

**NOTICE OF PUBLIC HEARING  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
TENTATIVE PARCEL MAP GLN NO. 1629**

LOCATION: **1225 Reynolds Drive**  
APPLICANT: George G. Boghossian & Assoc.  
Owner: Sean Briski, Gayle Burns Briski  
ZONE: R1 (Low Density Residential), Floor Area Ratio District III  
LEGAL DESCRIPTION: Lot 14 of Tract 6047

**PROJECT DESCRIPTION**

**Application to subdivide one residential lot into three residential lots. The existing single-family dwelling would remain on one of the lots and a new single-family dwelling would be developed on each of the other two lots.**

**The Planning Commission will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on April 15, 2015, at 5:00 p.m. or as soon thereafter as possible.**

**ENVIRONMENTAL RECOMMENDATION**

The Community Development Department, after having conducted an Initial Study, has prepared a Mitigated Negative Declaration for the project. The Proposed Mitigated Negative Declaration and all documents referenced therein are available for review in the Community Development Department, Planning Division office, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale, CA 91206 or on the Planning Division website at: <http://www.ci.glendale.ca.us/planning/environmentalreview.asp>

Written comments may be submitted to the Community Development Department, Planning Division office, at the address listed above for a period of twenty (20) days after publication of this notice.

**Proposed Mitigated Negative Declaration Comment Period: March 27, 2015 to April 15, 2015**

If you desire more information on the proposal, please contact the case planner **Chris Baghdikian** in the Planning Division at (818) 548-2140 or (818) 937-8182 (email: [cbaghdikian@glendaleca.gov](mailto:cbaghdikian@glendaleca.gov)). The files are available in the Planning Division.

Anyone interested in the above case may appear at the hearing and voice an opinion (either in person or by counsel, or both) or file a written statement with the Planning Commission.

Ardashes Kassakhian  
The City Clerk of the City of Glendale



**PROPOSED  
MITIGATED NEGATIVE DECLARATION**  
Parcel Map GLN 1629  
1225 Reynolds Drive

The following Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act of 1970 as amended, the State Guidelines, and the Environmental Guidelines and Procedures of the City of Glendale.	
<b>Project Title/Common Name:</b>	Parcel Map GLN 1629
<b>Project Location:</b>	1225 Reynolds Drive, Glendale, Los Angeles County
<b>Project Description:</b>	Parcel map application to subdivide an existing lot of 20,071 square feet developed with a single-family dwelling into three lots for the construction of two additional single-family dwellings.
<b>Project Type:</b>	<input checked="" type="checkbox"/> Private Project <input type="checkbox"/> Public Project
<b>Project Applicant:</b>	George G. Boghossian 1111 N. Brand Blvd., Suite 202 Glendale, CA 91202 Phone: (818) 241-9998
<b>Findings:</b>	The Director of the Community Development, on <b>March 27, 2015</b> , after considering an Initial Study prepared by the Planning and Neighborhood Services Division, found that the above referenced project would not have a significant effect on the environment and instructed that a Mitigated Negative Declaration be prepared.
<b>Mitigation Measures:</b>	See attached Mitigation Monitoring and Reporting Program (MMRP).
<b>Attachments:</b>	Mitigation Monitoring and Reporting Program; Initial Study Checklist
<b>Contact Person:</b>	Hassan Haghani, Director of Community Development City of Glendale Community Development Department 633 East Broadway Room 103 Glendale, CA 91206-4386 Tel: (818) 548-2140; Fax: (818) 240-0392

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

The following mitigation measure shall apply to the Parcel Map GLN 1629 project located at 1225 Reynolds Drive to reduce identified impacts to less than significant levels.

**BIOLOGICAL RESOURCES**

1. The applicant shall submit for review and approval by the Director of Public Works an addendum to the Indigenous Tree Report prepared by Craig Crotty Arbor Culture, LLC dated November 6, 2013. The addendum shall evaluate impacts associated with any future development of Lot 1 to the existing Coast Live Oak located along Vista Court.

**Monitoring Action:** Preparation of addendum to Indigenous Tree Report dated November 6, 2013

**Timing:** Upon submittal of any development review application on Lot 1

**Responsibility:** Director of Public Works

**Agreement to Proposed Mitigation Measures and Mitigation Monitoring Program**

I/WE THE UNDERSIGNED PROJECT APPLICANT (S), HEREBY AGREE TO MODIFICATION OF THE PROJECT TO CONFORM WITH THE IMPACT MITIGATION MEASURES AND THE MITIGATION MONITORING PROGRAM SPECIFIED HEREIN REGARDLESS OF CHANGE OF OWNERSHIP. IF I/WE DISAGREE WITH ANY RECOMMENDED MITIGATION MEASURES OR ALL OR PART OF THE MITIGATION MONITORING PROGRAM, IN LIEU OF MY/OUR SIGNATURE HEREON, I/WE MAY REQUEST RECONSIDERATION OF THE MATTER UPON SUBMITTAL OF THE APPLICABLE FEE AND DOCUMENTATION IN SUPPORT OF MY/OUR POSITION ON SAID MITIGATION MEASURES AND/OR MITIGATION MONITORING PROGRAM. (THE ENVIRONMENTAL AND PLANNING BOARD WILL RECONSIDER THE ISSUES AND TAKE ACTION AS DEEMED APPROPRIATE.)

