



STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Arnold
Schwarzenegger
Governor

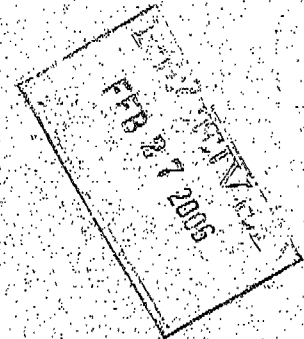
Sean Walsh
Director

Notice of Preparation

February 21, 2006

To: Reviewing Agencies

Re: Verdugo Gardens
SCH# 2006021109



Attached for your review and comment is the Notice of Preparation (NOP) for the Verdugo Gardens draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

David Ahern
Glendale Redevelopment Agency
633 East Broadway, Room 201
Glendale, CA 91206

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2006021109
Project Title Verdugo Gardens
Lead Agency Glendale Redevelopment Agency

Type NOP Notice of Preparation
Description The project is a 24-story mixed-use residential/commercial/retail development located on a 1.81 acre site (a net 1.56 acre site after improvements/dedications for public right of way). The Project is proposed to consist of 286 residential units, approximately 4,000 square feet of commercial/retail space, and 637 parking spaces. In total the project has approximately 258,720 gross square feet of building area, and approximately 258,720 gross square feet of parking structure area.

Lead Agency Contact

Name David Ahern
Agency Glendale Redevelopment Agency
Phone (818) 548-2005 **Fax**
email
Address 633 East Broadway, Room 201
City Glendale **State** CA **Zip** 91206

Project Location

County Los Angeles
City Glendale
Region
Cross Streets Central Avenue, Doran Street, Sanchez Drive

| Parcel No. | Range | Section | Base |
|-------------------|--------------|----------------|-------------|
| Township | | | |

Proximity to:

Highways SR 134 & 2, I-5
Airports
Railways
Waterways
Schools
Land Use GPDes: Regional Commercial
Zoning: Central Business District

Project Issues Aesthetic/Visual; Public Services; Other Issues; Noise; Recreation/Parks; Traffic/Circulation; Air Quality; Landuse

Reviewing Agencies Caltrans, Division of Aeronautics; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Department of Health Services; Native American Heritage Commission; California Highway Patrol; Caltrans, District 7; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 4

Date Received 02/21/2006 **Start of Review** 02/21/2006 **End of Review** 03/22/2006

NOP Distribution List

County: Los Angeles

SCH# 0000000000

Resources Agency

- Resources Agency
Nadell Gayou
- Dept. of Boating & Waterways
David Johnson
- California Coastal Commission
Elizabeth A. Fuchs
- Colorado River Board
Gerald R. Zimmerman
- Dept. of Conservation
Roseanne Taylor
- California Energy Commission
Roger Johnson
- Dept. of Forestry & Fire Protection
Allen Robertson
- Office of Historic Preservation
Wayne Donaldson.
- Dept of Parks & Recreation
Environmental Stewardship Section
- Reclamation Board
DeeDee Jones
- S.F. Bay Conservation & Dev't. Comm.
Steve McAdam
- Dept. of Water Resources
Resources Agency
Nadell Gayou
- _____
Conservancy

Fish and Game

- Dept. of Fish & Game
Scott Flint
Environmental Services Division
- Fish & Game Region 1
Donald Koch
- Fish & Game Region 2
Banky Curtis

- Fish & Game Region 3
Robert Floerke
- Fish & Game Region 4
Mike Mulligan
- Fish & Game Region 5
Don Chadwick
Habitat Conservation Program
- Fish & Game Region 6
Gabrina Gatchel
Habitat Conservation Program
- Fish & Game Region 6 I/M
Tammy Allen
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Game M
George Isaac
Marine Region

Other Departments

- Food & Agriculture
Steve Shaffer
Dept. of Food and Agriculture
- Dept. of General Services
Public School Construction
- Dept. of General Services
Robert Sleppy
Environmental Services Section
- Dept. of Health Services
Veronica Rameriz
Dept. of Health/Drinking Water

