INITIAL STUDY

New Multi-Family Residence
1642 South Central Avenue

1.	**Project Title:** New Multi-Family Residence
2.	**Lead Agency Name and Address:** City of Glendale Community Development Department Planning Division 633 East Broadway, Room 103 Glendale, CA 91206
3.	**Contact Person and Phone Number:** Dennis Joe, Planner Tel: (818) 937-8157 Fax: (818) 240-0392
4.	**Project Location:** 1642 South Central Avenue, Glendale, Los Angeles County
5.	**Project Sponsor's Name and Address:** Rodney Khan 1111 North Brand Boulevard, Suite 403 Glendale, CA 91202 Tel: (818) 507-1605
6.	**General Plan Designation:** Mixed Use
7.	**Zoning:** SFMU (Commercial/Residential Mixed Use) Zone
8.	**Description of the Project:** Density bonus housing plan to construct a new 40,240 square-foot, five-story, 31 unit, affordable rental housing project facility that includes a 16 space subterranean garage with two concessions to Government Code Section 65915 and GMC Section 30.36 with three units being reserved for very low income households. The property is a corner lot, zoned SFMU (Commercial/ Residential Mixed Use), and is developed with a single family dwelling built in the Craftsman style on the northwest half of the property constructed in 1913, along with a smaller single family house constructed in 1935 and a garage/accessory building constructed at an unknown date on the southeast half of the property. Development of the project requires the demolition of both dwelling units and accessory garage, and Design Review Board approval.
9.	**Surrounding Land Uses and Setting:** *North*: IMU-R Industrial/Commercial-Residential Mixed Use / Industrial *South*: SFMU Commercial/Residential Mixed Use / Single-Family Residential *East*: SFMU Commercial/Residential Mixed Use / Industrial *West*: SFMU Commercial/Residential Mixed Use / Larry Zarian Transportation Center
10.	**Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement).** 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.

☐ Aesthetics	☐ Agriculture and Forest Resources	☐ Air Quality
☐ Biological Resources	☒ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards / Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☒ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ 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.

Prepared by: _____ _____

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.

Director of Community Development: _____ Date: _____

A. AESTHETICS

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

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

No Impact. No scenic vistas, as identified in the Open Space and Conservation Element (January, 1993), exist within, or within view of the Project site. Therefore, no impacts to scenic vistas would result from project implementation. This issue will not be further analyzed in the EIR.

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. No state scenic highway is located adjacent to or within view of the Project site. No impacts to scenic resources within a State scenic highway would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. The Project site is located within the Tropico neighborhood in the City of Glendale. Surrounding the Project site are other SFMU (Commercial/Residential Mixed Use) zoned properties to the west, south and east, and IMU-R (Industrial/Commercial-Residential Mixed) zoned properties to the north. The adjacent properties are developed with industrial uses to the north and west, single-family residences to the south, and the Larry Zarian Transportation Center to the west. The subject lot is developed with a single family dwelling built in the Craftsman style on the northwest half of the property constructed in 1913, along with a smaller single family house constructed in 1935 and a garage/accessory building constructed at an unknown date on the southeast half of the property. There are no protected indigenous trees species on or within twenty feet of the site.

The project proposes to the demolish the two Craftsman-style dwellings and accessory building to construct a new 40,240 square-foot, five-story, 31-unit affordable rental housing project that includes a 16 space subterranean garage. The proposed building is designed in a modern style and will be constructed with quality materials, such as smooth stucco and metal panels with contrasting color, pattern and placement to complement the contemporary design of the new building. Review and approval of the Design Review Board along with compliance with the zoning standards and City's Comprehensive Design Guidelines would ensure that the proposed projects would not substantially degrade the existing visual character or quality of the site and its surroundings. As a result, impacts to visual character and quality of the site are anticipated to be less than significant. This issue will not be further analyzed in the EIR.