Dated: \_\_\_\_\_

\_\_\_\_\_  
Signature(s) of the Project Applicant(s)

Dated: \_\_\_\_\_

\_\_\_\_\_



**INITIAL STUDY CHECKLIST**

Parcel Map GLN 1629

1225 Reynolds Drive

1.	<b>Project Title:</b> Parcel Map GLN 1629
2.	<b>Lead Agency Name and Address:</b> City of Glendale Community Development Department Planning and Neighborhood Services Division 633 East Broadway, Room 103 Glendale, CA 91206
3.	<b>Contact Person and Phone Number:</b> Chris Baghdikian, Planner Tel: (818) 548-2115 Fax: (818) 240-0392
4.	<b>Project Location:</b> 1225 Reynolds Drive, Glendale, Los Angeles County
5.	<b>Project Sponsor's Name and Address:</b> George G. Boghossian 1111 N. Brand Blvd., Suite 202 Glendale, CA 91202 Phone: (818) 241-9998
6.	<b>General Plan Designation:</b> Low Density Residential
7.	<b>Zoning:</b> R1-III, Low Density Residential Zone, Floor Area Ratio District III
8.	<b>Description of the Project:</b> (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.)  Parcel map application to subdivide an existing lot of 20,071 square feet developed with a single-family dwelling into three lots for the construction of two additional single-family dwellings.
9.	<b>Surrounding Land Uses and Setting:</b> <u>North:</u> Residential <u>South:</u> Residential <u>East:</u> Residential <u>West:</u> Residential
10.	<b>Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement).</b> None

**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 type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agricultural and Forest Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                | <input type="checkbox"/> Geology / Soils                    |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials     | <input type="checkbox"/> Hydrology / Water Quality          |
| <input type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                 | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services                   | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems       | <input type="checkbox"/> Mandatory Findings of Significance |

**LEAD AGENCY DETERMINATION:**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Chris Baghold  
Prepared by:

3/27/2015  
Date:

\_\_\_\_\_  
Reviewed by:

\_\_\_\_\_  
Date:

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

[Signature]  
Director of Community Development:

3/27/15  
Date:

**12. Environmental Factors Potentially Affected:**

The following section provides an evaluation of the impact categories and questions contained in the checklist and identifies mitigation measures, if applicable.

**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 which would adversely affect day or nighttime views in the area?			X	

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

**No Impact.** Existing scenic vistas near the project location are limited to the long range views of the Verdugo and San Gabriel Mountains. Long distance views of these mountains to the north and west of downtown Glendale are limited to the views available through major street corridors (Brand Boulevard, Central Avenue and Glendale Avenue), as existing buildings block or obstruct the views from other locations within and around the area. No impacts to scenic vistas are anticipated since the proposed project is not within view corridors described above.

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

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

**No Impact.** The project site is developed with a single-family house 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. Therefore, the proposed project would not significantly damage scenic resources within a state scenic highway, and no impact will result.

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

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

**No Impact.** The site is currently developed with a single-family house that is proposed to remain on Lot 2 of the proposed three lot parcel map. The two newly created lots will allow for the development of two new single-family houses. Future development of the two newly created lots will require review and approval by the Design Review Board. Development of Lot 1 will require that the existing oak tree be preserved. As a result, no impact will result.

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

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

**Less than Significant Impact.** The site is currently developed with a single-family house and the proposed project will result in two new lots for the construction of two additional single-family houses. The proposed development is located within a developed residential area and new light sources associated with the project are not expected to significantly increase the existing ambient lighting in the area. As such, impacts associated with increased ambient lighting affecting nighttime views in the project area are considered less than significant.

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

**B. AGRICULTURE AND FOREST RESOURCES**

<p><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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</i></p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant Impact With Mitigation Incorporated</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>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?</p>				<p>X</p>
<p>2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>				<p>X</p>
<p>3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?</p>				<p>X</p>
<p>4. Result in the loss of forest land or conversion of forest land to non-forest use?</p>				<p>X</p>
<p>5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>				<p>X</p>

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?**

**No Impact.** There is no prime farmland, unique farmland, or farmland of statewide importance within or adjacent to the proposed project site and no agricultural activities take place on the project site. No agricultural use zones currently exist within the city, nor are any agricultural zones proposed. No impacts would occur.

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

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

**No Impact.** The project site is located in an urbanized area. No portion of the project site is proposed to include agricultural zoning designations or uses, nor do any such uses exist within the city under the current General Plan and zoning. There are no Williamson Act contracts in effect for the project site or surrounding vicinity. No conflicts with existing zoning for agricultural use or Williamson Act contract would result. No impacts would occur.

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

**3) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?**

**No Impact.** There is no existing zoning of forest land or timberland in the City of Glendale. No impacts would occur.

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

**4) Result in the loss of forest land or conversion of forest land to non-forest use?**

**No Impact.** There is no forest land within the City of Glendale. No forest land would be converted to non-forest use under the proposed project. No impacts would occur.

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

**5) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?**

**No Impact.** There is no farmland or forest land in the vicinity of or on the proposed project site. No farmland would be converted to non-agricultural use and no forest land would be converted to non-forest use under the proposed project. No impacts would occur.

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

**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>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
1. Conflict with or obstruct implementation of the applicable air quality plan?				<b>X</b>
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			<b>X</b>	
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)?			<b>X</b>	
4. Expose sensitive receptors to substantial pollutant concentrations?			<b>X</b>	
5. Create objectionable odors affecting a substantial number of people?			<b>X</b>	



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

**No Impact.** The 2012 AQMP is designed to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, to achieve the federal 8-hour ozone standard by 2024 and to minimize the impact on the economy. Projects that are considered to be consistent with the AQMP do not interfere with attainment and do not contribute to the exceedance of an existing air quality violation 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 thresholds.

The project would not increase population figures over those that have been planned for the area and would be consistent with the AQMP forecasts for this area. Therefore, the project would be consistent with the air quality-related regional plans, and should not jeopardize attainment of state and federal ambient air quality standards in the region. Therefore, no impact would occur.

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

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

**Less Than Significant Impact.** The proposed subdivision would create two new parcels for the construction of two new single-family houses. No grading is proposed at this time. Future development of the lots would require a separate environmental review/determination once development review applications are submitted to the Permit Services Center. No significant impacts are anticipated.

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

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 emission, which exceed quantitative thresholds for ozone precursors)?***

**Less Than Significant Impact.** See response C-2 above.

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

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

**Less Than Significant Impact.** The project is to subdivide an existing lot into three and would result in the development of two additional single-family houses. The project would not expose sensitive receptors to substantial pollutant concentration during the grading and construction phases because no grading is proposed. Future development of the lots would require a separate environmental review/determination once development review applications are submitted to the Permit Services Center. No significant impacts are anticipated.