Independent Commissions, Boards

- Delta Protection Commission
Debby Eddy
- Office of Emergency Services
Dennis Castrillo
- Governor's Office of Planning & Research
State Clearinghouse
- Native American Heritage Comm.
Debbie Treadway

- Public Utilities Commission
Ken Lewis
- State Lands Commission
Jean Sarino
- Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Business, Trans & Housing

- Caltrans - Division of Aeronautics
Sandy Hesnard
- Caltrans - Planning
Terri Pencovic
- California Highway Patrol
John Olejnik
Office of Special Projects
- Housing & Community Development
Lisa Nichols
Housing Policy Division

Dept. of Transportation

- Caltrans, District 1
Rex Jackman
- Caltrans, District 2
Marcellino Gonzalez
- Caltrans, District 3
Katherine Eastham
- Caltrans, District 4
Tim Sable
- Caltrans, District 5
David Murray
- Caltrans, District 6
Marc Birnbaum
- Caltrans, District 7
Cheryl J. Powell

- Caltrans, District 8
Dan Kopulsky
- Caltrans, District 9
Gayle Rosander
- Caltrans, District 10
Tom Dumas
- Caltrans, District 11
Mario Orso
- Caltrans, District 12
Bob Joseph

Cal EPA

Air Resources Board

- Airport Projects
Jim Lerner
- Transportation Projects
Kurt Karperos
- Industrial Projects
Mike Tollstrup

- California Integrated Waste Management Board
Sue O'Leary

- State Water Resources Control Board
Jim Hockenberry
Division of Financial Assistance

- State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

- State Water Resources Control Board
Steven Herrera
Division of Water Rights

- Dept. of Toxic Substances Control
CEQA Tracking Center

- Department of Pesticide Regulation

Regional Water Quality Control Board (RWQCB)

- RWQCB 1
Cathleen Hudson
North Coast Region (1)
- RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3
Central Coast Region (3)
- RWQCB 4
Jonathan Bishop
Los Angeles Region (4)
- RWQCB 5S
Central Valley Region (5)
- RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R
Central Valley Region (5)
Redding Branch Office
- RWQCB 6
Lahontan Region (6)
- RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7
Colorado River Basin Region (7)
- RWQCB 8
Santa Ana Region (8)
- RWQCB 9
San Diego Region (9)

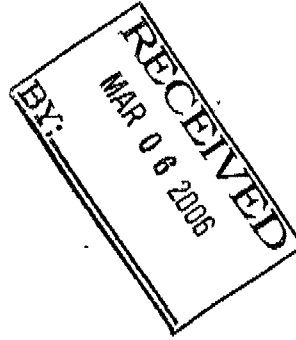
- Other _____

Last Updated on 08/10/05

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
100 SO. MAIN ST.
LOS ANGELES, CA 90012
PHONE (213) 897-6586
FAX (213) 897-1587
E-Mail: NersesYerjanian@dot.ca.gov



*Flex your power!
Be energy efficient!*

Mr. David Ahern
Glendale Redevelopment Agency
City of Glendale
633 East Broadway, Room 201
Glendale, CA. 91206

IGR/CEQA# 060247/NY
NOP/Verdugo Garden 24-story mixed-use
residential/commercial/retail development
SCH#2006021109
LA/134/7.13

March 2, 2006

Dear Mr. Ahern:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Development of the Verdugo Garden 24-story mixed-use project consisting of 286 residential units, 4,000 SF of commercial/retail space and 637 parking spaces.

Based on the information received, and to assist us in our efforts to completely evaluate and assess the impacts of this project on the State transportation system, a traffic study in advance of the DEIR should be prepared to analyze the following information:

Please reference the Department's **Traffic Impact Study Guideline** on the Internet at <http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>

1. Presentations of assumptions and methods used to develop trip generation, trip distribution, choice of travel mode, and assignments of trips to State Route 134 .
2. Consistency of project travel modeling with other regional and local modeling forecasts and with travel data. The IGR/CEQA office may use indices to check results. Differences or inconsistencies must be thoroughly explained.

