

**APPENDIX 1.0(a)**

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**Notice of Preparation (NOP) and Initial Study**

**NOTICE OF PREPARATION**

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To: \_\_\_\_\_  
(Agency)  
\_\_\_\_\_  
(Address)  
\_\_\_\_\_

**Subject: Notice of Preparation of a Draft Environmental Impact Report**

**Lead Agency:**

Agency Name: Glendale Redevelopment Agency  
Street Address: 633 East Broadway, Room 201  
City/State/Zip: Glendale, CA 91206-4387  
Contact: David Ahern

**Consulting Firm (if applicable):**

Firm Name: Impact Sciences  
Street Address: 803 Camarillo Springs Road, Ste A  
City/State/Zip: Camarillo, CA 93012  
Contact: Mark A. Austin, AICP, REA

The City of Glendale Redevelopment Agency will be the Lead Agency and will prepare an environmental impact report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study ( is  is not) attached. Probable environmental effects to be addressed in the EIR include aesthetics, air quality, cultural resources, land use and planning, noise, public services (fire protection, police protection, and parks), recreation, transportation/traffic, and utilities (water and sewer).

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.

Please send your response to David Ahern at the address shown above. We will need the name for a contact person in your agency.

**Project Title:** Verdugo Gardens

**Project Location:** City of Glendale Los Angeles  
City (nearest) County

**Project Description** (brief): The project would consist of mixed-use of residential and commercial development including 284 condominium units, restaurant/retail floor area, five live/work artist studios, recreational amenities to support the residential units, and supporting parking facilities.

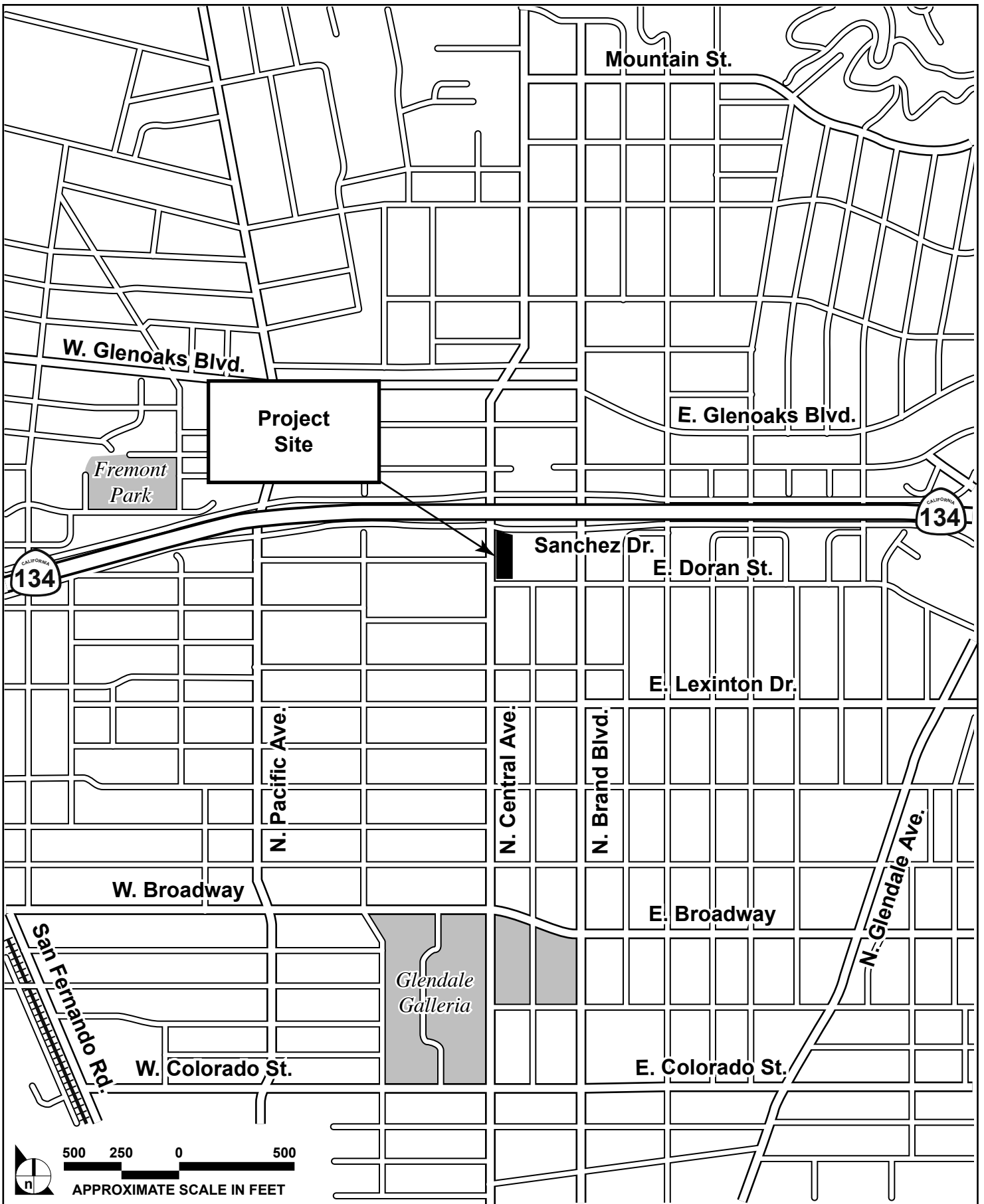
Date: Feb. 15, 2006

Signature: David B. Ahern  
Title: Redevelopment Project Manager  
Telephone: (818) 548-2005



**INITIAL STUDY CHECKLIST**  
**Verdugo Gardens Mixed Use Project**  
**610 & 624 North Central Avenue**

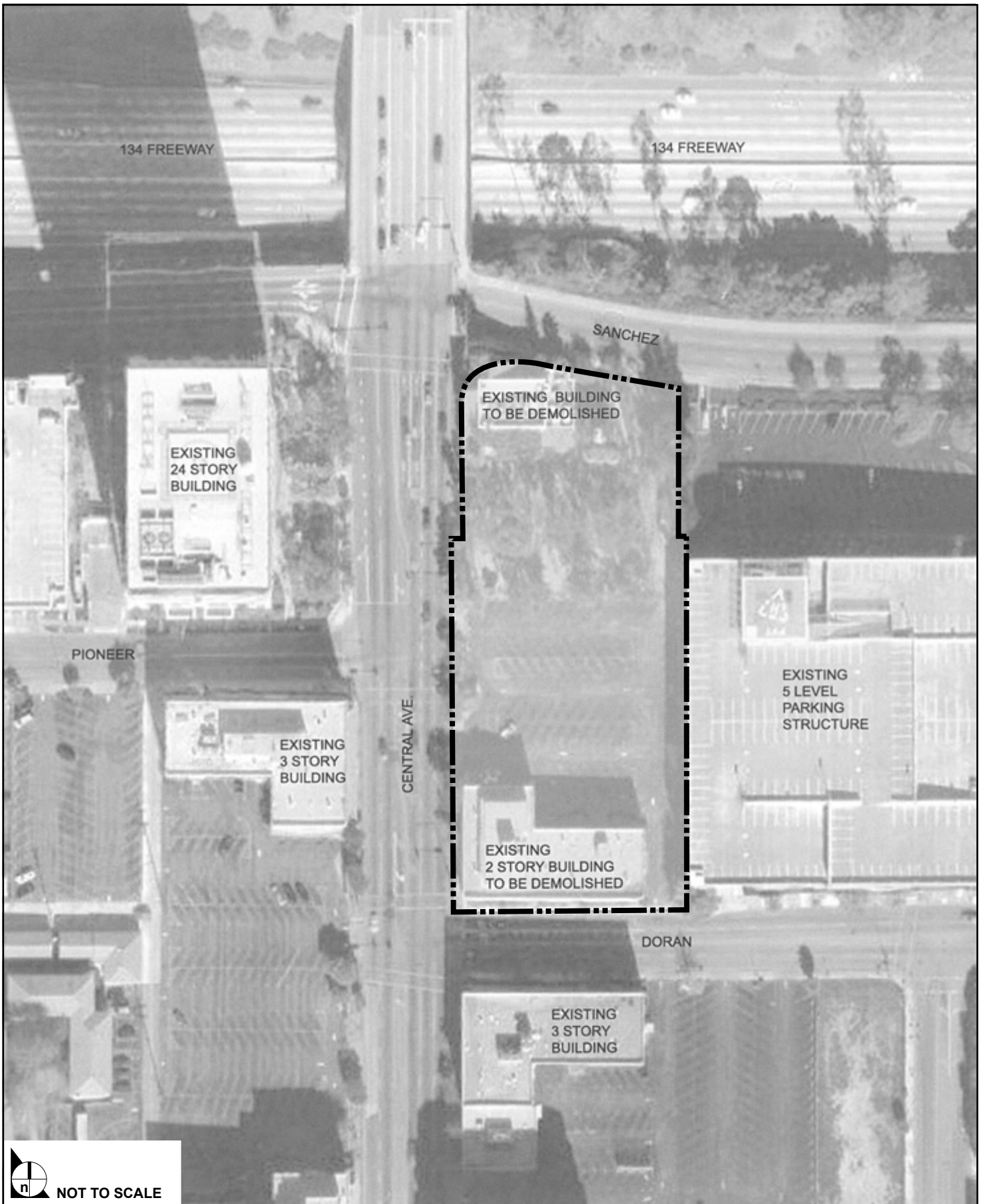
1.	<b>Project Title:</b> Verdugo Gardens
2.	<b>Lead Agency Name and Address:</b> Glendale Redevelopment Agency 633 East Broadway, Room 201 Glendale, CA 91206
3.	<b>Contact Person and Phone Number:</b> David Ahern, Senior Project Manager Tel: (818) 548-2005
4.	<b>Project Location:</b> The Verdugo Gardens site is located in the central portion of the City of Glendale, approximately 10 miles north of the City of Los Angeles Civic Center and 5 miles west of the City of Pasadena Civic Center. Major regional access is provided by State Routes 134 and 2 (the Ventura and Glendale Freeways) and Interstate 5 (the Golden State Freeway). From a local perspective, the Verdugo Gardens site is located in downtown Glendale within the Central Glendale Redevelopment Project Area, which has been a focus for the Redevelopment Agency’s revitalization and renovation efforts. As illustrated in <b>Figure 1, Project Vicinity</b> , the 1.8-acre site is bounded by Central Avenue on the west, Doran Street on the south, a five-story parking garage and a surface parking lot on the east, and Sanchez Drive on the north. <b>Figure 2, Aerial Photo</b> , illustrates the project site and surrounding land uses (which are identified later within this Initial Study).
5.	<b>Project Sponsor’s Name and Address:</b> Mapleton Partners 10900 Wilshire Boulevard, Suite 1500 Los Angeles, CA 90024
6.	<b>General Plan Designation:</b> Regional Commercial
7.	<b>Zoning:</b> Central Business District (CBD)
8.	<b>Description of the Project:</b> <i>(Describe the whole action involved, including but not limited to, later phases of the project, and any secondary support or off-site features necessary for its implementation.)</i>  The project would consist of a mixed-use of residential and commercial development including 286 condominium units (including eight live/work units), restaurant/retail floor area, recreational amenities to support the residential units, and supporting parking facilities. The project <b>Figure 3, Site Plan</b> , illustrates the proposed general layout of the project site. Development of the project would require the demolition and removal of two on-site buildings located along the northern and southern portions of the project site. In general, the overall goal and objective of the project is to design a distinctive landmark project on the site while providing a contemporary urban residential context that responds to the special character of downtown Glendale.  The mixed-use project would consist of a 24-story residential building that is proposed on top of four levels of retail, live/work artist studios and parking areas for the project. <b>Figure 4, Longitudinal Section, Figure 5, Transverse Section 1, and Figure 6, Transverse Section</b> , illustrate the sectional layout of each of the floors within the proposed project. The building would feature a centrally located elevator accessible from the main lobby that would provide principal circulation within the structure. In total, the proposed building would reach a height of approximately 262 feet. Each proposed project component is discussed below.