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

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

**Less Than Significant Impact.** Sensitive residential receptors are located adjacent to the project site. Construction activity associated with the future development of the two new lots may generate detectable odors around the subject site. Future development of the lots would require a separate environmental review/determination once development review applications are submitted to the Permit Services Center. No significant impacts associated with the proposed parcel map are anticipated.

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

**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?***

**No Impact.** The majority of the local area has been developed or landscaped and supports largely non-native plant communities and species. Therefore, only a limited number of plant species that flourish in urban environments, none of which are considered rare or endangered, can be found on the project site. Suitable habitat for sensitive mammal, reptile, amphibian, or fish species does not exist on the project site or within the surrounding area. No impact would occur.

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

- 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?***

**No Impact.** The project site and the surrounding area are completely developed and disturbed. No riparian habitat or sensitive natural community is located in the surrounding area or on the project site. Therefore, no impact would occur.

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

- 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?***

**No Impact.** The project site is neither in proximity to, nor does it contain, wetland habitat or a blue-line stream. Therefore, the proposed 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. No impact would occur.

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

- 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?***

**No Impact.** 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 vicinity of the project site. No impact would occur.

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

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

**Less Than Significant Impact with Mitigation.** 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, Scrub Oak, Mesa Oak, California Bay, and California Sycamore, which measure 6 inches or more in diameter breast height (DBH).

There is a Coast Live Oak tree located along the Vista Court frontage of the site, with trunk diameters of 18 and 26 inches and a large canopy. This tree would be located on proposed Lot 1 and would be maintained. A consulting arborist has prepared a report to assess the potential impacts of the creation of Lot 1 on the tree. The report states that the spread of the crown and low branches of this tree may conflict with any second story of a proposed two-story house on this lot but would not preclude the development of this lot. The City's Urban Forestry Division has reviewed this report and concurs with the assessment that future development of Lot 1 will require additional analysis once development review applications are submitted to the Permit Services Center for review and approval. Implementation of this mitigation measure would reduce potential impacts associated with the future development of Lot 1 to less than significant.

**Mitigation Measures:**

1. The applicant shall submit for review and approval by the Director of Public Works an addendum to the Indigenous Tree Report prepared by Craig Crotty Arbor Culture, LLC dated November 6, 2013. The addendum shall evaluate impacts associated with any future development of Lot 1 to the existing Coast Live Oak located along Vista Court.

- 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?***

**No Impact.** 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 would occur.

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

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

**No Impact.** The existing house on the property is currently being remodeled. Two additional houses will be constructed on the proposed lots. The proposed subdivision and development would not cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5 of the State CEQA Guidelines. No impacts would occur.

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

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

**Less Than Significant Impact.** Prehistoric and historic archaeological sites are not known to exist within the local area. In addition, the project site has already been subject to extensive disruption. Any archaeological resources which may have existed at one time on or beneath the site have likely been previously disturbed. Nonetheless, construction activities associated with project implementation would have the potential to unearth undocumented resources and result in a significant impact. 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. With implementation of this standard requirement, no significant impacts are anticipated.

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

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

**Less Than Significant Impact.** Plant and animal fossils are typically found within sedimentary rock deposits. Most of the City of Glendale consists of igneous and metamorphic rock, and the local area is not known to contain paleontological resources. In addition, the project site has already been subject to extensive disruption and development. Any superficial paleontological resources which may have existed at one time on the project site 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 implementation of the proposed project. In the event that

paleontological resources are unearthed during the proposed project-related 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. With implementation of this standard requirement, no significant impacts are anticipated.

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

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

**Less Than Significant Impact.** The project site and surrounding area are characterized by features typical of the urban landscape. No known burial sites exist within the vicinity of the project site or surrounding area. Nonetheless, if human remains are encountered during excavation and grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendant of the deceased Native American, who will then serve as a consultant on how to proceed with the remains (i.e., avoid removal or reburial). With implementation of this standard requirement, no significant impacts are anticipated.

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

**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 waste				X

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
water disposal systems where sewers are not available for the disposal of waste water?				

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.***

**Less Than Significant Impact.** The project site is not located within an established Alquist-Priolo Earthquake Fault Zone or designated Fault-Rupture Hazard Zone for surface fault rupture hazards. The Hollywood Fault and the York Boulevard Fault are the closest active fault; the nearest Fault-Rupture Hazard Zone for active faults with evidence of surface rupture is for the York Boulevard Fault, which is located approximately one fifth of a mile southeast of the project site. 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 proposed project is less than significant.

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

ii) ***Strong seismic ground shaking?***

**Less than Significant Impact.** 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. Compliance with applicable building codes would minimize structural damage to buildings and ensure safety in the event of a moderate or major earthquake. Therefore, impacts related to strong seismic ground shaking would be less than significant.

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

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

**Less Than Significant Impact.** The project site is not located within a mapped liquefaction hazard zone. Compliance with applicable building would minimize the exposure of people and the proposed building from the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. Therefore, impacts related to liquefaction would be less than significant.

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

iv) ***Landslides?***

**Less Than Significant Impact.** The project site is currently developed and the topography of the project site and its immediate built environment is relatively flat and, thus, devoid of any distinctive landforms. There are neither known landslides near the project site nor is the project site in the path of any known or potential landslides. Therefore, impacts related to landslides would be less than significant.

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

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

**Less Than Significant Impact.** Construction activity associated with the proposed project development may result in wind and water driven erosion of soils due to grading activities if soil is stockpiled or exposed during construction. However, this impact is considered short-term in nature since the site would be covered with pavement and landscaping upon completion of construction activity. Further, as part of the proposed project, the applicant would be required to adhere to conditions under the National Pollutant Discharge Elimination System (NPDES) Permit set forth by the Regional Water Quality Control Board (RWQCB), and prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to be administered throughout proposed project construction. The SWPPP would incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts from water driven erosion during construction would be reduced to less than significant.