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. Day and nighttime lighting for the project would increase slightly as a result of the proposed project, but would be similar to the existing residential and industrial uses within the project vicinity. Because the surrounding area is already developed with single-family dwellings and industrial buildings, less than significant impacts associated with lighting would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

B. AGRICULTURE AND FOREST RESOURCES

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

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 impact would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

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

No Impact. 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 contracts would result. No impact would occur. This issue will not be further analyzed in the EIR.

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. No impact would occur. This issue will not be further analyzed in the EIR.

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 forestland within the City of Glendale. No forest land would be converted to non-forest use under the proposed project. No impact would occur. This issue will not be further analyzed in the EIR.

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 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 impact would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

C. AIR QUALITY

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

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

No Impact. The Project site is located within the City of Glendale, which is part of the South Coast Air Basin (Basin) and is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is the agency responsible for preparing the Air Quality Management Plan (AQMP) for the Basin. Since 1979, a number of AQMPs have been prepared. The most recent comprehensive plan fully approved by the U.S. Environmental Protection Agency (U.S. EPA) is the 2016 Air Quality Management Plan (AQMP), which includes a variety of strategies and control measures.

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

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

Population growth associated with the Project is included in the Southern California Association of Governments (SCAG) projects for growth in the City of Glendale. The project does not result in population and housing growth that would cause growth in Glendale to exceed the SCAG forecast, because the Project is consistent with the General Plan and therefore is included in SCAG's growth projections. Consequently, implementation of the Project would be consistent with AQMP attainment forecasts and with applicable air quality plans. No impact would occur. This issue will not be further analyzed in the EIR.

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 project is to demolish two single-family dwellings and an accessory building (total demolition is 2,251 square-feet), and to construct a new 40,240 square-foot, five-story, 31-unit, affordable rental housing project that includes a 16 space subterranean garage. A total of 5,500 cubic yards of soil will be graded and exported offsite. The California Emissions Estimator Model (CalEEMod version 2016.3.2) was used to estimate air quality impacts during the construction and operation stages of the project. Results from the model indicate that the proposed project would not exceed thresholds for construction, area, or operational impacts. A summary of the results is attached. As a result, less than significant impacts will occur. This issue will not be further analyzed in the EIR.

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 emissions which exceed quantitative thresholds for ozone precursors)?

Less Than Significant Impact. Please refer to Response C-1 and C-2 above. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

4) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact: Sensitive receptors are located near the Project site that includes single-family dwellings located immediately to the south. The applicant would be required to adhere to South Coast Air Quality Management District (SCAQMD) Rule 403 - Fugitive Dust, which would further reduce the impact related to construction-related impacts. As a result, the project would not expose sensitive receptors to a substantial pollutant concentration or create emissions that exceed known thresholds. Therefore, impacts are considered less than significant.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. Construction activity associated with the project may generate detectable odors from equipment exhaust. However, any detectable odors or equipment exhaust would be associated with initial construction and would be considered transitory and/or short-term. Therefore, less than significant construction related odor impacts are anticipated to occur from the project. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

D. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				**X**
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				**X**
3. Have a substantial adverse effect on 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 Wildlife or U.S. Fish and Wildlife Service?

No Impact. The Tropico area is not identified as a Significant Ecological area in the Open Space and Conservation Element. The proposal to construct a new multi-family residence would not result in any adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. No impacts would occur. This issue will not be further analyzed in the EIR.

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 Wildlife or U.S. Fish and Wildlife Service?

No Impact. The proposed project is located in an area that has been heavily urbanized for many years and surrounded by single-family residences to the south, industrial uses to the east and north, and the Larry Zarian Transportation Center to the west. No riparian habitat and/or other sensitive natural communities are present within the vicinity, and no such areas are present on or adjacent to the Project site. No impacts would occur. This issue will not be further analyzed in the EIR.

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. No federally protected wetlands are present within the vicinity, and no such areas are present on or adjacent to the Project site. No impacts would occur. This issue will not be further analyzed in the EIR.

***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 proposed project is located in an area that has been heavily urbanized for many years. The area has been substantially modified by human activity, as evidenced by other developments of similar type and uses, and human activity associated with these types of development. Implementation of the proposed project will not interfere with the movement of 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 impacts would occur. This issue will not be further analyzed in the EIR.