SOURCE: Impact Sciences, Inc. – December 2005

FIGURE 1

Project Vicinity



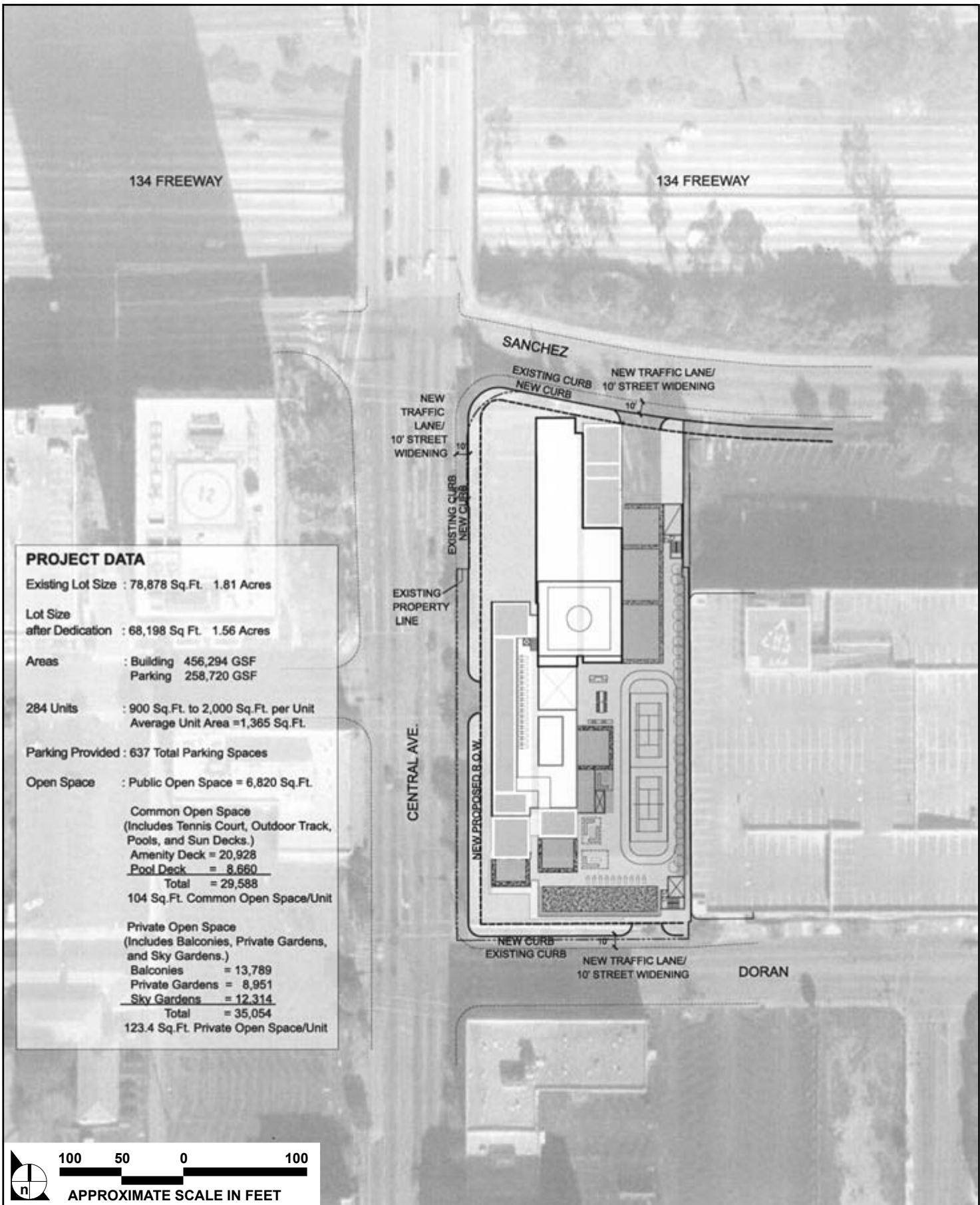
 NOT TO SCALE

SOURCE: Mapleton Partners – 2005

FIGURE 2

Aerial Photo

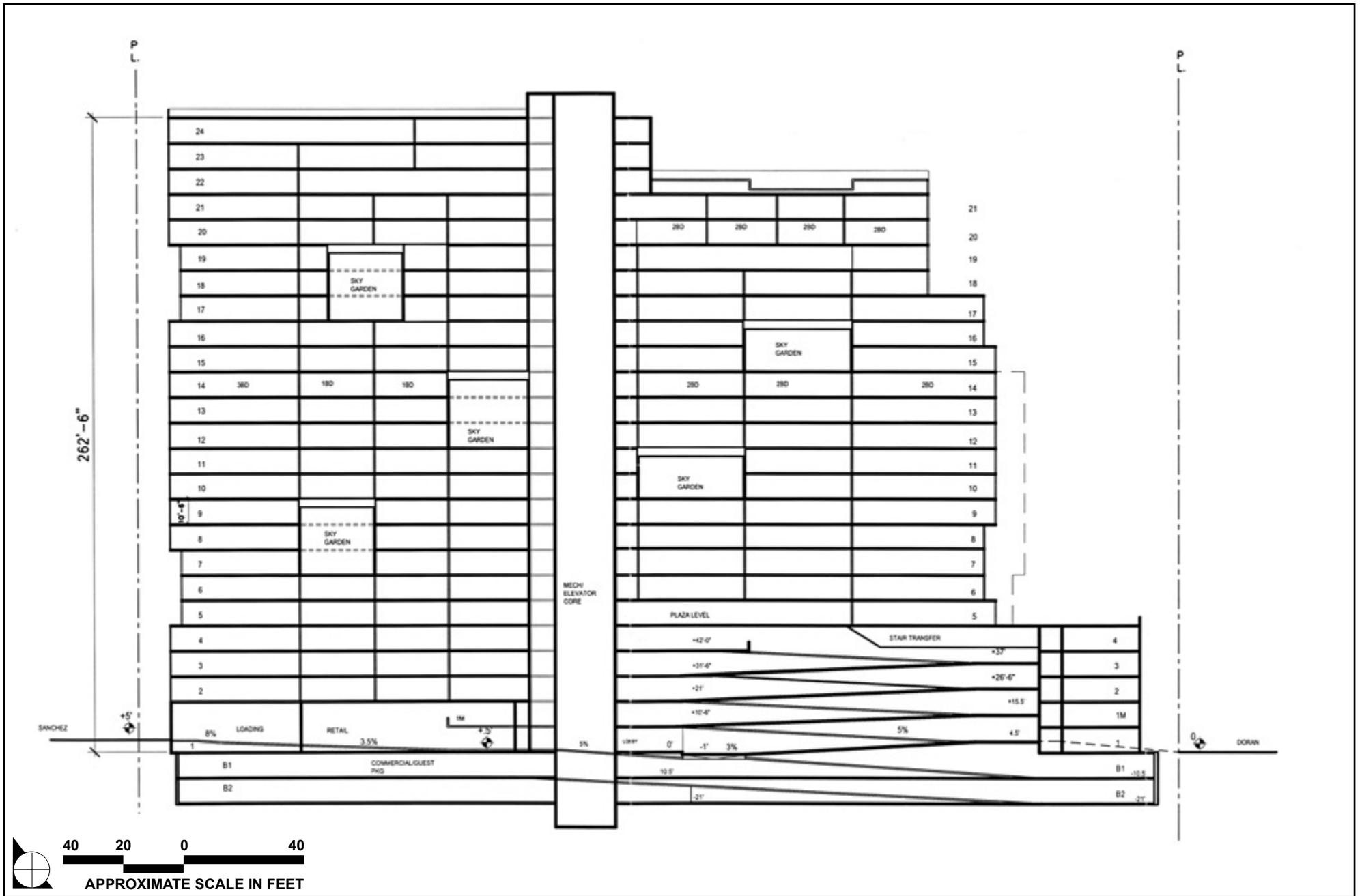




SOURCE: Mapleton Partners – 2005

FIGURE 3

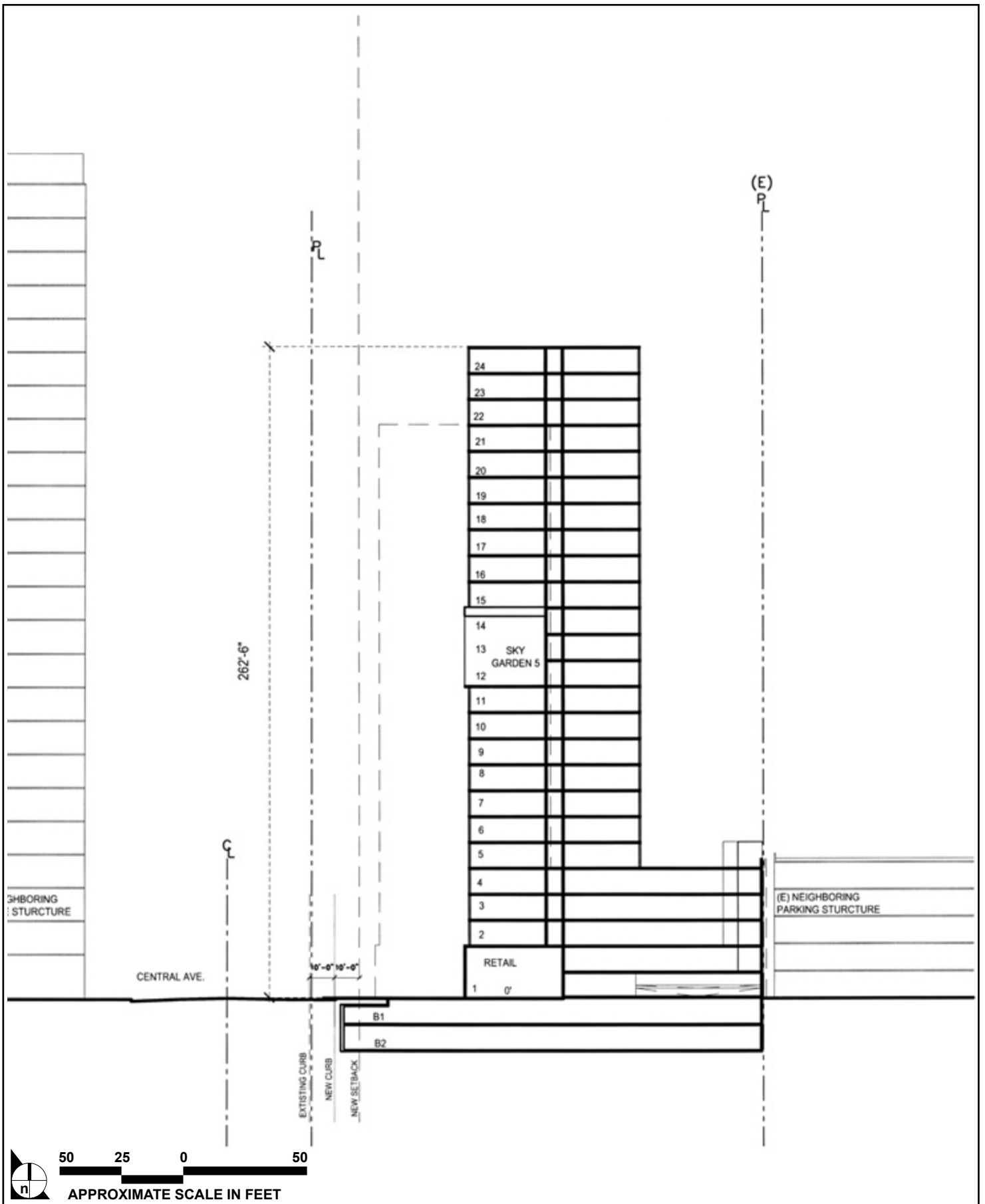
Site Plan



SOURCE: Mapleton Partners - 2005

FIGURE 4

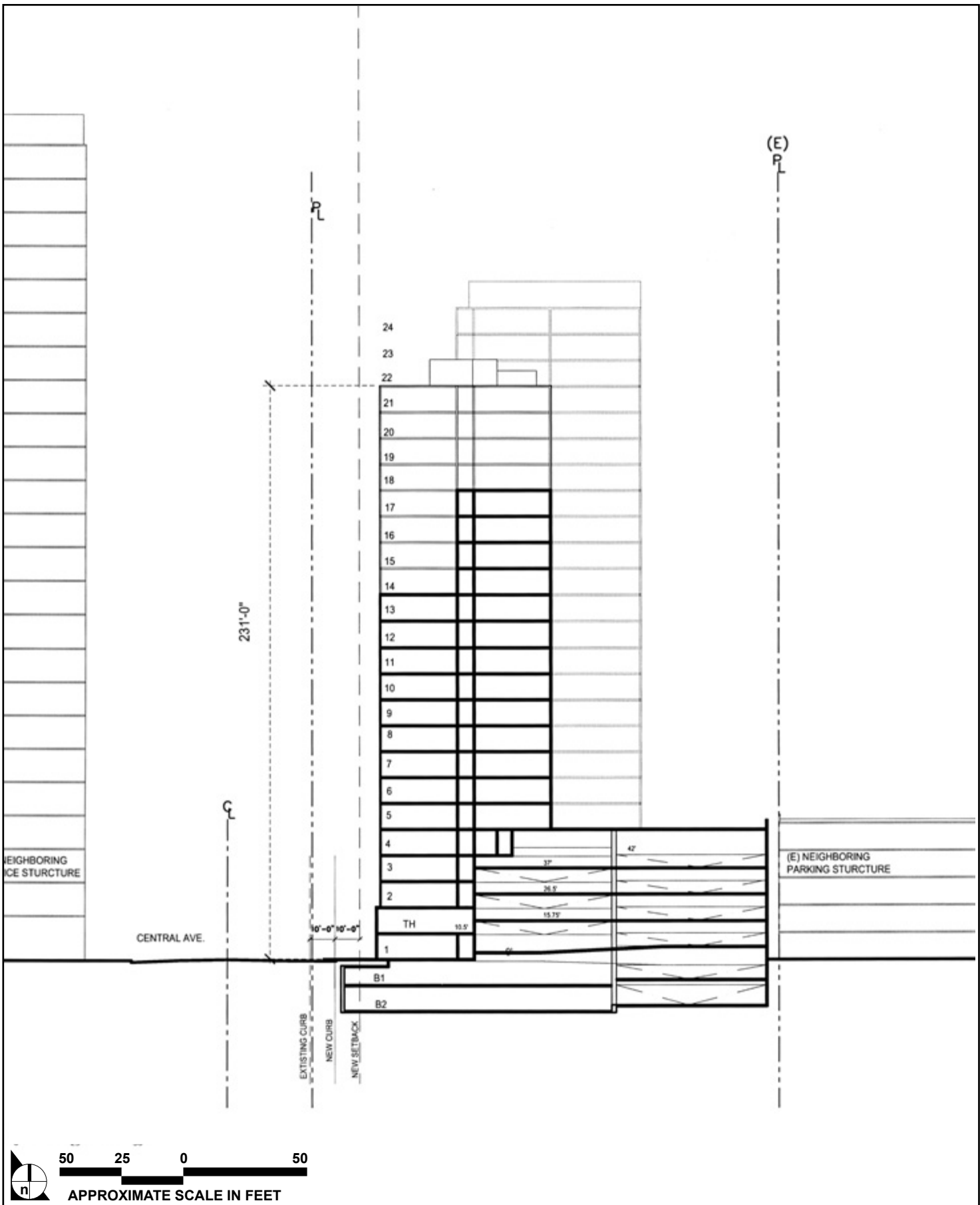
Longitudinal Section



SOURCE: Mapleton Partners – 2005

FIGURE 5

Transverse Section 1



SOURCE: Mapleton Partners – 2005

FIGURE 6

Transverse Section 2

**Building Design.** The building would be oriented in a manner that would have the main entrance to the building along Central Avenue and fronting along Central Avenue, and feature an open space/plaza area with retail uses within this area. The open space area would include opportunities for plaza scale public art and urban scale public art at the northwest corner of the site. Community scale public art opportunities would be provided at the southwest corner of the project site. The building would include architectural features such as view windows into the various gardens situated along the east and west sides of the building. The north and south sides of the building would include three distinct visual sections that are staggered in height and depth. The south façade of the structure would be uneven and feature a slight overhang of vegetation where individual gardens are proposed. The exterior façade of the building would be of high quality light colored exterior wall material appropriately balanced with glass areas. In addition, the project would include a helipad on the roof for the purposes of emergency airlift situations.

**Condominium Units.** Of the 286 proposed condominium units, 80 would be one-bedroom units, 166 would be two-bedroom units, 151 would be three-bedroom units, 17 would be penthouse units, and 8 would be live/work studios. The units would include floor areas ranging from 900 square feet (one-bedroom) to 2,000 square feet (penthouses). Overall, the 286 condominium units would contain a total of approximately 338,425 (net) square feet of residential floor area. Each condominium unit will include a private balcony.

To support the condominium units on site, a number of recreational and leisure amenities are proposed. Recreational and leisure amenities would include a fitness center, tennis court, outdoor track, pool, sun decks, pool bar, eight private gardens, 10 sky gardens, and a roof garden.

**Restaurant/Retail Area.** The project would include approximately 3,639 square feet of floor area on the ground floor near the intersection of Central Avenue and Sanchez Drive. This area is proposed to include a retail store or restaurant.

**Live/Work Artist Studio.** Eight live/work artist studios would be located on the ground and second floors of the building facing Central Avenue. The studios are intended to be occupied by artists with the ground floor being used as a gallery and the second floor used as a place of residence. The live/work studios would occupy approximately 11,600 square feet.

**Project Site Access.** Access to the project site parking areas would be provided via three driveways: one along Doran Street, one along Sanchez Drive, and one along Central Avenue. The Doran Street driveway would be located approximately 125 feet east of the Central Avenue/Doran Street intersection. This driveway would provide full access (i.e., both left and right turn ingress and egress turning movements). The Sanchez Drive driveway would be located approximately 125 feet east of the Sanchez Drive/Central Avenue intersection. As Sanchez Drive is a one-way eastbound roadway, this driveway would accommodate right-turn only ingress and egress. The third driveway at Central Avenue and Pioneer Street would be limited to northbound right-turn ingress, and left and right-turn egress turning movements.

**Parking Facilities.** The project is planned to provide 637 parking spaces on six levels. Two of the parking levels are proposed below grade, with the remaining four levels of parking included on the ground and upper floors of the building. Parking would consist of 29 percent tandem, and 3 percent handicap spaces. The remaining spaces associated with the project would code compliant spaces.

**Utility Improvements:** As necessary, utilities may be upgraded on site and extended from nearby existing facilities to the site.

**Construction:** Overall, the construction period for the project is anticipated to last approximately 30 months. Development of the project would require the demolition and removal of the existing on-site structures. Prior to the demolition activities, all asbestos-containing building materials (ACBM), lead paint, and polychlorinated biphenyl (PCB) containing light ballast will be removed in accordance with applicable local, state, and federal regulations. Demolition, grading, and

building activities would involve the use of standard earth-moving equipment such as loaders, dozers, and other related equipment, such as cranes. Temporary street and sidewalk closures within the project area may be required during construction.

**Discretionary Actions.** A series of approvals from the Agency and City of Glendale would be necessary or required for implementation of the project. Discretionary action approvals would include, but are not limited to, the following:

Variations – The project site is designated as CBD on the City’s Zoning Map and designated as Regional Commercial on the General Plan Land Use Map. Pursuant to Section 30.56.020(a) of the City’s Zoning Ordinance, residential uses are permitted within the CBD Zone subject to the provisions of the R-1250 Zone, provided that the ground-floor level is occupied with permitted commercial uses. Nonetheless, a number of variations from the R-1250 Zone General Development Standards would be required and would include, but are not limited to, the following:

Variance Type	R-1250 Zone Standard (Allowed on Project Site)	Proposed
Maximum Density Variance	One dwelling unit for each 1,250 square feet of lot area (78 units).	286 units
Maximum Floor Area Ratio (FAR)	1.2 (94,654 gross square feet)	456,294 gross square feet (FAR 6.88)
Maximum Lot Coverage	50% maximum, including all residential and accessory buildings (50% of the 78,878-square-foot project site)	73%
Maximum Height	36 feet (three stories)	262'-5" feet to roof terrace (24 stories)
Setback Requirements	Street Front 20' min, 23' avg. 1st Floor 23' min, 26' avg. 2nd Floor 23' min, 26' avg. 3rd Floor  Interior - Side and Rear 5' min., 8' avg. 1st Floor 8' min., 11' avg. 2nd Floor 11' min., 14' avg. 3rd Floor	0 0 0  0 0 0
Parking	694 parking spaces – No tandem allowed	637 parking spaces (186 tandem)

Design Review – Five-stage review process to approve conceptual design, design development, and final design of the project.

**9. Surrounding Land Uses and Setting:**

The Verdugo Gardens project site presently consists of surface parking lots, a vacant lot, and two occupied retail-commercial buildings. Land uses surrounding the project site are illustrated in **Figure 2, Aerial View**. Retail-commercial uses consisting of a 24-story and three-story building are located to the west across Central Avenue, and a three-story building to the south across Doran Street. A five-story parking structure and surface parking lot are located directly to the east. To the north is Sanchez Drive and further to the north is State Route 134.

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

None have been identified.

**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"/> Agricultural Resources                        | <input checked="" type="checkbox"/> Air Quality            |
| <input type="checkbox"/> Biological Resources                     | <input checked="" type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology and Soils                 |
| <input type="checkbox"/> Hazards and Hazardous Materials          | <input type="checkbox"/> Hydrology and Water Quality                   | <input checked="" type="checkbox"/> Land Use and Planning  |
| <input type="checkbox"/> Mineral Resources                        | <input checked="" type="checkbox"/> Noise                              | <input type="checkbox"/> Population and Housing            |
| <input checked="" type="checkbox"/> Public Services               | <input checked="" type="checkbox"/> Recreation                         | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities and Service Systems | <input checked="" 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.

Mark Austin  
Prepared by:

Feb 16, 2006  
Date:

David B. Kemp  
Reviewed by:

Feb. 15, 2006  
Date:

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

[Signature]  
Director of Redevelopment Agency:

2/15/06  
Date:

**12. Environmental Analysis:**

The following section provides an evaluation of the impact categories and questions contained in the checklist and identify project design features (these are measures already incorporated into the project by the applicant or are required by agencies such as the South Coast Air Pollution Control District). All project design measures contained within this Initial Study shall be incorporated into the Mitigation Monitoring and Reporting Program (MMRP) to be adopted for the project should it be approved.

**A. AESTHETICS**

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

**1. Have a substantial adverse effect on a scenic vista?**

**Discussion.** The project site is located in downtown Glendale, a highly developed urban area. As indicated in the Glendale Open Space and Conservation Element, the primary scenic vistas throughout Glendale are the surrounding mountains. Existing scenic vistas from the portion of downtown Glendale where the project site is located are limited to the long range views of the Verdugo Mountains available to the north, Santa Monica Mountains to the west, and San Rafael Hills to the east. Due to the highly developed nature of downtown Glendale, long distance views of these mountains to the north, west, and east of downtown Glendale are limited to the views over major streets as existing buildings block or obstruct the views from other locations on and around the site in the downtown area. The height of the proposed building (approximately 262 feet) is compatible with the existing buildings that are located in the immediate vicinity. Nonetheless, the project could potentially obstruct existing views from the downtown area and State Route 134. This issue will be addressed in the EIR.

**Project Design Features:** None are proposed at this time.

**Level of Significance Before Mitigation:** Potentially Significant.

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

**Discussion.** The project site is currently developed and does not contain any natural scenic resources, such as native trees or rock outcroppings. In addition, the project site is not located within the view corridor of any state scenic highway, as there are no state designated scenic highways within the City of Glendale.<sup>1</sup> Therefore, the proposed project will not significantly damage scenic resources within a state scenic highway, and no impact will result. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

<sup>1</sup> California Department of Transportation. Officially Designated State Scenic Highways. [Online] 17 November 2005. < <http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm> >.