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

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 onsite or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?***

**Less Than Significant Impact.** The project site is not located within a liquefaction zone. The relatively flat topography of the project site precludes both stability problems and the potential for lurching, which is earth movement at right angles to a cliff or steep slope during ground shaking. As previously discussed, the potential for hazards such as landslides and liquefaction is considered low. Liquefaction may also cause lateral spreading. For lateral spreading to occur, the liquefiable zone must be continuous, unconstrained laterally, and free to move along gently sloping ground toward an unconfined area. However, if lateral containment is present for those zones, then no significant risk of lateral spreading will be present. Since the liquefaction potential at the project site is low, earthquake-induced lateral spreading is not considered to be a significant seismic hazard at the site.

Ground surface subsidence generally results from the extraction of fluids or gas from the subsurface that can result in a gradual lowering of the ground level. No regional subsidence as a result of groundwater pumping has been reported in Glendale area. Therefore, the potential for ground collapse and other adverse effects due to subsidence to occur on the Project site is considered low.

In order to minimize damage due to geologic hazards, design and construction of the proposed project would comply with applicable building codes. Therefore, impacts related to exposure to hazards including landslides, lateral spreading, subsidence, liquefaction and collapse would be less than significant.

**Mitigation Measures:** No mitigation measures are 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?***

**Less Than Significant Impact.** The soils underlying the project site and surrounding area are considered to have a low expansion potential. Additionally, in order to minimize damage due to geologic hazards, design and construction of the proposed project would comply with applicable building codes. Therefore, impacts related to expansive soil would be less than significant.

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

**5) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

**No Impact.** Septic tanks will not be used in the proposed project. The proposed project would connect to and use the existing sewage conveyance system. Therefore, no impact would occur.

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

**G. GREENHOUSE GAS EMISSIONS**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
2. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X	

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

**Less Than Significant Impact.**

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth’s average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth’s climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, ocean and terrestrial species impacts, among other adverse effects.

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. The Southern California Association of Governments (SCAG) has prepared the region’s Sustainable Communities Strategy (SCS) which is part of the Regional Transportation Plan (RTP). Glendale has an adopted Greener Glendale Plan which meets regional greenhouse gas reduction targets, as established by SCAG and adopted by the ARB. The Greener Glendale Plan uses land use development patterns, transportation infrastructure investments, transportation measures and other policies that are determined to be feasible to reduce GHG.

It should be noted that an individual project’s GHG emissions will generally not result in direct impacts under CEQA, as the climate change issue is global in nature, however an individual project



could be found to contribute to a potentially significant cumulative impact. This project is consistent with Greener Glendale Strategies to reduce GHGs. Therefore, it is determined that the project would result in less than cumulatively considerable impacts associated with GHG emission and no mitigation is required.

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

2) **Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?**

**Less Than Significant Impact.** For the reasons discussed in Response G.1 above, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No significant impacts are anticipated.

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

**H. 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 which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard 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?**

**No Impact.** The proposed project involves the future construction of two new single-family houses. The development of a single-family residence does not involve any use, routine transport, or disposal of hazardous materials. No new hazardous materials will be generated at the site. No impacts would occur.

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

- 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?**

**Less Than Significant Impact.** The project would be required to comply with all applicable rules established by the SCAQMD, including Rule 403 and 402, during the future construction phases of the project that would prevent dust from migrating beyond the project site. Therefore, no significant impacts are anticipated to occur as a result of the proposed project.

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

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

**No Impact.** The nearest school is Roosevelt Middle School (222 E. Acacia Avenue) located approximately 0.5 miles to the southeast of the project site. However, as indicated in Response H-1 above, the proposed uses do not involve the routine use, transport, or disposal of significant amounts of hazardous materials. Therefore, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials. No impacts would occur.

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

- 4) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

**No Impact.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact would occur.

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

- 5) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project site?**

**No Impact.** The project site is neither located within an airport land use plan nor is it located within 2 miles of a public airport or public use airport. The closest public airport or public use airport to the project site is the Burbank-Glendale-Pasadena Airport located approximately 8 miles to the northwest. Therefore, no impact would occur.

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

- 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?**

**No Impact.** The project site is not within the vicinity of a private airstrip. Therefore, no impact would occur.

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

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

**No Impact.** According to the City of Glendale General Plan Safety Element, San Fernando Road, which is approximately three-quarters of a mile southwest of the project site, is a County evacuation route, and Glendale Avenue, which is approximately one quarter of a mile west of the project site, is a City disaster response route. Implementation of the proposed project would neither result in a reduction of the number of lanes along this roadway nor result in the placement of an impediment to the flow of traffic. Therefore, no impact would occur.

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

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?**

**No Impact.** The project site and surrounding area are characterized by features typical of the urban landscape. The project site is not within a fire hazard area as identified in the City of Glendale General Plan Safety Element. No impact would occur.

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

I. **HYDROLOGY AND WATER QUALITY**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements?			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 which 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 which would result in flooding on- or off-site?			X	
5. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			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

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?***

**Less Than Significant Impact.** As part of Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency (EPA) has established regulations under the National Pollutant Discharge Elimination System (NPDES) program to control direct storm water discharges. In Glendale, the Los Angeles Regional Water Quality Control Board (RWCQB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant discharges, including construction activities. Implementation of the proposed project will require compliance with all the NPDES requirements including the submittal and certification of plans and details showing both construction and post-construction Best Management Practices (BMPs) that are integrated into the design of the project. The submittal of a Standard Urban Stormwater Mitigation Plan (SUSMP) approved by the City Engineer will also be required to be integrated into the design of the project. Impacts related to water quality are considered to be less than significant with the compliance of all applicable permitting requirements.