Mr. Ahern

March 2, 2006

3. Analysis of ADT, AM, and PM peak-hour volumes for both existing and future conditions in the affected area. This should include freeways, interchanges, and intersections, and all HOV facilities. Interchange Level of Service should be specified (HCM2000 method requested). Utilization of transit lines and vehicles, and of all facilities, should be realistically estimated. Future conditions would include build-out of all projects (see next item) and any plan-horizon years.
4. Inclusion of all appropriate traffic volumes. Analysis should include traffic from the project, cumulative traffic generated from all specific approved developments in the area, and traffic growth other than from the project and developments. That is, include: existing + project + other projects + other growth.
5. Discussion of mitigation measures appropriate to alleviate anticipated traffic impacts. These mitigation discussions should include, but not be limited to, the following:
 - description of transportation infrastructure improvements
 - financial costs, funding sources and financing
 - sequence and scheduling considerations
 - implementation responsibilities, controls and monitoringAny mitigation involving transit, HOV, or TDM must be rigorously justified and its effects conservatively estimated. Improvements involving dedication of land or physical construction may be favorably considered.
6. Specification of developer's percent share of the cost, as well as a plan of realistic mitigation measures under the control of the developer. The following ratio should be estimated: Additional traffic volume due to project implementation is divided by the total increase in the traffic volume (see Appendix "B" of the Guidelines). That ratio would be the project equitable share responsibility.

We note for purposes of determining project share of costs, the number of trips from the project on each traveling segment or element is estimated in the context of forecasted traffic volumes which include build-out of all approved and not yet approved projects, and other sources of growth. Analytical methods such as select-zone travel forecast modeling might be used.

The Department as a commenting agency under CEQA has jurisdiction superceding that of MTA in identifying the freeway analysis needed for this project. Caltrans is responsible for obtaining measures that will off-set project vehicle trip generation that worsens Caltrans facilities and hence, it does not adhere to the CMP guide of 150 or more vehicle trips added before freeway analysis is needed. MTA's Congestion Management Program in acknowledging the Department's role, stipulates that Caltrans must be consulted to identify specific locations to be analyzed on the State Highway System. Therefore State Route(s) mentioned in item #1 and it's facilities must be analyzed per the Department's Traffic Impact Study Guidelines.

Mr. Ahern

March 2, 2006

We look forward to reviewing the DEIR. We expect to receive a copy from the State Clearinghouse. However, to expedite the review process, you may send two copies in advance to the undersigned at the following address:

Cheryl J. Powell
IGR/CEQA Branch Chief
Caltrans District 07
Regional Transportation Planning Office
100 S. Main St., Los Angeles, CA 90012

If you have any questions regarding this response, please call the Project Engineer/Coordinator Mr. Yerjanian at (213) 897-6536 and refer to IGR/CEQA # 060247NY.

Sincerely,



Cheryl J. Powell
IGR/CEQA Branch Chief
Regional Transportation Planning

Ahern, David

From: Hilman, Richard [HILMANR@metro.net]
Sent: Wednesday, March 15, 2006 1:35 PM
To: 'Dahern@ci.glendale.ca.us'
Cc: Chapman, Susan
Subject: Metro's comments regarding Notice of Preparation for Draft EIR of the Verdugo Gardens Project in Glendale.

Attachments: Verdugo Gardens_City of Glendale_610 North Central_120105.pdf



Verdugo
rdens_City of Glend

Dear Mr. Ahern,

On behalf of Susan Chapman of Metro, I am transmitting Metro's comments regarding the notice of preparation for the Draft EIR of the Verdugo Gardens Project in Glendale. Our comments are attached to this email in a PDF file.