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?

No Impact. The Glendale Municipal Code, Chapter 12.44 specifically protects six different native or "indigenous" species of trees that include the Coast Live Oak, Valley Oak, Mesa Oak, Scrub Oak, California Sycamore, and California Bay. No indigenous trees are located on the Project site and implementation of the proposed project would not conflict with any local policies or ordinances protecting biological resources. No impacts would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No Mitigation measures are required.

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. No adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan has been adopted to include the Project site. Therefore, the project would not conflict with any such plans. No impact would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

E. CULTURAL RESOURCES

Would the project:	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?

Potentially Significant Impact. The property is developed with a single family dwelling built in the Craftsman style on the northwest half of the property constructed in 1913 (primary house), along with a smaller single family house (c. 1935) and a garage/accessory building constructed at an unknown date on the southeast half of the property. The Project site is located in the Tropico Neighborhood and South Glendale Community Plan (SGCP) area. As part of the SGCP, a Historic Context Statement for the South Glendale Community Plan Area (Context Statement) was prepared in 2014 by Historic Resources Group (HRG), which recognized a difference between earlier Craftsman-style properties built before 1919 and those built in subsequent years until the style fell out of popular use around 1925. The earlier buildings displayed more variety of stylistic experimentation and range of character defining features, while the later ones reflect a more standardized expression of the style with less variety of architectural features.

In 2018, HRG prepared the South Glendale Historic Resources Survey ("Survey") and identified the subject property as appearing eligible for listing in the Glendale Register of Historic Resources (Status Code 5S3). The Survey finds the property to be "an increasingly rare example of early residential development in Tropico," which links it to the broad cultural, social, and historic heritage of the City of Glendale, particularly of the Tropico area prior to its annexation. As an excellent example of the Craftsman style, possessing almost all of the building's character defining features and including other, more rare, stylistic elements, the property reflects the creative impulses of early designers working in what at the time was a relatively new style, along with the aesthetic tastes and social goals of early Glendale area residents.

As a result, the demolition of the two single family dwellings and a detached garage/accessory building at 1642 South Central Avenue will cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5. Therefore, the Project may have a potentially significant impact and this issue will be further analyzed in the EIR.

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 project area. The City's Open Space and Conservation Element indicate that no significant archaeological sites have been identified in this area of Glendale. Nonetheless, construction activities associated with project implementation would have the potential to unearth undocumented resources. In the event that archaeological resources are unearthed during project subsurface activities, all earth-disturbing work within a 100-meter radius must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. With implementation of this standard requirement, no significant impact would occur. This issue will not be further analyzed in the EIR.

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. Nonetheless, paleontological resources may possibly exist at deep levels and could be unearthed with implementation of the Project. In the event that paleontological resources are unearthed during the Project-related subsurface activities, all earth-disturbing work within a 100-meter radius 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 impact would occur. This issue will not be further analyzed in the EIR.

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 industrial and residential land uses. No known burial sites exist within the vicinity of the Project site or surrounding area. However, impacts would be potentially significant if human remains were to be 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 rebury). This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

F. ENERGY

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

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

Less than Significant Impact.

Construction of the Project would require consumption of nonrenewable energy resources, primarily in the form of fossil fuels (including fuel oil, natural gas, and gasoline) for automobiles and construction equipment, and other resources including, but not limited to, lumber, sand, gravel, asphalt, metals, and water. Construction would include energy used by construction equipment and other activities at the Project site (e.g., building demolition, excavation, paving), in addition to the energy used to manufacture the equipment, materials, and supplies and transport them to the Project site. Energy for maintenance activities would include that for day-to-day upkeep of equipment and systems, as well as energy embedded in any replacement equipment, materials, and supplies. It is expected that nonrenewable energy resources would be used efficiently during construction and maintenance activities given the financial implications of inefficient use of such resources. Therefore, the amount and rate of consumption of such resources during construction and maintenance activities would not result in the unnecessary, inefficient, or wasteful use of energy resources.