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

***Discussion.*** As discussed earlier, in the project description, the project would consist of a 24-story building. Overall, the proposed building would reach a height of approximately 262 feet. As such, the building would represent a distinct visual change in the area and could potentially degrade the existing visual character or quality of the site and its surroundings. In addition, the height of the building may result in adverse impacts relating to shade/shadow effects on the surrounding land uses. Impacts are considered potentially significant and will be addressed in the EIR.

***Project Design Features:*** None are proposed at this time.

***Level of Significance Before Mitigation:*** Potentially significant.

4. *Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?*

***Discussion.*** Reflective light or glare is primarily a daytime phenomenon caused by sunlight reflecting from highly finished surfaces, such as window glass or other reflective materials, and to a lesser degree from lightly colored surfaces. Typically, the primary cause of adverse glare are buildings with exterior façades of highly reflective glass or mirror-like material from which reflects the sun when it is at low angles in the periods following sunrise and prior to sunset. As discussed earlier, the proposed project design includes glass on all building façades. Light reflected from the glass areas could result in a new source of substantial light or glare, which could adversely affect daytime views in the area. Impacts are considered potentially significant and will be addressed in the EIR.

During the evening and nighttime hours, substantial light or glare can result from the installation of high-intensity lighting fixtures or the use of highly reflective glass or other building materials. Headlights from vehicles can also create light or glare if sensitive uses are affected. New permanent sources of lighting will be established on the project site with project development that will increase the level of light on the site from current levels, due to the low intensity nature of the existing uses on the site. As such, the proposed project could potentially result in a new source of substantial light or glare, which could adversely affect nighttime views in the area. Impacts are considered potentially significant and will be addressed in the EIR.

Lighting will be established on site during construction. Lighting used during construction will consist primarily of security lights, although lighting may be used for construction activities occurring during morning or evening hours, particularly in the winter. This lighting will be temporary in nature and will not result in any substantial long-term light or glare impacts. Impacts relating to construction lighting would be less than significant. Further analysis of this issue is not required.

***Project Design Features:*** None are proposed at this time.

***Level of Significance Before Mitigation:*** Potentially significant.

**B. AGRICULTURAL RESOURCES**

<i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
3. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

1. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

**Discussion.** The project site and surrounding area are characterized by features typical of the urban landscape and include retail-commercial uses. No farmland, agricultural land, or related operations are found in the area or on the project site. Implementation of the proposed project would not involve changes that could result in conversion of Farmland to non-agricultural uses because there are no agricultural uses or Farmland in proximity to the project site. Therefore, there would be no conversion of Prime Farmland, Unique Farmland, or Farmlands of Statewide Importance to non-agricultural use. No impact to agricultural resources would result. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

2. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

**Discussion.** The project site and surrounding area is currently zoned for urban development. Specifically, the project site is currently a CBD Zone intended for urban land uses. Further, two existing commercial buildings currently occupy the project site. Therefore, there would be no conflict with zoning for agricultural uses or a Williamson Act contract. No impact to agricultural resources would result, and no mitigation measures are required. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

3. *Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

**Discussion.** There is no farmland in the vicinity of the proposed project site, as the area is highly urbanized and developed with residential and commercial uses. No farmland would be converted to non-agricultural uses under the proposed project. No impacts would occur. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

C. AIR QUALITY

<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan?	X			
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
3. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			
4. Expose sensitive receptors to substantial pollutant concentrations?	X			
5. Create objectionable odors affecting a substantial number of people?			X	

1. *Conflict with or obstruct implementation of the applicable air quality plan?*

**Discussion.** The project site is located within the City of Glendale, which is located within the South Coast Air Basin (Basin) and is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is the agency responsible for preparing the Air Quality Management Plan (AQMP) for the Basin. Since 1979, a number of AQMPs have been prepared. The most recent comprehensive plan fully approved by the U.S. Environmental Protection Agency (U.S. EPA) is the 2003 Air Quality Management Plan (2003 AQMP), which includes a variety of strategies and control measures.

The 2003 AQMP was prepared to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, to return clean air to the region, and to minimize the impact on the economy. Projects that are considered to be consistent with the AQMP would not interfere with attainment because this growth is included in the projections utilized in the formulation of the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD’s recommended daily emissions thresholds.

Projects that are consistent with the projections of employment and population forecasts identified in the Growth Management Chapter of the Regional Comprehensive Plan and Guide (RCPG) are considered consistent with the AQMP growth projections, since the Growth Management Chapter forms the basis of the land use and transportation control portions of the AQMP.

Because the proposed project could result in population and housing growth that would cause growth in Glendale to exceed the SCAG forecast. This issue will be addressed in the EIR.

**Project Design Features:** None are proposed at this time.

**Level of Significance Before Mitigation:** Potentially significant.

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

**Discussion.** The proposed project may violate air quality standards or contribute substantially to an existing or projected air quality violation.

The project site is located in the South Coast Air Basin, which is within the jurisdiction of the SCAQMD. The SCAQMD *CEQA Air Quality Handbook* has established standards for six pollutant types, including reactive organic gases (ROGs), nitrogen oxide (NO<sub>x</sub>), carbon monoxide (CO), sulfur oxide (SO<sub>x</sub>), and particulate matter 10 microns or less in diameter (PM<sub>10</sub>).

The project would generate air pollutants, including ozone (O<sub>3</sub>) precursors, as a result of construction activity and operations-related emissions. Construction equipment would generate emissions and fugitive dust during project construction. Vehicle trips associated with project operation would also generate emissions.

Until the construction program is evaluated and a traffic study has been prepared, it cannot be determined whether the project has the potential to violate existing air quality standards or contribute to an existing or projected air quality violation. Impacts related to air quality standards are considered potentially significant and will be addressed in the EIR.

**Project Design Features:** None are proposed at this time.

**Level of Significance Before Mitigation:** Potentially significant.

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

**Discussion.** The proposed project may result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

The South Coast Air Basin has federal and state non-attainment status for O<sub>3</sub> and PM<sub>10</sub>. Project construction and operation would generate PM<sub>10</sub> and contribute to O<sub>3</sub> formation. Until the construction program has been evaluated and a project traffic study is prepared, it cannot be determined if the project-related emissions would contribute to cumulatively considerable increases of criteria pollutants or O<sub>3</sub> precursors. Impacts related to federal and state air quality standards are considered potentially significant, and this issue will be addressed in the EIR.

**Project Design Features:** None are proposed at this time.

**Level of Significance Before Mitigation:** Potentially significant.

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

**Discussion.** The proposed project may create or contribute to a non-stationary source "hot spot" (primarily carbon monoxide).

The SCAQMD has established thresholds for CO "hot spots" created by vehicle trips. Typically, CO hot spots can occur at congested roadway intersections as a result of accumulating vehicle CO emissions. It is not known at this time whether the proposed project would generate CO emissions in exceedance of SCAQMD thresholds. A project traffic study will be completed, and this data will be used to determine if the project would exceed the SCAQMD thresholds. This issue will be addressed in the EIR.

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**Project Design Features:** None are proposed at this time.

**Level of Significance Before Mitigation:** Potentially significant.

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

**Discussion.** The proposed project would develop additional urban uses on the project site, similar to uses already existing in the surrounding area, and it does not include uses that would generate significant objectionable odors, although it is possible that odors from restaurant operations may be occasionally perceptible. Operation of the proposed project would involve the disposal of refuse, including domestic and food service refuse from residential and retail uses. This refuse would be disposed of in outdoor trash receptacles and could generate occasional odors pending regular collection and ultimate disposal into a sanitary landfill. However, project-generated refuse would be disposed into appropriate trash collection containers, which would be covered and enclosed as required by the City of Glendale. As a result, impacts from odors would remain less than significant. Further analysis of this issue is not required.

Construction activity associated with the proposed project may generate detectable odors from heavy-duty equipment exhaust in proximity to sensitive receptor locations. However, any detectable odors or heavy-duty equipment exhaust would be associated with initial construction and would be considered short term. Significant long-term odor impacts are not anticipated to occur from the project since it is a residential use. No significant impacts would occur. Further analysis of this issue is not required.

**Project Design Feature:**

**PDF AQ-1** Project-generated refuse will be disposed into appropriate trash collection containers, which would be covered and enclosed as required by the City of Glendale.

Compliance with construction debris recycling; and participation in City of Glendale Recycling and Disposal Programs is addressed in **Section P, Utilities and Service Systems**.

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

**D. BIOLOGICAL RESOURCES**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
3. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

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

**Discussion.** 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 can be found; none of which are considered Rare or Endangered. Suitable habitat for sensitive mammal, reptile, amphibian, or fish species does not exist on the project site or within the surrounding area, and no species were observed in the vicinity during a site visit conduct on January 5, 2006 by Impact Sciences, Inc. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

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

***Discussion.*** The project site and the surrounding area is completely developed and disturbed. No riparian habitat or sensitive natural community is located in the surrounding area or on the project site. Therefore, no impacts to biological resources would occur with implementation of the proposed project, and no mitigation measures are required. Further analysis of this issue is not required.

***Project Design Features:*** None are proposed at this time.

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

3. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

***Discussion.*** The project site is not in proximity to nor does it contain wetland habitat or a blue-line stream. Therefore, project implementation would not have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (CWA), through direct removal, filling, hydrological interruption, or other means. Further analysis of this issue is not required.

***Project Design Features:*** None are proposed at this time.

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

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?*

***Discussion.*** The local area consists of established, highly urbanized, and developed properties. The project site and the immediate area are almost entirely paved or otherwise developed and do not contain native resident or migratory species or native nursery sites. In addition, there are no wildlife migration corridors in the project area. No impact related to the movement of fish or wildlife species or migration corridors would result, and no mitigation measures are required. Further analysis of this issue is not required.

***Project Design Features:*** None are proposed at this time.

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

5. *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

***Discussion.*** The Glendale Municipal Code, Chapter 12,44 Indigenous Trees, contains guidelines for the protection and removal of Indigenous trees. These trees are defined as any Valley oak, California live oak, and any other tree of oaks species, and California sycamore, which measures over 8 inches or more in diameter. Trees on the project site are ornamental types and include such species as palm and eucalyptus. Further analysis of this issue is not required.

***Project Design Features:*** None are proposed at this time.

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

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?*

**Discussion.** The project site and the surrounding area have been developed and heavily affected by past activities. No adopted Habitat Conservation Plan or Natural Conservation Plan exists for the project site or immediate area. Consequently, implementation of the project would not conflict with the provisions of any adopted conservation plan. No impact to biological resources would result, and no mitigation measures are required. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

## E. CULTURAL RESOURCES

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

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

***Discussion.*** Two buildings exist on the project site. The Crocodile Café restaurant is located on the northern portion of the project site at 624 North Central Avenue. This building was constructed in 1976 and is not considered a historical resource.<sup>2</sup>

A two-story, brick-clad office building with a small, stucco penthouse rising above the original flat roofline occupies the southern portion of the project site, at 610 North Central Avenue. Causey and Rhodes with Bernhard Cardan as the engineer and the owners as contractors built the building at 610 North Central Avenue in 1955 as an office building. The building exterior and interior reflects borrowed elements of the “mid-century modern” style that was growing in popularity at the time. Modern Architecture refers to a range of design sub-types that emerged throughout the 20<sup>th</sup> century. The building is an example of what mid-century developers constructed as practical speculative properties. Because this building will be demolished, impacts are considered potentially significant and will be addressed in the EIR.

***Project Design Features:*** None are proposed at this time.

***Level of Significance Before Mitigation:*** Potentially significant.

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

***Discussion.*** Prehistoric and historic archaeological sites are not known to exist within the local area.<sup>3</sup> In addition, the project site has already been subject to extensive disruption and contains fill materials. Any archaeological resources, which may have existed at one time, have likely been previously disturbed. Nonetheless, construction activities associated with project implementation would have the potential to unearth undocumented resources and result in significant impact. In the event that archaeological resources are unearthed during project subsurface activities, all earth-

<sup>2</sup> Communication between Tim Foy, Principal Planner, City of Glendale and Rodney Khan, Khan Consulting, Inc. January 2005.