Please feel free to call Susan Chapman at Transmittting on behalf of Susan Chapman at 213-922-6908. Her email is chapmans@metro.net

Best regards,

Richard Hilman
Administrative Intern
Metro Long Range Planning
One Gateway Plaza -- 23rd Floor
Mail Stop 99-23-2
Los Angeles, CA 90012
Phone (external): 1-213-922-2836
Phone (internal): 22836

<<Verdugo Gardens_City of Glendale_610 North Central_120105.pdf>>

**Metro**

Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952213-922-2000 Tel
metro.net

March 15, 2005

Dave Ahern
Sr. Redevelopment Project Manager
Glendale Redevelopment Agency
633 E. Broadway, Room 201
Glendale, CA 91206

Dear Mr. Ahern:

Thank you for the opportunity to comment on the Notice of Preparation (NOP) for the Verdugo Gardens Project. This letter conveys recommendations from the Los Angeles County Metropolitan Transportation Authority (Metro) concerning issues that are germane to our agency's statutory responsibilities in relation to the proposed project.

A Traffic Impact Analysis (TIA), with both highway and freeway, and transit components, is required under the State of California Congestion Management Program (CMP) statute. The CMP TIA Guidelines are published in the "2004 Congestion Management Program for Los Angeles County", Appendix B. The geographic area examined in the TIA must include the following, at a minimum:

1. All CMP arterial monitoring intersections, including monitored freeway on/off-ramp intersections, where the proposed project will add 50 or more trips during either the a.m. or p.m. weekday peak hour (of adjacent street traffic); and
2. Mainline freeway-monitoring locations where the project will add 150 or more trips, in either direction, during either the a.m. or p.m. weekday peak hour.

Among the required steps for the analysis of development-related impacts to transit are:

1. Evidence that in addition to Metro, all affected municipal transit operators received the NOP for the Draft EIR;
2. A summary of all the existing transit services in the area;
3. Estimated project trip generation and mode assignment for both morning and evening peak periods;
4. Documentation on the assumptions/analyses used to determine the number of percentage of trips assigned to transit;

5. Information on facilities and/or programs that will be incorporated into the development plan that will encourage public transit usage and transportation demand management (TDM) policies and programs; and
6. An analysis of the expected project impacts on current and future transit services along with proposed project mitigation.

Metro looks forward to reviewing the Draft EIR. If you have any questions regarding this response, contact me at 213-922-6908 or by email at chapmans@metro.net. Please send the Draft EIR to the following address:

Metro CEQA Review Coordination
One Gateway Plaza MS 99-23-2
Los Angeles, CA 90012-2952
Attn: Susan Chapman

Sincerely,



Susan F. Chapman
Program Manager, Long Range Planning



South Coast
Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • www.aqmd.gov

DELIVERED FEB 24 2006

February 23, 2006

Mr. Dave Ahern
Sr. Redevelopment Project Manager
Glendale Redevelopment Agency
633 E. Broadway, Room 201
Glendale, CA 91206

Dear Mr. Ahern:

**Notice of Preparation of a Draft Environmental Impact Report for
Verdugo Gardens Project**

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. In addition, please send with the Draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files.

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2002 Model. This model is available on the SCAQMD Website at: www.aqmd.gov/ceqa/models.html.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

Consistent with the SCAQMD's environmental justice enhancement I-4, in October 2003, the SCAQMD Governing Board adopted a methodology for calculating localized air quality impacts and localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second

Mr. Dave Ahern

-2-

February 23, 2006

indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

It is recommended that lead agencies for projects generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA webpages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Charles Blankson, Ph.D., Air Quality Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,



Steve Smith, Ph.D.
Program Supervisor, CEQA Section
Planning, Rule Development and Area Sources

SS:CB:li

LAC060221-03LI
Control Number

222 Monterey Rd. Unit 706
Glendale, CA 91206-2034
March 4, 2006

Mr. David B. Ahern
Senior Project Manager
Department of Development Services
633 E. Broadway, Suite 201
Glendale, CA 91206-4387

Dear Dave;

Thank you for taking the time to brief me on The Verdugo Gardens project. It is my understanding that there are 286 residential units proposed and approximately 4,000 square feet of commercial/retail space with a total of 637 parking spaces, of which 186 would be tandem spaces. It is also my understanding that current city codes do not allow tandem spaces and that the parking requirement for this project is 694 spaces.