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

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)?***

**Less Than Significant Impact.** The project site is relatively small and, therefore, does not serve as a primary area of groundwater recharge within the San Fernando or Verdugo Basins, which are both located within the City of Glendale. The increase in impervious surfaces with implementation of the proposed project is not expected to be significant. Consequently, impacts related to groundwater extraction and recharge will be less than significant.

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

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?***

**Less Than Significant Impact.** The project site is served by an existing storm water collection and conveyance system. Since the project site is relatively small, the quantity of runoff would not change substantially with implementation of the proposed project. All runoff would continue to be conveyed via streets and gutters to storm drain locations around the project site. As a result, the proposed project would not require any substantial changes to the existing drainage pattern of the site or the area, nor would it affect the capacity of the existing storm drain system. Consequently, impacts are considered to be less than significant.

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

- 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, which would result in flooding on- or off-site?***

**Less Than Significant Impact.** Please refer to Response I-3 above.

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

- 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?***

**Less Than Significant Impact.** Please refer to Response I-3 above.

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

- 6) ***Otherwise substantially degrade water quality?***

**Less Than Significant Impact.** Please refer to Response I-3 above.

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

- 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?***

**No Impact.** According to Federal Emergency Management Agency flood hazard maps, the project site is not located within a 100-year flood zone; therefore, the proposed 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. The proposed project would not be subject to flooding, and, therefore, no impact would occur.

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

- 8) ***Place within a 100-year flood hazard area structures which would impede or redirect flood flows?***

**No Impact.** As indicated in Response J-1 above, the project site is not located within a 100-year floodplain or other flood hazard area, as shown on the latest FEMA Flood Insurance Rate Map. No impacts would occur.

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

- 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?***

**No Impact.** According to the City of Glendale General Plan Safety Element (August 2003), the project site is not located within inundation zones from failure of upstream dams. No impacts would occur.

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

- 10) ***Inundation by seiche, tsunami, or mudflow?***

**No Impact.** The project site is not within a coastal area. Therefore, tsunamis (seismic sea waves) are not considered a significant hazard at the site. In addition, the project 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. Therefore, no impact related to inundation by seiche, tsunami, or mudflow would result from implementation of the proposed project.

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

**J. LAND USE AND PLANNING**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?***

**No Impact.** The proposed project is located on an infill site. The proposed subdivision and development of two additional single-family houses are permitted uses in the zone in which is it located. No established community would be divided as a result of the project. No impacts would occur.

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

**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?***

**No Impact.** The proposed project and uses are consistent with the zoning of the property (R1) and the general plan designation (Low Density Residential). No significant impacts are expected.

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

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

**No Impact.** The project site and surrounding area have been developed and heavily affected by past activities. The project site and immediate area are not located in an adopted habitat conservation plan or natural community conservation plan area. Consequently, implementation of the proposed project would not conflict with the provisions of any adopted conservation plan, and no impact would occur.

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

**K. 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?**

**No Impact.** The project site and surrounding area are characterized by features typical of the urban landscape and include commercial, industrial, residential uses and specialized uses. The State Geologist has mapped the Glendale area for aggregate resources. According to Map 4-28 of the City of Glendale General Plan Open Space and Conservation Element, the project site is located within a Mineral Resource Zone-1 (MRZ-1). MRZ-1 is defined as 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. As a result, no impact would occur.

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

**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?**

**No Impact.** As indicated in Response K-1 above, there are no known mineral resources within the project site. No impacts would occur.

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

**L. 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	

<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>
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project site to excessive noise levels?				<b>X</b>
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?				<b>X</b>

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?***

**No Impact.** The proposed project involves the subdivision of a residential parcel for the construction of two new single-family dwellings. This is a permitted use on the subject site, which is zoned R1. Surrounding land uses include other single-family residences. The future development of two single-family residences would not generate noise in excess of the limits contained in the Noise Element. No impact would occur.

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

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

**Less Than Significant Impact.** Excessive groundborne vibration is typically associated with activities such as blasting used in mining operations, or the use of pile drivers during construction. The project would not require any blasting activities and any earth movement associated with project construction is not anticipated to require pile driving. Therefore, the project is not expected to generate excessive groundborne vibration or groundborne noise levels. No significant impacts are anticipated.

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

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

**No Impact.** As indicated in Response L-1 above, significant noise impacts are not anticipated to result from the long-term operation of the proposed project.

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

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

**Less Than Significant Impact.** A temporary periodic increase in ambient noise would occur during construction activities associated with the proposed project. Noise from the construction activities would be generated by vehicles and equipment involved during various stages of construction operations: site grading, foundation, and building construction. The noise levels created by construction equipment will vary depending on factors such as the type of equipment and the specific model, the mechanical/ operational condition of the equipment and the type of operation being performed.

Construction associated with the project will be required to comply with the City of Glendale Noise Ordinance (Municipal Code Chapter 8.36), which prohibits construction activities to between the



hours of 7:00 p.m. on one day and 7:00 a.m. of the next day or from 7:00 p.m. on Saturday to 7:00 a.m. on Monday or from 7:00 p.m. preceding a holiday. Compliance with the City's Noise Ordinance would ensure that no significant impacts would occur.

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

- 5) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project site to excessive noise levels?***

**No Impact.** The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. No impacts would occur.

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

- 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?***

**No Impact.** There are no private airstrips located on or within the vicinity of the project site. No impacts would occur.

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

**M. 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)?***

**No Impact.** The proposed residential project is consistent with the R-1 Zone of the project site, which is intended for residential development. The proposed project is also consistent with the General Plan and intended purpose to provide for low-density residential uses. In addition, as indicated in Section C-1 above, the project would not cause population growth in Glendale to exceed regional SCAG forecasts. No impact would occur.

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

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

**No Impact.** There is an existing dwelling unit currently on the project site. This building is proposed to remain on one of the subdivided lots. Therefore, no housing or residential population would be displaced by development of the proposed subdivision, and the construction of replacement housing elsewhere would not be necessary. No impact would occur.