Operation of the Project would involve consumption of electricity and natural gas; however, these resources are already consumed on the Project site, and an incremental increase in the consumption of these resources associated with Project operation would not represent unnecessary, inefficient, or wasteful use of resources. The Project would be designed to comply with Title 24 Building, Energy and Green Buildings Standards (California Building Code, Title 24, Parts 4, 6, and 11). Sustainable design strategies for the new building would include the use of high performance glazing and a light-colored, single-ply, thermoplastic roof membrane over a well-insulated roof assembly to reduce heat gain during the summer. Other sustainable features would include energy-efficient light fixtures, lighting controls, and water-conserving plumbing fixtures. The building roof would be solar ready and able to support future installation of a photovoltaic system. Given the foregoing, the Project's consumption of energy resources would be less than significant, as it would not represent unnecessary, inefficient, or wasteful use of energy resources. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

2) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant Impact. As described above, the new commercial office building's energy efficiency would, at a minimum, comply with the California Energy Code and the California Building Code. While not specifically applicable to the Project, Senate Bill 350 sets ambitious 2030 targets for energy efficiency and renewable electricity, increasing California's renewable electricity procurement goal from 33 percent by 2020 to 50 percent by 2030. As described in Section 2.2.2, the new commercial office building would include a solar-ready roof which could support future installation of a photovoltaic system. As such, the Project would not conflict with or obstruct state or local plan for renewable energy or energy efficiency. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

G. GEOLOGY AND SOILS

Would the project:	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 water disposal systems where sewers are not available for the disposal of waste water?				**X**

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

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

Less Than Significant Impact. According to the City's Safety Element (August 2003), the subject site is not located within an Alquist-Priolo Earthquake Fault Zone. 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, impacts from the rupture of a seismic fault are considered to be less than significant. This issue will not be further analyzed in the EIR.

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

ii) Strong seismic ground shaking?

Less than Significant Impact. Earthquake-induced strong ground shaking causes most of the earthquake damage. Damage to structures is usually caused by strong horizontal ground acceleration, which is measured as a percentage of g, the acceleration of gravity. The degree of shaking depends on several

factors, including earthquake size; location; depth of the focus; orientation and movement of the seismic waves (source effects); the type of sediments or rocks that the seismic waves travel through (path effects); and the interaction between the structures and the sediments or rocks at a specific site (site effects). Strong ground shaking can also trigger the destructive secondary effects of liquefaction and slope failure (landslides).

According to the City's Safety Element (August 2003), the main faults include the Sierra Madre, the Verdugo and the Raymond faults. Per Plate P-1 of the Safety Element, the subject property is not located within 5,000 linear feet of these faults. The closest fault to the subject site is the Hollywood Fault Zone, which is approximately a half mile to the southeast. A worst-case scenario earthquake (maximum magnitude) for Glendale would involve rupture of the Verdugo fault, given that this fault lies directly below extensively developed portions of the City. Both the Sierra Madre and Raymond faults can also cause earthquakes that have the potential to severely impact the City. Several other faults farther away have the potential to generate earthquakes that would be felt in Glendale; however, because these faults are located at a further proximity and are excepted to be less severe. For example, the San Andreas fault has the highest probability of causing an earthquake in southern California in the near future, but this fault is sufficiently far from Glendale that ground shaking expected in Glendale as a result of this earthquake is not expected to be any stronger than shaking as a result of earthquakes on faults closer to the City. Given that the City of Glendale is almost completely built out, the reduction of earthquake losses depends primarily on the prudent retrofitting of existing structures.

As a result, the proposed project 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. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

iii) Seismic-related ground failure, including liquefaction?

No Impact. The Project site is not located within an area prone to liquefaction as indicated in the City's Safety Element (August 2003). Therefore, no impacts associated with liquefaction would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

iv) Landslides?