I have the following comments, some of which are based on the fact I reside in an 18 story condominium building in Glendale.

Guest parking can be a serious problem. I don't believe it is practical to have commercial/retail space in this building and share the guest parking. There is no on street parking adjacent to the project and it would be very difficult to regulate who parks in the guest parking area, especially with retail uses in the building. Also, the guest parking will be utilized by many types of service people, like plumbers and house cleaning personnel.

If the developer cannot provide the code required parking without tandem spaces, the density should be reduced, or more parking provided.

Where will the large moving vans, furniture and appliance delivery trucks park when servicing the building? There should be a separate service elevator with its own loading area.

Thank you for giving me the opportunity to comment on the project.

Sincerely,



Ed Cameron, P.E.

Verdugo Gardens
 EIR Scoping Meeting
 March 8, 2006

Please Sign In (print)

| | Name | Address | City, Zip | Phone | E-Mail Address |
|----|-------------------|---------------------------|------------------------|----------------|------------------------|
| 1 | ARAM KAZAZIAN | 372 ARDEN Ave #100 | 91203 GLENDORA | 818-500-9411 | ARAMK@EARTHLINK.NET |
| 2 | Tim Riley | 8537 Wakefield Ave | PANORAMA CITY 91402 | 818-891-0495 | TIMRILEY7@ADOLPHIA.NET |
| 3 | Emil Tatevosian | 50 W. Glenoaks Blvd. #410 | Glenoaks 91202 | 818 913-7118 | emil@fuconcepts.com |
| 4 | Argishd Galustian | 1010 Wilshire Blvd | Los Angeles, 90017 | (213) 482-0219 | argishdg@amvgroup.com |
| 5 | | | | | |
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Glendale Redevelopment Agency

633 East Broadway, Suite 201, Glendale, CA 91206-4387

Telephone (818) 548-2005 (818) 548-3155

Fax (818) 240-7913 (818) 409-7239

www.ci.glendale.ca.us

DATE: February 17, 2006

TO: All Interested Agencies, Groups, and Persons:

FROM: Dave Ahern, Sr. Redevelopment Project Manager

RE: **Availability of Notice of Preparation (NOP) to prepare a Project Environmental Impact Report (EIR) for the 610 N. Central "Verdugo Gardens" Project, A Mixed Use Project located in the City of Glendale, California**

The Glendale Redevelopment Agency (Agency), serving as lead agency under the California Environmental Quality Act (CEQA), will prepare a Project Environmental Impact Report (EIR) for the proposed Verdugo Gardens mixed use residential and commercial/retail development (herein referred to as the Project). Attached is the Notice of Preparation (NOP) for this proposed Project. We are requesting your review and comments.

Project Location:

The Project site is located on the 600 Block of North Central Avenue. The site is generally bounded to the north by the SR134 Freeway, to the West by Central Avenue, to the South by Doran Street, and to the East by commercially developed office property fronting on Brand Boulevard and commonly referred to as 610 N. Brand Boulevard.

Project Description

The Project is a 24 story mixed use residential/commercial/retail development located on a 1.81 acre site (a net 1.56 acre site after improvements/dedications for public right of way). The Project is proposed to consist of 286 residential units, approximately 4,000 square feet of commercial/retail space, 637 parking spaces. In total the project has approximately 456,294 gross square feet of building area, and approximately 258,720 gross square feet of parking structure area.

Scoping Meeting

The Agency will hold a scoping meeting to gather input on the NOP and proposed project EIR. The meeting will be held on March 8th, at 6:00pm in the City of Glendale Municipal Services Building, room 105, Glendale CA 91206.