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

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

**No Impact.** Please refer to Response M-2 above. No impacts would occur.

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

**N. 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?**

**Less Than Significant Impact.** The City of Glendale Fire Department (GFD) provides fire and paramedic services to the project site. The project will be required to comply with the Uniform Fire Code, including installation of fire sprinklers, and to submit plans to the Glendale Fire Department at the time building permits are submitted to ensure adequate fire flow protection. No significant impacts are anticipated.

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

**b) Police protection?**

**Less Than Significant Impact.** The Glendale Police Department (GPD) provides police protection services to the Project Site from its station at 131 North Isabel Street, approximately 1.5 miles to the northwest. The project can be adequately served by existing public services and is not anticipated to result in substantial adverse impacts. The overall need for police protection services is not expected to substantially increase as a result of the proposed project. No significant impacts would occur.

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

**c) Schools?**

**Less Than Significant Impact.** The proposed project will have a less than significant impact on schools. Section 65995 of the Government Code provides that school districts can collect a fee on a per square foot basis for new residential development to assist in the construction of or addition to schools. The State has determined that payment of the school fee mitigates impacts to schools to a level less than significant.

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

**d) Parks?**

**Less Than Significant Impact.** The proposed subdivision project would result in the construction two new single-family dwelling units. The project applicant will be required to pay a development impact fee which would offset impacts to parks, in accordance with the requirements of the City of Glendale Municipal Code (Ordinance No. 5575 and Resolution No. 07-164). Less than significant impacts are anticipated.

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

**e) Other public facilities?**

**Less Than Significant Impact.** The proposed subdivision project would result in the construction two new single-family dwelling units. The project applicant will be required to pay a development impact fee which would offset impacts to library facilities, in accordance with the requirements of the City of Glendale Municipal Code (Ordinance No. 5575 and Resolution No. 07-164). Less than significant impacts are anticipated.

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

**O. 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 which 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?**

**Less Than Significant Impact.** The proposed subdivision project would result in the construction two new single-family dwelling units. The project applicant will be required to pay a development impact fee which would offset impacts to recreational facilities, in accordance with the requirements of the City of Glendale Municipal Code (Ordinance No. 5575 and Resolution No. 07-164). Less than significant impacts are anticipated.

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

- 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?**

**Less Than Significant Impact.** The proposed project does not include recreational facilities. The project applicant will be required to pay a development impact fee which would offset impacts to recreational facilities, in accordance with the requirements of the City of Glendale Municipal Code (Ordinance No. 5575 and Resolution No. 07-164). Less than significant impacts are anticipated.

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

**P. TRANSPORTATION/TRAFFIC**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
2. Conflict with an applicable congestion management program including, but not limited to level of service standards and travel demand measures, or other standards 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. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

- 1) **Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

**Less than Significant Impact.** There would be a slight increase in day time population (construction workers) as a result of the construction activities. However, the increase in daytime population is not considered substantial since the construction phase is short-term in nature. Also, the project site is served by Reynolds Drive and Vista Court which are classified as local streets and are capable to accommodate the traffic generated by the residential uses. As a result, for the proposed project would not significantly and adversely impact the public street system and therefore, no significant impacts are anticipated.

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

- 2) **Conflict with an applicable congestion management program including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

**Less than Significant Impact.** As discussed above in Response P-1, the proposed project would not result in any significant increase in traffic on the area roadway network. No significant impacts are anticipated.

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

- 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?**

**No Impact.** The project site is not located in the vicinity of an airport. Consequently, the proposed project would not result in a change in air traffic patterns that would result in safety risks. No impact would occur.

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

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

**No Impact.** The proposed project would not result in any changes to the existing roadway network. No impact would occur.

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

- 5) **Result in inadequate emergency access?**

**No Impact.** The project does not involve changes to the existing street network or to existing emergency response plans. No impacts would occur.

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

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

**No Impact.** The Los Angeles County Metropolitan Transportation Authority and Glendale Beeline provide bus service within the City of Glendale. 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. No impacts would occur.

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

**Q. 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 which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
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?***  
***No Impact.*** Construction work associated with the proposed project as well as project operation would be required to comply with all applicable wastewater treatment requirements included NPDES and Best Management Practices (BMPs). No impact would occur.  
***Mitigation Measures:*** No mitigation measures are required.
  
- 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?***  
***No Impact.*** No new sources of water supply, such as groundwater, are required to meet the proposed project's water demand. Water serving the proposed project would be treated by existing extraction and treatment facilities, and no new facilities, or expansion of existing facilities, would be required. Therefore, no impact would occur.  
***Mitigation Measures:*** No mitigation measures are required.
  
- 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?***  
***Less Than Significant Impact.*** The project site is relatively small and developed with a house. Although impervious services would increase with the construction of two new single-family dwellings, the increase is not expected to be significant given the small size of the site. Therefore, no significant impacts would occur.

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

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

**Less Than Significant Impact.** Glendale Water and Power has reviewed the proposed project and has determined that the existing water supplies and infrastructure are adequate to provide for the project. No new or expanded facilities as a result of the project are anticipated. No significant impacts would occur.

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

- 5) ***Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?***

**No Impact.** See response provided under Section Q-2.

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

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

**Less Than Significant Impact.** Implementation of the proposed project would result in an increase in residential development on site. Solid waste generated on the project site would be deposited at the Scholl Canyon Landfill, which is owned by the City of Glendale, or one of the landfills located within the County of Los Angeles. The annual disposal rate at the Scholl Canyon facility is 340,000 tons per year. The Integrated Waste Division of the Public Works Department has reviewed the proposed project with respect to waste generation and disposal. Combined with the increase in solid waste generated by the proposed project, the Scholl Canyon facility would accommodate the annual disposal amount. Also, because the proposed project would be required to implement a waste-diversion program aimed at reducing the amount of solid waste disposed in the landfill, the amount of solid waste generated would likely be less than the amount estimated. Examples of waste diversion efforts would include recycling programs for cardboard boxes, paper, aluminum cans, and bottles through the provision of recycling containers. As a result, no significant impacts are anticipated.