<sup>3</sup> City of Glendale’s General Plan, *Open Space and Conservation Element*, January 1993.

disturbing work within a 100-meter radius (328 feet) must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. Implementation of this standard requirement, which is incorporated as a project design feature, would reduce potential impacts to less than significant. Further analysis of this issue is not required.

**Project Design Features:**

**PDF CR-1** In the event that archaeological resources are unearthed during project subsurface activities, all earth-disturbing work within a 100-meter radius (328 feet) must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume.

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

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

**Discussion.** Plant and animal fossils are typically found within sedimentary rock deposits. Most of the City of Glendale consists of igneous and metamorphic rock. The local area is not known to contain paleontological resources. In addition, the project site has already been subject to extensive disruption and is extensively developed. Any superficial paleontological resources, which may have existed at one time, have likely been previously unearthed by past development activities. Nonetheless, there is a possibility that paleontological resources may exist at deep levels and could be unearthed with the implementation of the project. In the event that paleontological resources are unearthed during project subsurface activities, all earth-disturbing work within a 100-meter radius (328 feet) must be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. Implementation of this standard requirement, which is incorporated as a project design feature, would reduce potential impacts to less than significant. Further analysis of this issue is not required.

**Project Design Features:**

**PDF CR-2** In the event that paleontological resources are unearthed during project subsurface activities, all earth-disturbing work within a 100-meter radius (328 feet) must be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume.

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

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

**Discussion.** The project site and surrounding area are characterized by features typical of the urban landscape and include retail-commercial uses. No known traditional sites exist within the project area or surrounding area, nor have any resources been identified. Nonetheless, if encountered during excavation and grading activities, any discovery of such resources would be treated in accordance with state and federal guidelines for disclosure, recovery, and preservation, as appropriate. Implementation of this standard requirement, which is incorporated as a project design feature, would reduce potential impacts to less than significant. Further analysis of this issue is not required.

**Project Design Features:**

**PDF CR-3** If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendant of the deceased Native American, who will then serve as consultant on how to proceed with the remains (i.e., avoid, reburial).

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

## F. GEOLOGY AND SOILS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
2. Result in substantial soil erosion or the loss of topsoil?			X	
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
4. Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?			X	
5. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

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

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

***Discussion.*** The project site is not located within an established Alquist-Priolo Earthquake Fault Zone for surface fault rupture hazards.<sup>4</sup> While the Verdugo Fault is the closest active fault to the project site, the closest Alquist-Priolo Earthquake Fault Zone is located approximately 3.3 miles

<sup>4</sup> California Geological Survey. Alquist-Priolo Earthquake Fault Zones. [Online] 17 January 2006. <<http://www.consrv.ca.gov/CGS/rghm/ap/index.htm>>.

to the east-southeast along the Raymond Fault.<sup>5</sup> Based on the available geologic data, active or potentially active faults with the potential for surface fault rupture are not known to be located directly beneath or projecting toward the project site. Therefore, the potential for surface rupture as a result of fault plane displacement during the design life of the project is less than significant. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

*ii) Strong seismic ground shaking?*

**Discussion.** The project site could be subject to strong ground shaking in the event of an earthquake originating along one of the faults listed as active or potentially active in the Southern California area. This hazard exists throughout Southern California and could pose a risk to public safety and property by exposing people, property, or infrastructure to potentially adverse effects including strong seismic ground shaking. Because all structures shall be designed in accordance with the 1997 Uniform Building Code (UBC) and applicable City codes to ensure safety in the event of an earthquake, this impact would be reduced to less than significant. Further analysis of this issue is not required.

**Project Design Feature:**

**PDF GEO-1** All structures shall be designed in accordance with the UBC and applicable City codes to ensure safety in the event of an earthquake.

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

*iii) Seismic-related ground failure, including liquefaction?*

**Discussion.** In general, liquefaction potential is greatest where the groundwater level is shallow, and submerged loose, fine sands occur within a depth of about 50 feet or less below the ground surface. The depth to groundwater in the project area fluctuates with the amount of recharge from rainfall but is at a depth of approximately 100 feet.<sup>6</sup> Furthermore, the project site is not within a liquefaction hazard zone, as designated by the State of California and the City of Glendale.<sup>7</sup> The potential for liquefaction on site is less than significant. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

*iv) Landslides?*

**Discussion.** The topography of the project site and its immediate built environment is relatively flat and, thus, devoid of any distinctive landforms. There are no known landslides near the project site nor is the project site in the path of any known or potential landslides. Therefore, the potential for impacts from landslides is less than significant. Further analysis of this issue is not required.

<sup>5</sup> Ibid.

<sup>6</sup> Integrity Environmental Consultants, Inc., *Phase I Environmental Site Assessment 610 North Central Avenue, Glendale, California, 91203*, May 10, 2004.

<sup>7</sup> City of Glendale's General Plan, *Safety Element*, August 2003.

**Project Design Features:** None are proposed at this time.

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

2. *Result in substantial soil erosion or the loss of topsoil?*

**Discussion.** Construction activity associated with project site development may result in wind and water driven erosion of soils due to grading activities if soil is stockpiled or exposed during construction. This potential impact is considered potentially significant. However, this impact is considered short term in nature, as the potential for significance will end after construction is completed when the site will be covered with pavement and landscaping. Further, as part of the 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 prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to be administered throughout project construction. The SWPPP would incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction from water erosion would be reduced to less than significant. In addition, the Applicant would be required to adhere to SCAQMD Rule 403—Fugitive Dust, which would further reduce the impacts associated with wind erosion to less than significant. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

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

**Discussion.** Refer to **Response No. 1**, above. New buildings proposed for the Verdugo Gardens project would comply with all applicable engineering standards and requirements such as the UBC in order to minimize any potential impacts associated with expansive soils. Further analysis of this issue is not required.

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

**Discussion.** The natural soils underlying the project site are alluvium floodplain deposits of gravel, sand, and silt. Such soils are typically in the low to moderately low range for shrink-swell (e.g., expansion).<sup>8</sup> In addition, new buildings proposed for the Verdugo Gardens project would comply with all applicable engineering standards and requirements such as the UBC in order to minimize any potential impacts associated with expansive soils. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

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 wastewater?*

**Discussion.** The project does not include the use of septic tanks or alternative wastewater disposal systems. The project would be connected to the City of Glendale's wastewater system. Further analysis of this issue is not required.

<sup>8</sup> City of Glendale, *Safety Element of the General Plan*, August 2003.

## G. HAZARDS AND HAZARDOUS MATERIALS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
4. Be located on a site that 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 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?				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project site?				X
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
8. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

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

***Discussion.*** The proposed project involves the development of a predominantly residential project with a limited amount of space for commercial uses and live/work units. Such uses do not generally involve the routine use, transport, or disposal of significant amounts of hazardous materials; however, retail and restaurant uses may involve the use of small amounts of hazardous materials. These materials would be stored on site in small quantities. A variety of state and federal laws govern the generation, treating, or disposing of hazardous wastes. The City of 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. As such, potential impacts are considered to be less than significant through the implementation of standard state and federal requirements.

**Project Design Features:**

**PDF HAZ-1** All hazardous materials delivered and hazardous waste removed from the project site shall be in accordance with Title 49 of the Code of Federal Regulations.

**PDF HAZ-2** An annual inventory of hazardous materials in use on site, as well as a business emergency plan, shall be submitted for an annual review, as required by SARA Title III and Chapter 6.95 of the California Health and Safety Code.

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

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?*

**Discussion.** The following discussion addresses the possibility of the release of hazardous materials into the environment.

**Asbestos-containing building material (ACBM)** – Structures constructed or remodeled between 1930 and 1981, such as the existing on-site structures, have the potential of containing ACBM. 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 site was initially developed prior to the ban on ACBM; therefore, the likelihood that the site contains these materials is high. As such, potential impacts to the public or environment from ACBM are possible. Implementation of the project design feature described below would reduce potential impacts to less than significant. Further analysis of this issue is not required.

**Lead-Containing Material** – The structures on site were constructed prior to the ban on lead-containing paints in 1979. 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 leads, such as in a construction setting, from lead-based paints is unlikely to have this effect. Nonetheless, potential health and safety impacts associated with the proposed project could affect anyone in the area (including workers and neighbors) who may be exposed to lead paint. As such, potential impacts to the public or environment from lead-containing materials are possible. Implementation of the project design feature described below would reduce potential impacts to less than significant. Further analysis of this issue is not required.

**Polychlorinated Biphenyls (PCBs)** – In 1976, the U.S. 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. Liver damage is also possible. Exposure to small amounts of PCBs, such

as in a construction setting from damaged light ballasts, is unlikely to have this effect. Nonetheless, the potential health and safety impacts associated with the proposed project could affect anyone in the area (including workers and neighbors) who may be exposed to PCBs. As such, potential impacts to the public or environment from lead-containing materials are possible. Implementation of the project design feature described below would reduce potential impacts to less than significant. Further analysis of this issue is not required.

**Radon** – Radon is a radioactive gas that is found in certain geologic environments and is formed by the natural breakdown of radium, which is found in the earth's crust. The U.S. EPA has set the safety standard for radon gas in homes to be 4 pico Curies per liter (pCi/l). According to the California Department of Health Services (DHS) radon survey and current correspondence by Integrity Environmental Consultants with DHS, radon concentrations in residences in the geographic region of the site average below 4pCi/l; therefore, radon is not anticipated to adversely impact the site.<sup>9</sup> Further analysis of this issue is not required.

***Project Design Features:***

- PDF HAZ-3** All buildings to be demolished shall be surveyed and sampled for ACBM by a licensed asbestos abatement contractor. If ACBM are determined to be present in the structures to be demolished, the licensed asbestos abatement contractor, prior to demolition, shall remove all ACBM under acceptable engineering methods and work practices. 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 process shall be designed and monitored by a California Certified Asbestos Consultant. 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 SCAQMD) and shall include all on-site structures with ACBMs.
- PDF HAZ-4** Prior to the demolition of the buildings, 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.
- PDF HAZ-5** 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.
- PDF HAZ-6** 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.

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

3. ***Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

***Discussion.*** The proposed project will not emit hazardous emissions or handle hazardous materials. No other existing or proposed schools are located within a one-quarter mile of the project site. No impacts are anticipated. Further analysis of this issue is not required.

<sup>9</sup> Integrity Environmental Consultants, Inc., *Phase I Environmental Site Assessment 610 North Central Avenue, Glendale, California, 91203, May 10, 2004.*

**Project Design Features:** None are proposed at this time.

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

4. *Be located on a site that 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?*

**Discussion.** A Phase I Environmental Site Assessment (ESA) was performed for the property at 610 North Central, which encompasses the property at 624 North Central with the radius of database search. The purpose of the ESA was to identify, to the extent feasible pursuant to the process prescribed in ASTM International (ASTM) E1527-00, recognized environmental conditions in connection with the project site. In general, the investigation included a review of current federal, state, and County databases of known and potential environmentally impacted properties; a review of reasonably available government agency records; a review of available historical aerial photographs and historical maps; and a project site reconnaissance to observe current conditions at the project site.

A review of environmental databases identified the project site and surrounding properties as being located within an area of regional groundwater contamination, specifically the San Fernando Valley Crystal Springs Well Field (Area 2). According to the databases, approximately 6,680 acres of groundwater are impacted by trichloroethylene and perchloroethylene. The U.S. EPA approved the design for the remediation of the area in 1996. The design consists of a plant capable of treating 5,000 gallons per minute of contaminated water extracted from eight wells. Pre-construction activities began in 1997, and full construction began in August of 1998. The plant began operating in 2000 and will operate for at least 12 years. Information was not available in relation to the named potentially responsible parties. The database review did not identify any other sites that appear to present a material threat or negatively affect the surficial conditions at the site.<sup>10</sup>

The most recent report of the Watermaster for Upper Los Angeles for the Upper Los Angeles River Area (ULARA) (*Water Master Service in the Upper Los Angeles County, 2001-2002 Water Year, October 1, 2001 – September 20, 2002, May 2003*), indicates that the plume of the Trichloroethylene (TCE) and Perchloroethylene (PCE) contamination in Glendale is limited to the areas along San Fernando Road and west of San Fernando Road, approximately 4,000 feet west of the project site. Based on this information, no TCE or PCE is anticipated to be present within the groundwater beneath the project site. In addition, given that the contaminated groundwater is not expected to be used for any purposes at the site, there are no documented health concerns associated with the developments over this region, and the groundwater is currently being treated; the contaminated groundwater is not expected to pose a negative environmental risk.<sup>11</sup> Impacts to persons who reside at or visit the project would be less than significant.