**Notice of Preparation
Verdugo Gardens Project
610 N. Central Avenue
February 17, 2006**

The NOP to prepare a Project EIR has been provided for your review. Additional copies are available at the following locations:

| | |
|-----------------------------|-------------------------------|
| Glendale Planning Division | Glendale Redevelopment Agency |
| 633 East Broadway, Room 103 | 633 E. Broadway, Room 201 |
| Glendale, CA 91206 | Glendale, CA 91206 |

Agencies, groups and persons are invited to comment on the NOP and content of the Project EIR. Please send any written comments within 30 days of receipt of this letter to Dave Ahern at the City of Glendale Redevelopment Agency (address listed above) or at Dahern@ci.glendale.ca.us

If any questions arise regarding the Project or this notice, please feel free to call me at (818) 548-3155.

Sincerely,

Dave Ahern

Sr. Redevelopment Project Manager

Glendale Redevelopment Agency

Glendale, CA 91206

**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT AND
NOTICE OF PUBLIC MEETING**

A Public Meeting (Scoping Meeting), to receive oral comments on the proposed Verdugo Gardens, Mixed Use Residential project will be held on **Wednesday, March 8th 2006 at 6:00 p.m.** in the Municipal Services Building, 633 E. Broadway, Room 105 and 106, Glendale, California 91206-4386.

Contact: Dave Ahern, Economic Development Manager

Lead Agency: City of Glendale, Redevelopment Agency
633 East Broadway, Room 201
Glendale, California 91206-4386

Project Title: The Verdugo Gardens – 610 N. Central Avenue

Project Location: 610 N. Central Avenue. The project site is generally bounded to the north by the SR134 Freeway, to the west by Central Avenue, to the east by commercial office development fronting on Brand Boulevard, and to the south by Doran Street.

Project Description: The Project is a proposed 24 story mixed use residential/commercial/retail development located on a 1.81 acre site (a net 1.56 acre site after improvements/dedications for public right of way). The Project is proposed to consist of 286 residential units, approximately 4,000 square feet of commercial/retail space, 637 parking spaces. In total the project has approximately 456,294 gross square feet of building area, and approximately 258,720 gross square feet of parking structure area.

Any information pertinent to the potential environmental effects of this project should be directed to the Glendale Redevelopment Agency (attention Dave Ahern) in order to be included in the Draft Environmental Impact Report (EIR). Copies of the Project EIR Notice of Preparation (NOP) and Initial Environmental Study are available for review at the office of the Glendale Redevelopment Agency and the Glendale City Planning Department office located at 633 E. Broadway, (suites 201 & 101 respectively), Glendale, CA 91206.

The Glendale Redevelopment Agency will be the Lead Agency and will prepare an Environmental Impact Report for the proposed project: Please send your comments/ responses to Dave Ahern at the above address and provide the name of a contact person in your agency where applicable.

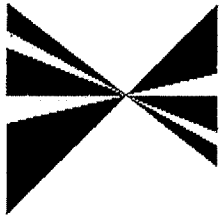
Due to the time limits mandated by State law, your response must be sent at the earliest possible date but **not later than 30 days** after publication of this notice.

Date: February, 25, 2006

Ardashes Kassakhian,

The City Clerk of the City of Glendale

SOUTHERN CALIFORNIA

ASSOCIATION of
GOVERNMENTS

Main Office

818 West Seventh Street

12th Floor

Los Angeles, California

90017-3435

t (213) 236-1800

f (213) 236-1825

www.scag.ca.gov

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First Vice President: Yvonne Burke, Los Angeles
County • Second Vice President: Gary Oviatt, San
Bernardino County • Immediate Past President:
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County • Zev Yaroslavsky, Los Angeles County •
Jim Aldinger, Manhattan Beach • Harry Baldwin,
San Gabriel • Paul Bowlen, Cerritos • Todd
Campbell, Burbank • Tony Cadenas, Los Angeles
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Rosemead • Gene Daniels, Paramount • Mike
Dispenza, Palmdale • Judy Dunlap, Inglewood •
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559-12/28/05