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

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

**Less Than Significant Impact.** As part of the proposed project, the project applicant would implement a waste diversion program in an effort to help the City meet its waste diversion goal of 50 percent until 2015, when the proposed project would increase diversion to 60 percent as mandated by Assembly Bill 939. No federal statutes apply to the proposed project. Therefore, the impact of the proposed project on compliance with federal, state, and local statutes and regulations is less than significant.

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

**R. 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 which 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?***

***No Impact.*** No impacts are anticipated to occur to the quality of the environment, fish or wildlife habitats, fish or wildlife populations, plant or animal communities, or to rare, threatened or endangered plant and animal species as a result of the proposed project. No impacts to cultural resources would occur.

- 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)?***

***No Impact.*** Development of the proposed project will not substantially increase traffic nor would it result in a substantial increase in population, as this is a single-family residential development that is replacing an existing single family house. No impacts would occur.

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

***No Impact.*** Development of the proposed project would not create direct and indirect adverse effects on humans. No impacts would occur.

**13. Earlier Analyses**

None



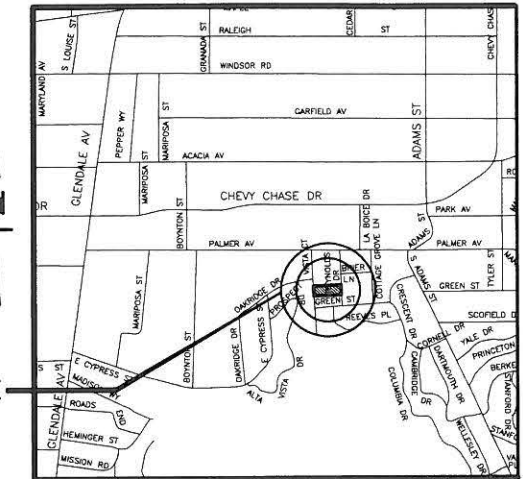
**14. Project References Used to Prepare Initial Study Checklist**

One or more of the following references were incorporated into the Initial Study by reference, and are available for review in the Planning division Office, 633 E. Broadway, Rm. 103, Glendale, CA 91206-4386. Items used are referred to by number on the Initial Study Checklist.

1. The City of Glendale's General Plan, as amended.
2. The City of Glendale's Municipal Code, as amended.
3. "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 Planning Division.
4. Public Resources Code Section 21000 et seq and California Code of Regulations, Title 14 Section 15000 et seq.
5. "*CEQA Air Quality Analysis Guidance Handbook*," updated October 2003, South Coast Air Quality Management District.

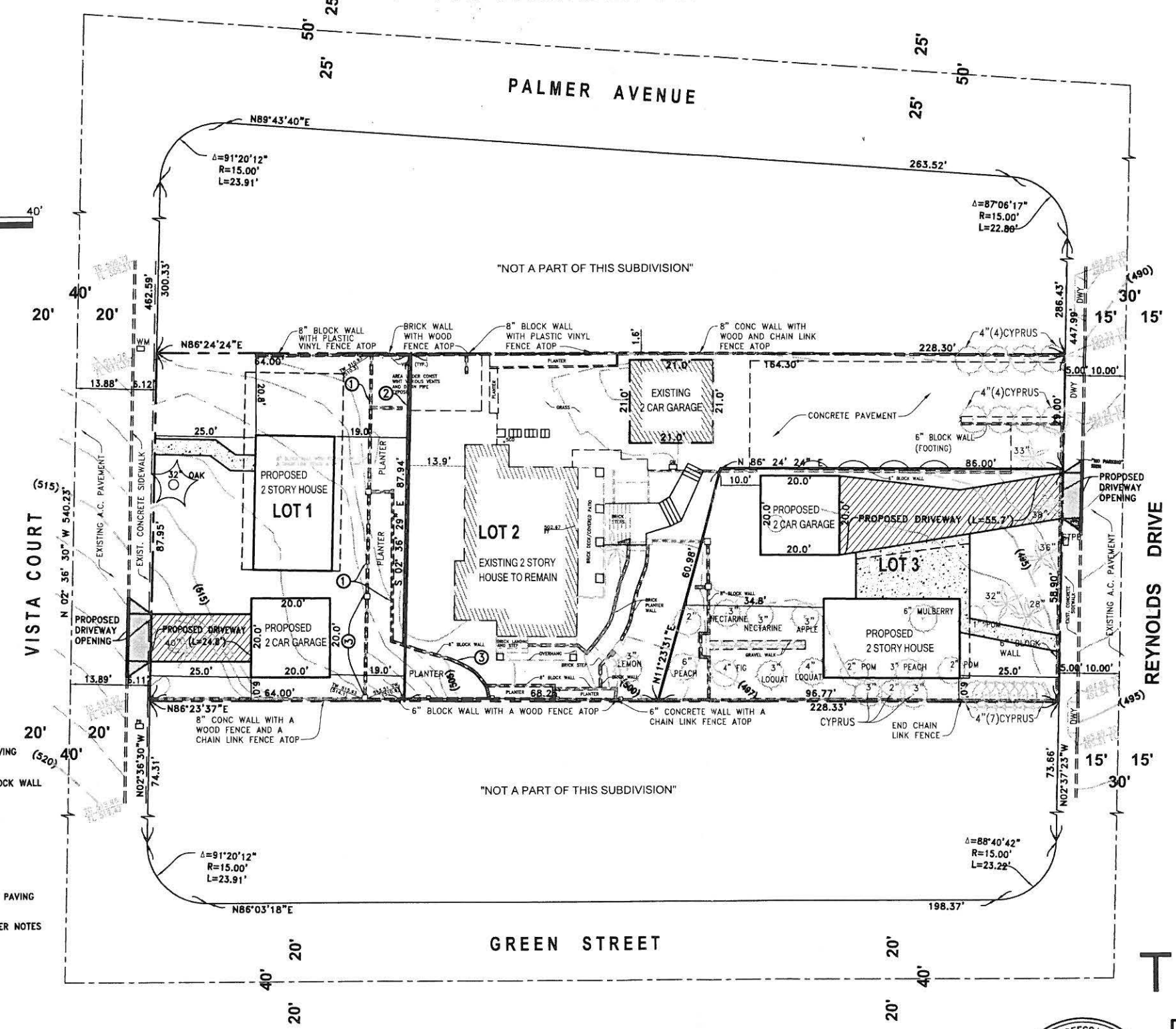
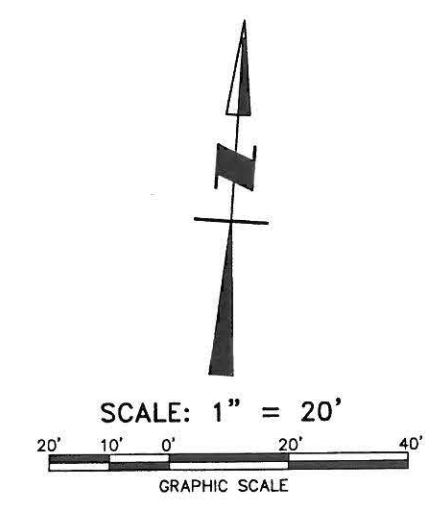
# TENTATIVE PARCEL MAP GLN NO.

