plans, and would be required to implement measures to mitigate potential impacts. According to the Glendale Safety Element, neither East Broadway nor North Louise Street is a City disaster route or a County evacuation route. As a result, cumulative impacts would be less than significant.

**Level of Significance Before Mitigation:** Less than significant.

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

**Level of Significance After Mitigation:** Less than significant.

**Threshold:** 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.

**Impact Analysis:** The Project site and related project sites are characterized by features typical of the urban landscape and include residential, retail-commercial, and light industrial uses. The Project site and related project sites are not contained within a fire hazard area as identified in the City of Glendale's Safety Element. Consequently, no cumulative impact under this criterion would occur.

*Level of Significance Before Mitigation:* No impact.

*Mitigation Measures:* No mitigation measures are recommended.

*Level of Significance After Mitigation:* No impact.