**Project Design Features:** None are proposed at this time.

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

5. *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?*

**Discussion.** 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 (Bob Hope) Airport located about 5 miles to the

<sup>10</sup> Integrity Environmental Consultants, Inc., *Phase I Environmental Site Assessment 610 North Central Avenue, Glendale, California, 91203*, May 10, 2004.

<sup>11</sup> Ibid.

northwest.<sup>12</sup> No impacts associated with airport safety hazards would result. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

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

**Discussion.** The project site is not within the vicinity of a private airstrip.<sup>13</sup> No impacts associated with safety hazards would result for people working or residing in the project area. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

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

**Discussion.** According to the City of Glendale Safety Element, Brand Boulevard, which is one block to the east of the project site, is a City disaster response route. This route is the main thoroughfare to be used by emergency response services during an emergency and, if the situation warrants, the evacuation of an area. Implementation of the project would neither result in a reduction of the number of lanes along this roadway segment in the project area nor result in the placement of an impediment to the flow of traffic such as medians. In addition, the project site is not located near any emergency operation center or potential shelter locations. Implementation of the project would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

8. *Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

**Discussion.** The project site and surrounding area are characterized by features typical of the urban landscape and include retail-commercial uses. The project site is neither contained within a fire hazard area as identified in the City of Glendale's Safety Element, nor do proposed landscaping plans include plantings of flammable brush, grass, or trees on, or adjacent to, the site. Consequently, implementation of the project would not result in the exposure of people or structures to hazards associated with wildland fires. No impact would result. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

<sup>12</sup> California Department of Transportation. California Airports. [Online] 17 January 2006. <<http://www.dot.ca.gov/hq/planning/aeronaut/htmlfile/ca.php>>.

<sup>13</sup> Ibid.

**H. HYDROLOGY AND WATER QUALITY**

<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. Violate any water quality standards or waste discharge requirements?			X	
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner that would result in substantial erosion or siltation on or off site?			X	
4. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site?			X	
5. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X	
6. Otherwise substantially degrade water quality?			X	
7. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
8. Place within a 100-year flood hazard area, structures which would impede or redirect flood flows?				X
9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
10. Inundation by seiche, tsunami, or mudflow?				X

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

**Discussion.** Grading activities associated with construction will temporarily increase the amount of suspended solids from surface flows derived from the project site during a concurrent storm event due to sheet erosion of exposed soil. In addition, during excavation and grading, contaminated soils may be exposed and/or disturbed; this could impact surface water quality through contact during

storm events. Contamination material that may come in contact with surface water could include lead, PCBs, and petroleum hydrocarbons. The applicant is required to satisfy all applicable requirements of the NPDES Program and Chapter 13.29, Storm Water and Urban Runoff Pollution Prevention Control and Standard Urban Storm Water Mitigation Plan (SUSMP) of the Glendale Municipal Code, in effect at the time of project construction to the satisfaction of the City of Glendale Public Works Department. These requirements include preparation of an SWPPP containing structural treatment and source control measures appropriate and applicable to the project. The SWPPP will incorporate BMPs by requiring controls of pollutant discharges that utilize best available technology economically achievable (BAT) and best conventional pollutant control technology (BCT) to reduce pollutants. Examples of BAT/BCT that may be implemented during site grading and construction could include straw hay bales, straw bale inlet filters, filter barriers, and silt fences. Potential water quality impacts of the proposed project would be less than significant through the preparation of the SWPPP and implementation of the BMPs. This requirement is included as a project design feature and would ensure that impact would be less than significant. Further analysis of this issue is not required.

Following the buildout and operation of the project site, the proposed project would increase the amount of activities on the site and would likely result in an increase in pollutant sources. Common concerns related to project impacts on surface water quality include the potential deposition of pollutants generated by motor vehicle use on project roadways and parking areas, and the maintenance and operation of landscape areas. Storm water quality is generally affected by the length of time since the last rainfall, rainfall intensity, urban uses of the area, and quantity of transported sediment. Typical urban water quality pollutants usually result from motor vehicle operations, oil and grease residues, fertilizer/pesticide uses, human/animal littering, careless material storage and handling, and poor property management. The majority of pollutant loads are usually washed away during the first flush of the storm occurring after the dry-season period. These pollutants have the potential to degrade water quality and may result in significant impacts. The quality of runoff from the project site would be subject to Section 402(p) of the CWA under the NPDES program. Development projects have responsibilities under the NPDES Municipal Permit No. CAS004001 to ensure pollutant loads from the projects do not exceed total maximum daily loads for downstream receiving waters.

Development projects are required by the Storm Water and Urban Runoff Pollution Prevention Control and SUSMP of the Glendale Municipal Code, to submit and then implement an SUSMP, containing design features and BMPs appropriate and applicable to the project. The purpose of the SUSMP is to reduce post-construction pollutants in storm water discharges. Prior to issuance of any grading or building permits, the County must approve the SUSMP. Potential water quality impacts of the proposed project would be less than significant through the preparation of the SUSMP and implementation of the BMPs as specified in the NPDES Permit. This requirement is included as a project design feature and would ensure that impacts would be less than significant. Further analysis of this issue is not required.

**Project Design Features:**

**PDF HYD-1** Prior to start of soil-disturbing activities at the site, a Notice of Intent (NOI) and SWPPP shall be prepared in accordance with, and in order to partially fulfill, the California State Water Resources Control Board Order No. 99-08-DWQ, NPDES General Permit No. CAS000002 (General Construction Permit). The SWPPP shall meet the applicable provisions of Sections 301 and 402 of the CWA and Chapter 13.29, Storm Water and Urban Runoff Pollution Prevention Control and Standard Urban Storm Water Mitigation Plan of the Glendale Municipal Code by requiring controls of pollutant discharges that utilize BAT and BCT to reduce pollutants.

**PDF HYD-2** The project applicant shall prepare and implement an SUSMP per the requirements Chapter 13.29, Storm Water and Urban Runoff Pollution Prevention Control and SUSMP of the Glendale Municipal Code to ensure that storm water runoff is managed for water quality concerns through implementation of appropriate and applicable BMPs.

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

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

**Discussion.** Currently, the City utilizes water from Glendale Water & Power (GWP), which relies on some local groundwater supplies. Consequently, implementation of the project would result in additional development that could indirectly require an increased use of groundwater through the provision of potable water (by GWP). Groundwater to be consumed by the project would be utilized according to current plans and projections of the GWP groundwater supplies, and as a result of the project implementation, would not substantially deplete groundwater supplies. In addition, the groundwater basins are governed by the California Superior Court decision, the *City of Los Angeles vs. City of San Fernando, et al.*, and the Basin Watermaster is vested with the responsibility to monitor and account for any groundwater extraction within the project area with sustainability as a goal. The project would not extract groundwater on an operational basis. Further analysis of this issue is not required.

The project site largely consists of impervious surfaces at this time (92 percent) and this would not change substantially with the development of the project site (87 percent). Further, the project site is neither a designated groundwater recharge area nor does the project site serve as a primary source of groundwater recharge within the Basin. Impacts are considered to be less than significant. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

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

**Discussion.** The project site is developed and is served by an existing storm water collection and conveyance system. As a result, the proposed project will not require any substantial changes to the existing drainage pattern of the site or the area. In addition, the project would include project design features to aid in the conveyance of storm water to existing facilities. The site does not contain a stream or a river. Therefore, the proposed project will not contribute to substantial erosion, siltation, or on- or off-site flooding. Further analysis of this issue is not required.

Under present conditions the project site is approximately 92 percent impervious surfaces and would be slightly reduced to 87 percent under the proposed project. All runoff would continue to be conveyed via streets and gutters to storm drain locations around the project site. The amount of storm runoff conveyed from the site due to the development of the project would be similar to existing conditions. Potential drainage impacts are considered to be less than significant. Further analysis of this issue is not required.

**Project Design Features:**

**PDF HYD-2** Drainage improvements, such as catch basin, roof drains, surface parking drains and other drainage improvements shall be constructed as part of the project in accordance with standard engineering practices and BMPs, as contained within the SUSMP.

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

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

**Discussion.** The project site is currently occupied with structures and paved parking areas. Once the project is complete, 87 percent of the project site would be covered with impervious surface. All runoff would continue to be conveyed via streets and gutters to storm inlet locations around the project site. As such, the project would neither substantially affect the rate or amount of storm water runoff generated on site nor would it affect the capacity of the existing storm drain system. Impacts of the project are considered to be less than significant. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

6. *Otherwise substantially degrade water quality?*

**Discussion.** Please refer to the discussion provided under **subheading H.1**, above.

7. *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*
8. *Place within a 100-year flood hazard area, structures which would impede or redirect flood flows?*

**Discussion.** According to Federal Emergency Management Agency flood hazard maps, the project site is not located within a 100-year flood zone; therefore, the project would not place housing within a 100-year flood hazard area or result in structures being constructed that would impede or redirect flood flows.<sup>14</sup> Development within the project site would not be subject to flooding. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

<sup>14</sup> City of Glendale, General Plan Safety Element, 2003, pp. 3-7.

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

**Discussion.** There are seven dams located within the City of Glendale.<sup>15</sup> The nearest dam to the project site is the Diederich Reservoir, located approximately 1.5 miles north of the project site.<sup>16</sup> According to the City of Glendale Safety Element, the proposed project is not located within the inundation zone of this dam or other dams located within the City or elsewhere. The risk associated with flooding resulting from dam failure is less than significant. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

10. *Inundation by seiche, tsunami, or mudflow?*

**Discussion.** The project site is not in a coastal area. Therefore, tsunamis (seismic sea waves) are not considered a significant hazard at the site. The site is not located downslope of any large bodies of water that could adversely affect the site in the event of earthquake-induced seiches, which are wave oscillations in an enclosed or semi-enclosed body of water. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

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<sup>15</sup> Ibid.

<sup>16</sup> Ibid.

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

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

***Discussion.*** The project site is located within the highly developed downtown area of Glendale. Further, the proposed project involves the redevelopment of a 78,878-square-foot project site with a mixed-use project. The proposed project does not involve the vacation of any public streets or pedestrian accessways. The development of the project within the downtown district of Glendale will not physically divide an established community. No impacts are anticipated. Further analysis of this issue is not required.

***Project Design Features:*** None are proposed at this time.

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

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

***Discussion.*** Development activity within the downtown area is subject to land use regulations set forth in the City of Glendale General Plan, the City of Glendale Zoning Ordinance, and the Redevelopment Plan for the Central Glendale Redevelopment Project Area (Redevelopment Plan). The City has adopted the Greater Downtown Strategic Plan (GDSP), an advisory planning document that provides a vision to promote the revitalization of downtown Glendale. In addition, the Downtown Specific Plan, which is in draft form, promotes high-density development within the downtown core and the introduction of residential, mixed uses, and ground floor commercial. Implementation of the project would include a number of variances that could result in conflict with these adopted and proposed planning documents. This issue will be addressed in the EIR.

***Project Design Features:*** None are proposed at this time.

***Level of Significance Before Mitigation:*** Potentially significant.

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

***Discussion.*** The project site and surrounding area have been developed and heavily affected by past activities. No adopted Habitat Conservation Plan or Natural Conservation Plan exists for the project site or immediate area. Consequently, implementation of the project would not conflict with the provisions of any adopted Conservation Plan. No impacts to biological resources would result. Further analysis of this issue is not required.