IN THE CITY OF GLENDALE  
FOR SUBDIVISION PURPOSES



PROJECT SITE

VICINITY MAP  
SCALE: N.T.S.



**PROJECT ADDRESS:** 1225 REYNOLDS DRIVE  
GLENDALE, CA 91205

**OWNER/SUBDIVIDER:** SEAN BRISKI AND  
GAYLE BRUNS BRISKI  
1225 REYNOLDS DR.  
GLENDALE, CA 91205  
TEL. (323) 828-5784

**BENCHMARK:**  
BENCHMARK 169 PALMER AVE & LA BOICE DR  
ROUND HEAD NAIL IN LEAD IN E'LY CURB LA BOICE  
DR 1.0 FT N'LY OF BCR N-E'LY CORNER MARKED BM  
TB 142-8 1970 ELEVATION = 490.83

**LEGAL DESCRIPTION:**  
LOT 14 OF TRACT NO. 6047, IN THE CITY OF GLENDALE,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP  
RECORDED IN BOOK 68, PAGE 47 OF MAPS, IN THE OFFICE  
OF THE COUNTY RECORDER OF SAID COUNTY.

APN #5676-022-011

- COMMENTS:**
- EXISTING ZONE IS: R-1 III
  - PROPOSED ZONE IS: R-1 III
  - TOTAL SITE AREA = 20,071.93 S.F. (0.48 AC.)  
(PRIOR TO SUBDIVISION)  
LOT "1" AREA = 5,627.62 S.F. (0.129 AC.)  
LOT "2" AREA = 8,944.30 S.F. (0.205 AC.)  
LOT "3" AREA = 5,500.00 S.F. (0.126 AC.)
  - PROPOSED USE: 3 SINGLE FAMILY HOUSES
  - AVERAGE HOUSE SIZE: 1,638.7 S.F.
  - PROPOSED TYPE OF CONSTRUCTION: TYPE V WOOD FRAME CONSTRUCTION
  - ONE OAK TREE ON THE SITE
  - NOT IN A POTENTIALLY FLOOD HAZARD AREA
  - PRESENT USE: SINGLE FAMILY HOUSE
  - OFF-SITE PARKING:  
REYNOLDS DRIVE - ONLY EAST SIDE OF STREET PARKING IS ALLOWED  
VISTA COURT - BOTH SIDES OF STREET PARKING IS ALLOWED

- LEGEND:**
- AC - ASPHALT CONCRETE
  - CBW - CONCRETE BLOCK WALL
  - CC - CEMENT CONCRETE
  - DWY - DRIVEWAY
  - FF - FINISH FLOOR
  - FL - FLOW LINE
  - GM - GAS METER
  - GV - GAS VALVE
  - PA - PLANT AREA
  - PB - PULL BOX
  - PP - POWER POLE
  - RD - ROOF DRAIN
  - SMH - SEWER MANHOLE
  - SCD - SEWER CLEAN OUT
  - STPB - STREET LIGHT PULL BOX
  - TC - TOP OF CURB
  - TG - TOP OF GRATE
  - WM - WATER METER

- EXISTING BUILDING
- EXISTING CONCRETE PAVING
- EXISTING CONCRETE BLOCK WALL
- EXISTING CONC CURB
- EXISTING WOOD FENCE
- EXIST. LOT LINE
- EXISTING EDGE OF A.C. PAVING
- PROPOSED DRIVEWAY PER NOTES HEREIN
- EXISTING CONTOUR
- EXISTING GRADE
- PROPOSED GRADE
- EXISTING TREE (SIZE AND TYPE AS NOTED)
- EXISTING PALM TREE (SIZE AS NOTED)

- NOTES:**
- EXISTING BLOCK WALL TO BE REMOVED.
  - PROPOSED BLOCK WALL AT NEW PARCEL BOUNDARY.
  - EXISTING PORTION OF BLOCK WALL TO REMAIN.



**GEORGE G. BOGHOSSIAN & ASSOC., INC.**  
CIVIL ENGINEERS LAND PLANNERS SURVEYORS  
1111 N. BRAND BLVD., SUITE 202  
GLENDALE, CA 91202 (818) 241-9998  
FAX: (818) 241-0990

PLANS PREPARED UNDER THE DIRECTION OF  
GEORGE G. BOGHOSSIAN

R.C.E. 34361 LIC. EXP. 9-30-2015 DATE

DRAWN BY: E.D.
REVISED: 10-31-14
SCALE: 1"=20'
DATE: 05-22-2013
JOB NO. 12-337
SHEET 1 OF 1

T.P.M. GLN NO.