4 May 2006

Mr. David Ahern
Redevelopment Project Manager
City of Glendale
633 East Broadway, Rm 201
Glendale, CA 91026-4387

RECEIVED MAY 05 2006

RE: **SCAG Comments on the Notice of Preparation of a Draft Environmental Impact
Report for the Verdugo Gardens project
SCAG No. I 20060246**

Dear Mr. Ahern:

Thank you for submitting the above-mentioned document to the Southern California Association of Governments (SCAG) for review and comment. SCAG's responsibility as the region's clearinghouse per Executive Order 12372 includes the implementation of California Environmental Quality Act (CEQA) §15125 [d]. This legislation requires the review of local plans, projects and programs for consistency with regional plans.

We have determined that the proposed Project is not regionally significant per California Environmental Quality Act (CEQA) Guidelines (Section 15206). The proposed project contains fewer than 500 residential units. However, SCAG offers the following specific comments since the project is located in a Compass 2% Strategy Opportunity Area:

1. The Verdugo Gardens condominium project is located within a Compass 2% Strategy area, where development patterns are encouraged to integrate multiple uses and create viable opportunities for alternative modes of transportation. Please discuss how the proposed project does or does not fulfill the intent of the Compass Growth Vision and 2% Strategy. Please see www.socalcompass.org for more information and downloadable versions of Compass materials.

We would appreciate reviewing the EIR when it is available. If you have any questions regarding these comments, please contact me at (213) 236-1851. Thank you.

Sincerely,

Brian Wallace
Associate Regional Planner
Intergovernmental Review

DOCS # 121652v1

Aram Kazazian
372 Arden Avenue, Suite 100
Glendale, CA 91203

March 15, 2006

Rec. May 15, 2006

Mr. David Ahern
633 E. Broadway, Room 201
Glendale, CA 91206

Re: Central/Doran/Sanchez Intersections

Dear Mr. Ahern:

I have studied the above referenced intersection carefully and as you are aware, the Sanchez Avenue/134 Freeway intersection is rated F per the Americana Environmental Report. The following is a description of the proper flow of traffic and lanes needed for the intersections of Doran and Central, and Sanchez and Central.

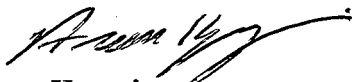
On Doran, it is necessary to have two right turn lanes installed turning North onto Central from East Doran, one lane going straight through Central into the future development which will be forthcoming, and one left turn only lane onto South Central. The necessity of having a specific lane, designated for straight through traffic to the possible future development of the property located at the end of Doran and Central. As history has shown us, a development on the parking lot will most likely happen. Two right turn lanes onto Central are necessary because the traffic on Doran stacks up as cars are waiting to turn onto Northbound Central, which is stacked with cars waiting to turn East onto Sanchez. By having two right turn lanes, one can turn onto Central and allow for a vehicle to travel North on Central or access the freeway lanes.

Southbound Central to East Doran requires a full length left turn lane, which allows cars to stack up. Currently, the lane only allows for 3 to 4 vehicles, thereby causing congestion on the Southbound Central lanes. By allowing for additional vehicles to stack in a designated left turn lane, you move them from the straight lanes thereby allowing vehicles traveling south on Central to proceed without obstruction.

In reference to the Sanchez Avenue/Central intersection, two right turn only lanes from Northbound Central to Eastbound Sanchez are necessary. By having two right turn only lanes, you allow traffic to exit Central in a timely fashion, thereby reducing the build up of cars on Central and Doran. These lanes are in addition to two northbound Central straight lanes and two left turn lanes to the 134 West.

I believe these suggestions will remedy some of the traffic congestion problems at this particular site. Should you have any questions or concerns, please feel free to contact me at (818) 500-9411.

Sincerely,



Aram Kazazian