***Project Design Features:*** None are proposed at this time.

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

**J. MINERAL RESOURCES**

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

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

**Discussion.** The project site and surrounding area are characterized by features typical of the urban landscape and include retail-commercial uses. The State Geologist has mapped the Glendale area for aggregate resources. According to Map 4-28 of the City of Glendale, the project site is located within a Mineral Resource Zone (MRZ)-1. MRZ-1 is an area where adequate information indicates that no significant mineral deposits are present or where it is judged that little likelihood exists for their presence. No impact to mineral resources would result. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

**K. NOISE**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
3. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project site to excessive noise levels?				X
6. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project site to excessive noise levels?				X

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

**Discussion:** Noise generated during construction of the project, from heavy equipment necessary for demolition and project construction, could expose the surrounding community to noise levels in excess of standards adopted in local ordinances. City of Glendale Municipal Codes specify maximum noise levels that would be required to be maintained during construction activities.

In addition, operation of the proposed project could result in noise levels in excess of established City standards as a result of traffic on neighboring streets and/or activities within the project. Impacts are considered potentially significant and will be addressed in the EIR.

**Project Design Features:** None are proposed at this time.

**Level of Significance Before Mitigation:** Potentially significant.

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

**Discussion.** Ground vibrations from construction activities very rarely reach the levels that can damage structures, but they can achieve an audible range and be felt in buildings very close to the site. Generally, the primary and most intensive vibration sources associated with construction activities are the use of pile drivers and bulldozers. Bulldozers would likely be utilized, and it is unknown at this time if pile drivers would be required. As such, construction of the proposed

project could result in potentially significant impacts with regard to excessive groundborne vibration. This issue will be addressed in the EIR.

**Project Design Features:** None are proposed at this time.

**Level of Significance Before Mitigation:** Potentially significant.

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

**Discussion.** Please refer to discussion provided under **subsection K.1**, above.

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

**Discussion.** Please refer to discussion provided under **subsection K.1**, above.

5. *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 expose people residing or working in the project site to excessive noise levels?*

**Discussion.** 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 (Bob Hope) Airport located about 5 miles to the northwest.<sup>17</sup> No impacts associated with noise would result for people working or residing in the project area. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

6. *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project site to excessive noise levels?*

**Discussion.** The project site is not within the vicinity of a private airstrip.<sup>18</sup> No impacts associated with noise would result for people working or residing in the project area. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

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<sup>17</sup> California Department of Transportation. California Airports. [Online] 17 November 2005. <<http://www.dot.ca.gov/hq/planning/aeronaut/htmlfile/ca.php>>

<sup>18</sup> Ibid.

**L. POPULATION AND HOUSING**

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

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

***Discussion.*** According to the SCAG 2004 Regional Transportation Plan, the projected City population for the present year (2005) was 204,435. The population projections for the Year 2010 indicate that the City of Glendale is expected to have a population of 207,182 residents. Thus, based on the population projections provided by SCAG, the City of Glendale is forecasted to have a population increase of 2,747 residents between 2005 and 2010. This increase represents an annual average growth rate of 0.27 percent or approximately 549 residents per year.

As proposed, the proposed project would include 286 condominium units consisting of one-, two-, and three-bedroom, penthouse units, and live/work studios. Based on the average household size in Glendale of 2.8 persons,<sup>19</sup> the direct population growth associated with the proposed units would be 801 people. As discussed in the project description, the proposed project would include 3,639 square feet of commercial floor area that is intended for a retail use or restaurant facility. This small commercial floor area would likely employ approximately a 12 employees. It is possible that this small commercial area may generate a handful of outside residents to move to the City of Glendale. These population numbers may exceed SCAG projections. This issue will be addressed in the EIR.

***Project Design Features:*** None are proposed at this time.

***Level of Significance Before Mitigation:*** Potentially significant.

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<sup>19</sup> Southern California Association of Governments, 2004 Regional Transportation Plan (2010 population projection divided by 2010 household projection).

2. *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

**Discussion.** No residential properties currently exist within the project site; therefore, no housing would be displaced by the development of the project. No impact associated with the displacement of housing would result. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

3. *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

**Discussion.** No residential properties currently exist within the project site; therefore, no housing would be displaced by the development of the project. Consequently, no impact associated with the displacement of residential populations necessitating the construction of replacement housing would result. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

**M. PUBLIC SERVICES**

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

1. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

a) *Fire protection?*

**Discussion.** The Glendale Fire Department provides comprehensive emergency services for the City of Glendale, including fire, rescue, and emergency medical (paramedic) services as well as fire prevention and code enforcement functions. The Fire Department is a Certified Unified Program Agency, meaning the department is responsible for regulation and inspection of all phases of hazardous materials and wastes.

Implementation of the proposed project will result in the direct addition of approximately 801 new residents and approximately a 12 employees. Impacts associated with these additional residents and employees on the provision of fire services include an increase in fire protection responses, emergency medical responses, an increase in the number of building plan-check reviews, building inspections, public education activities, and participation in community events. The increase in population associated with the project would increase the demand for new facilities, equipment, and staffing. This increased demand on the Glendale Fire Department could result in potentially significant impacts to fire service in the area. This issue will be addressed in the EIR.

**Project Design Features:** None are proposed at this time.

**Level of Significance Before Mitigation:** Potentially significant.

**b) Police protection?**

**Discussion.** The Glendale Police Department provides police protection services in the City of Glendale, with headquarters at 140 North Isabel Street, approximately 1 mile to the southeast of the project site. The Glendale Police Department has 270 sworn officers and 116 non-sworn positions. The department desires 1.6 officers per 1,000 residents standard as a planning standard to determine adequate staffing levels. The officer-to-population ratio in the City is presently 1.35 sworn officers per 1,000 residents. Thus, the City is currently below recommended staffing levels.<sup>20</sup>

Implementation of the proposed project will result in the direct addition of 801 new residents and approximately 12 employees to the City of Glendale. The introduction of the new residents into the Glendale downtown area would generate additional demand of police services. The new residents would slightly increase the number of calls for service and police investigations on the project site. While the increased demand on police services is not considered substantial, it would exacerbate an existing staffing level deficiency Citywide. Therefore, impacts are considered potentially significant and will be addressed in the EIR.

**Project Design Features:** None are proposed at this time.

**Level of Significance Before Mitigation:** Potentially significant.

**c) Schools?**

**Discussion.** The proposed project site is located within the boundary of the Glendale Unified School District (GUSD). The western and southern boundaries of GUSD are coterminous with the boundaries of the City of Glendale, while the eastern and northern portions of the district include two unincorporated Los Angeles County communities, La Crescenta and Montrose, and a small portion of the community of the City of La Cañada-Flintridge. The GUSD facilities include 20 elementary schools (grades K–6), nine of which are multi-track or “year-round” schools and eleven of which are traditional elementary schools; four middle schools (grades 7–8); three comprehensive senior high schools (grades 9–12); a magnet high school; one continuation high school; and a developmental center for multi-handicapped students.

The proposed project will include 286 new condominium units (including eight live/work artist studios). Children from these new households will likely attend schools within the GUSD. The 286 units associated with the project will generate approximately 50 students grades K–6, 16 students grades 7–8, and 34 students grades 9–12 for a total of 100 students based on the student generation ratios utilized by the GUSD.<sup>21</sup> All of the schools serving the project site are currently operating at or over capacity.

Senate Bill (SB) 50 and Proposition 1A (both of which passed in 1998) provided a comprehensive school facilities financing and reform program by, among other methods, authorizing a \$9.2 billion school facilities bond issue, school construction cost containment provisions, and an 8-year suspension of the Mira, Hart, and Murrieta court cases.<sup>22</sup> Specifically, the bond funds are to provide \$2.9 billion for new construction and \$2.1 billion for reconstruction/modernization needs. The provisions of SB 50 prohibit local agencies from denying either legislative or adjudicative land use approvals on the basis that school facilities are inadequate and reinstate the school facility fee cap for legislative actions (e.g., general plan amendments, specific plan adoption, zoning plan amendments) as was allowed under the Mira, Hart, and Murrieta court

<sup>20</sup> Hansen, Mark, Sgt., COPPS Unit Supervisor, written communication, with Impact Sciences, Inc., July 17, 2005

<sup>21</sup> Glendale Unified School District, Impact of Commercial, Industrial, and Residential Development, February 2002.

<sup>22</sup> Mira/Hart/Murrieta allowed cities and counties to use their legislative power over land use (a part of what is called their “police power”) to assist school districts by requiring developer fees, land dedications, or other measures to fully mitigate the impacts of development on school facilities.

cases. According to Government Code Section 65996, the development fees authorized by SB 50 are deemed to be “full and complete school facilities mitigation.”

Pursuant to SB 50, the developer is required to pay statutory school fees to the GUSD to cover the additional costs of required capital improvements necessary to support the additional students generated by the proposed project. The payment of school development fees, authorized by SB 50, by the applicant will fully mitigate the impact of the proposed project on local schools. Thus, the project will result in less than significant impacts on the GUSD. Further analysis of this issue is not required.

**Project Design Feature:**

**PDF SCH-1** As authorized by SB 50, the project applicant will pay school impact fees to the GUSD prior to the issuance of building permits. The current fee schedule for residential and commercial/industrial development is \$2.24 per square foot and \$0.36 per square foot, respectively.

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

**d) Parks?**

**Discussion.** Please refer to discussion provided in **N.1 Recreation**, below.

**e) Other public facilities?**

**Discussion.** The City provides public library services in the City of Glendale. The Library Division administers the library system and operates the following facilities: the Central Library, Brand Library and Art Center; five neighborhood (branch) libraries; and a bookmobile. The Central Library and the Brand Library and Art Center serve the entire City, while the neighborhood libraries serve smaller areas. The newest branch in the Division’s system is the Pacific Park Branch, which opened in September 2003. The City’s bookmobile provides library services to Glendale residents south of the Ventura Freeway (SR-134).

The City’s existing library facilities range in size from approximately 5,000 to 92,000 square feet. The library collections consist primarily of books and, to a lesser extent, videos and compact discs. The total volume of all facilities is approximately 728,000, with approximately 55 percent of these volumes contained in the Central Library.

Impacts to libraries from the proposed project will result from increased demand for library services by residents of the project. Implementation of the proposed project would introduce 801 new on-site residents and approximately 12 employees. The Community Facilities Element of the General Plan indicates that cities the size of Glendale should generally maintain a volume-to-resident ratio of 1.75 books per resident. Based on the current population estimate for the City of Glendale of approximately 204,435 residents, the City presently requires about 357,761 volumes to meet this standard. With a total collection of approximately 728,000 volumes, the system presently exceeds this standard. The addition of approximately 801 residents to the current estimated population of 204,435 residents would result in a volume-to-resident ratio of 3.55 books per resident which is in excess of standard requirements. The impact of the proposed project on library services is less than significant. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

N. RECREATION

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

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

**Discussion.** The City of Glendale Parks, Recreation and Community Services Division own and operate public parks and recreation facilities in the City. Implementation of the proposed project will result in an estimated population increase of 801 new residents and approximately 12 employees within the City of Glendale. The increase in population generated by the project would incrementally increase the use of existing neighborhood and community parks in the City. Existing park facilities are currently heavily used due to the deficit in parkland in the City. The City currently has a park land-to-resident ratio of approximately 1.4 acres of park land for every 1,000 residents while the City’s park planning standard is 6 acres of neighborhood and community park land per 1,000 residents. Thus, the parkland to resident ratio would be incrementally reduced due to the development of the proposed project.

Currently, the City of Glendale does not have an in-lieu impact fee for parklands, and it has no method to impose a condition on the project to provide for parks and recreation space. Thus, the increase in use of neighborhood and community parks in the City that will result from the increase in residents associated with the project would be considered potentially significant, as an acceleration of the physical deterioration of existing parks will result. This issue will be addressed in the EIR.

**Project Design Feature:** None are proposed at this time.

**Level of Significance Before Mitigation:** Potentially significant.

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

**Discussion.** As discussed earlier, the project includes a number of recreational and leisure amenities to support the proposed residential units. These recreational and leisure amenities include the following: fitness center, tennis court, outdoor track, and pool. Construction of these recreational facilities will not result in separate significant impacts, as these amenities are part of the proposed project itself. Impacts would be less than significant. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

O. TRANSPORTATION/TRAFFIC

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	X			
2. Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?	X			
3. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
4. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
5. Result in inadequate emergency access?			X	
6. Result in inadequate parking capacity?	X			
7. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X	

1. *Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?*

**Discussion.** The project would increase traffic on surrounding roadways. This increase in traffic could be substantial in relation to the existing traffic load and capacity of the street system and could exceed an established level of service standard. A detailed Traffic Impact Study will be prepared to determine impacts upon local roadway capacity and this issue will be addressed in the EIR.

**Project Design Features:** None are proposed at this time.

**Level of Significance Before Mitigation:** Potentially significant.

2. *Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?*

**Discussion.** The project would increase traffic on surrounding roadways. This increase in traffic could be substantial in relation to the existing traffic load and capacity of the street system and could exceed an established level of service standard. A detailed Traffic Impact Study will be prepared to determine impacts upon local roadway capacity and this issue will be addressed in the EIR.

**Project Design Features:** None are proposed at this time.

**Level of Significance Before Mitigation:** Potentially significant.

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

**Discussion.** The project site is not located in the vicinity of an airport. Consequently, the project would not result in a change in air traffic patterns that would result in safety risks. No impact would result. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

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

**Discussion.** The proposed project would be designed to utilize the existing network of regional arterial and local roadways located in the vicinity of the project site. Any roadway widening along the project frontage would be designed and constructed in accordance with City standards and would not introduce hazardous conditions. Given that the proposed project may likely result in an increase in pedestrian crossings at neighboring intersections, impacts are considered potentially significant. The project design and site access will analyzed in the EIR.

**Project Design Features:** None are proposed at this time.

**Level of Significance Before Mitigation:** Potentially significant.

5. ***Result in inadequate emergency access?***

**Discussion.** The proposed project will be designed to utilize the existing network of regional arterial and local roadways located in the vicinity of the project site. No major changes to the design or configuration of roadways are planned. Access to the parking structure for both the residential and commercial portions of the project would be provided via three entrances: one along Doran Street, one along Sanchez Drive, and one along Central Avenue. Emergency access to the project would also be available via the west side of the building along North Central Avenue. The project applicant would be required to comply with applicable Glendale Fire Department and Department of Building and Safety regulations relating to emergency access. Prior to project approvals, a full review by both departments would be required. As the proposed project would comply with all City regulations pertaining to emergency access, impacts are considered less than significant.

**Project Design Features:** None are proposed at this time.

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

6. ***Result in inadequate parking capacity?***

**Discussion.** Parking would consist of approximately 637 spaces comprised of tandem, handicap, and code spaces. Code parking requires the provision of 694 parking spaces. Because a deficiency in parking may occur with the implementation of this project, this issue will be addressed in the EIR.

**Project Design Features:** None are proposed at this time.

**Level of Significance Before Mitigation:** Potentially significant.

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

**Discussion.** The Los Angeles County Metropolitan Transportation Authority (MTA) and Glendale Beeline provide bus service in the vicinity of the project site. The proposed project would not conflict with any adopted policies, plans, or programs regarding alternative transportation since no changes to the existing transportation policies, plans, or programs would result from project implementation. Impacts are considered less than significant. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

**P. UTILITIES AND SERVICE SYSTEMS**

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

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

**Discussion.** Under Section 401 of the CWA, the RWQCB issues NPDES permits to regulate waste discharged to "waters of the nation," which includes reservoirs, lakes, and their tributary waters. Waste discharges include discharges of storm water and construction project discharges. A construction project resulting in the disturbance of more than 1 acre requires an NPDES permit. Construction projects are also required to prepare an SWPPP. In addition, the project will be required to submit an SUSMP to mitigate urban storm water runoff. Prior to the issuance of building permits, the project applicant will be required to satisfy the requirements related to the payment of fees and/or the provisions of adequate wastewater facilities. As the project will comply with the waste discharge prohibitions and water quality objectives established by the RWCQB, impacts are considered to be less than significant. Further analysis of this issue is not required.

**Project Design Features:** Implementation of PDF HYD-1 and PDF HYD-2.

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

**Mitigation Measures:** None are proposed at this time.

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

**Discussion.** The proposed project will generate approximately 46,000 gallons of wastewater per day (based on generation factors of 160 gallons per day (gpd) per condominium unit and 80 gpd per thousand square feet of retail space). Sewage generated on the project site will be conveyed to either the Los Angeles/Glendale Water Reclamation Plant or the Hyperion Treatment Plant for treatment, as discussed above. If the Reclamation Plant is operating at full capacity, excess sewage from the site would be conveyed to the Hyperion facility for treatment, which the City of Glendale has access to through the amalgamated agreement. The Hyperion Treatment Plant is currently operating 90 million gallons per day below capacity. The addition of approximately 46,000 gallons of sewage per day generated by the proposed project will not result in the plant exceeding capacity. Therefore, adequate capacity exists to treat sewage generated by the project, and the impact of the proposed project on the sewage treatment system is less than significant. Further analysis of this issue is not required.

The capacity existing wastewater lines within the downtown area could be inadequately sized to carry increased wastewater flows resulting from the project. This issue will be addressed in the EIR.

**Project Design Features:** None are proposed at this time.

**Level of Significance Before Mitigation:** Potentially significant.

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

**Discussion.** The project site is 92 percent impermeable due to the presence of the existing building and paved parking area. The development of the proposed project would result in a 87 percent impermeable surface. Therefore, runoff from the project site would be slightly less than what occurs under present conditions. The project would convey on-site runoff during storms to the existing drainage system and no new drainage facilities would be required. For this reason, impacts associated with the construction of the drainage facilities associated with the project would not result in a significant impact. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

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

**Discussion.** GWP provides water service for domestic, irrigation, and fire protection purposes to the City of Glendale. The City has four sources of water to meet existing and projected water demands. These sources consist of water imported from the Metropolitan Water District (MWD), groundwater from the San Fernando Groundwater Basin, groundwater from the Verdugo Groundwater Basin, and recycled water. The City of Glendale uses approximately 33,000 acre-feet of water on an annual basis. Of this total, approximately 78 percent is provided by the MWD, 12 percent is pumped from the San Fernando Basin, 6 percent is pumped from the Verdugo Basin, and the remaining 4 percent is supplied by the City's water reclamation system.<sup>23</sup> New development on the project site would result in an increase in demand for operational water use, including landscape irrigation, maintenance, and other activities on the site. Based on the water-generation factors used by the GWP, the proposed project would require approximately 17.65 million gallons or 54.17 acre-feet of

<sup>23</sup> Glendale Water & Power, *Water Supply Evaluation for the Glendale Town Center*, 2003, p. 26.

water on an annual basis.<sup>24</sup> Impacts resulting from water demand are considered potentially significant and will be analyzed in the EIR.

**Project Design Features:** None are proposed at this time.

**Level of Significance Before Mitigation:** Potentially significant.

5. *Result in a determination by the wastewater treatment provider that 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?*

**Discussion.** See response provided under **subsection P.2.**

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

**Discussion.** Project implementation would result in an increase in both residential and commercial development on site. The total annual solid waste of the project is estimated to be 701 tons per year.<sup>25</sup> All solid waste generated on the project site will be deposited at the Scholl Canyon Landfill, which is owned by the City of Glendale. The annual disposal rate at the Scholl Canyon facility is 360,000 tons per year with a remaining capacity of 8.6 million tons. Combined with the additional amount generated by the project, the annual disposal rate would increase to 360,701 tons per year. With a new annual disposal rate of 360,701 tons per year and remaining capacity of 8.6 million tons, the School Canyon facility could meet the demand of the proposed project and the City for approximately 24 years. Overall, the increase in solid waste generation associated with the operation of the proposed project would not exacerbate landfill capacity shortages. Therefore, the impact of the project on permitted landfill capacity is less than significant. Further analysis of this issue is not required.

**Project Design Features:** None are proposed at this time.

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

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

**Discussion.** As part of the proposed project, the applicant would be required to implement a waste diversion program in an effort help the City meet its waste diversion goal of 50 percent as mandated by Assembly Bill 939. In addition, the proposed project would enclose trash collection areas. No federal statutes apply to the project site. The impact of the proposed project on compliance with federal, state, and local statutes and regulations is less than significant. Further analysis of this issue is not required.

**Project Design Features:**

**PDF SW-1** The proposed project will be required to implement a waste diversion program aimed at reducing the amount of solid waste disposed of in landfills in compliance with City of Glendale requirements. Examples of waste diversion efforts include recycling programs for cardboard boxes, paper, aluminum cans, and bottles through the provision of recycling areas within garbage disposal areas.

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

<sup>24</sup> Condominiums require 60 gallons/person/day. Retail uses require 0.1 gallon/square foot/day.

<sup>25</sup> Condominiums generate approximately 8.6 pounds of solid waste per unit per day. Retail uses generate approximately 0.46 pounds of solid waste per square foot on a daily basis.

**Q. MANDATORY FINDINGS OF SIGNIFICANCE**

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

1. *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

***Discussion.*** The proposed project would neither degrade the quality of the environment nor affect any endangered fauna or flora, as discussed under **D. Biological Resources**, above. Due to the highly urbanized nature of the project site and the surrounding area, the project would neither impact the habitat or populations of fish or wildlife species, nor would it threaten a plant or animal community, nor impact the range of a rare or endangered plant or animal. As discussed in **E. Cultural Resources** above, the proposed project may result in potentially significant impacts on cultural resources. The proposed project would not result in the elimination of important examples of the major periods of California history or prehistory. Impacts would be less than significant.

***Project Design Features:*** None are proposed at this time.

***Level of Significance Before Mitigation:*** Potentially significant.

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.)*

**Discussion.** The proposed project could contribute to cumulatively considerable impacts when considered together with other past, present, and reasonably foreseeable future actions. As identified previously in this Initial Study, potentially significant project impacts could result with respect to aesthetics, air quality, land use and planning, noise, public services, recreation, and traffic and circulation will be further addressed in the EIR. Project contributions to cumulatively considerable impacts associated with these topics will be analyzed in the EIR.

**Project Design Features:** None are proposed at this time.

**Level of Significance Before Mitigation:** Potentially significant.

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

**Discussion.** As discussed in the respective issue areas provided in this document, the proposed project may result in potentially significant impacts with respect to aesthetics, air quality, land use and planning, noise, public services, recreation, and traffic and circulation and could have an adverse effect on human beings. This issue will be addressed in the EIR.

**Project Design Features:** None are proposed at this time.

**Level of Significance Before Mitigation:** Potentially significant.

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

One or more of the following references are incorporated into the Initial Study by reference and are available for review in the Redevelopment Agency, 633 East Broadway, Room 201, Glendale, CA 91206-4386. Items used in the Initial Study Checklist include:

- California Department of Transportation. California Airports. [Online] 17 November 2005. <<http://www.dot.ca.gov/hq/planning/aeronaut/htmlfile/ca.php>>.
- California Department of Transportation. Officially Designated State Scenic Highways. [Online] 17 November 2005. <<http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm>>.
- California Geological Survey, Alquist-Priolo Earthquake Fault Zones. [Online] 17 January 2006. <<http://www.consrv.ca.gov/CGS/rghm/ap/index.htm>>.
- City of Glendale Planning Division, Guidelines of the City of Glendale for the Implementation of the California Environmental Quality Act of 1970, as amended, August 19, 2003.
- City of Glendale's General Plan, *Land Use Designations for the San Fernando Road & Montrose Areas*, September 7, 2004.
- City of Glendale's General Plan, *Noise Element*, 1978.
- City of Glendale's General Plan, *Open Space and Conservation Element*, January 1993.
- City of Glendale's General Plan, *Safety Element*, August 2003.
- City of Glendale's Municipal Code, as amended.
- Glendale Unified School District, *Impact of Commercial, Industrial, and Residential Development*, February 2002.
- Glendale Water & Power, *Water Supply Evaluation for the Glendale Town Center*, 2003, p. 26.
- Integrity Environmental Consultants, Inc., *Phase I Environmental Site Assessment 610 North Central Avenue, Glendale, California, 91203*, May 10, 2004.
- Kaplan Chen Kaplan, *Historic Resource Evaluation, 610 N. Central Avenue Glendale, California*, May 10, 2005.
- South Coast Air Quality Management District. *CEQA Air Quality Handbook*, April 1993.
- Southern California Association of Governments, 2004 Regional Transportation Plan (2010 population projection divided by 2010 household projection).