Less than Significant Impact. The Project site is not located within a landslide hazard zone area, as indicated by the City of Glendale General Plan Safety Element (August 2003). Therefore, no impacts associated with landslides would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact. The Proposed Project would be designed, constructed, and operated with adequate stormwater run-off control measures to minimize erosion. 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. Further, as part of the proposed project, the applicant

would be required to adhere to conditions under the Glendale Municipal Code Section 13.42.060 to prepare and administer a plan that effectively provides for a minimum stormwater quality protection throughout project construction. The plan 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. In addition, the applicant would be required to adhere to South Coast Air Quality Management District (SCAQMD) Rule 403—Fugitive Dust, which would further reduce the impact related to soil erosion to less than significant. This issue will not be further analyzed in the EIR.

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

Less Than Significant Impact. Subsidence is the process of lowering the elevation of an area of the earth's surface that can be caused by tectonic forces deep within the earth or by consolidation and densification of sediments sometimes due to withdrawal of fluids such as groundwater. According to the City's Safety Element (August 2003), the Project site is not located in an area of significant subsidence activity and would not include fluid withdrawal or removal. In addition, as indicated in Response F-1 (iii), above, the soil under the Project site is not prone to liquefaction. Therefore, impacts related to unstable soils are anticipated to be less than significant. This issue will not be further analyzed in the EIR.

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. Fine-grained soils, such as silts and clays, may contain variable amounts of expansive clay minerals. These minerals can undergo significant volumetric changes as a result of changes in moisture content. The upward pressures induced by the swelling of expansive soils can have significant harmful effects upon structures and other surface improvements. Per the City of Glendale's Safety Element (2003), most of the Glendale area is underlain by alluvial units that are composed primarily of granular soils (silty sand, sand, and gravel). Such units are typically in the low to moderately low range for expansion potential. However, every sedimentary unit in the area contains lenses or layers of fine-grained soils (clays and silty clays) that are typically in the moderate to highly expansive range. Such sediments are most likely to be found in the more distal parts of the alluvial fans, in the southern part of the City. Expansive clay can also be found within fault and fracture zones in the highly sheared crystalline bedrock of the San Gabriel and Verdugo Mountains and in the San Rafael Hills. Per Plate P-1 of the Safety Element, the Project site is not located on or within of a Fault Hazard Management Zone, the soils underlying the Project site and surrounding area are considered to have a low expansion potential. This issue will not be further analyzed in the EIR.

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. The project would connect to and use the existing sewage conveyance system located within South Central Avenue or Gardena Avenue. Septic tanks will not be used in the project. Therefore, no impact would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

H. GREENHOUSE GAS EMISSIONS

Would the project:	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. GHG as defined under AB 32 includes: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. AB 32 requires the California Air Resources Board (CARB), the State agency charged with regulating statewide air quality, adopt rules and regulations that would achieve greenhouse gas emissions equivalent to statewide levels in 1990 by 2020 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.

At this time no air agency, including the SCAQMD, has adopted applicable project-level significance thresholds for GHGs emissions. AB 32 did not set a significance threshold for GHG emissions, although EPA, CARB or another agency may issue regulations at some point which may set forth significance criteria for CEQA analysis. In the interim, none of the CEQA Guidelines, the CEQA Air Quality Handbook, the Air Quality Management Plan, or the SCAQMD set forth applicable significance thresholds for GHG emissions.

Due to the complex physical, chemical and atmospheric mechanisms involved in global climate change, there is no basis for concluding that the project's very small and essentially temporary (primarily from construction) increase in emissions could cause a measurable increase in global GHG emissions necessary to force global climate change.

CEQA Guidelines Section 15130(f) clarifies that the effects of GHG emissions are cumulative and should be analyzed in the context of CEQA's requirements for cumulative impact analysis. CEQA Guidelines Section 15064.4 recommends consideration of qualitative factors that may be used in the determination of significance, including the extent to which the project complies with regulations or requirements adopted to implement a reduction or mitigation of GHGs. Per CEQA Guidelines Section 15064(h)(3), a project 's incremental contribution to a cumulative impact can be found not cumulatively considerable if the project will comply with an approved plan or mitigation program that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area of the project. Examples of such programs include "plans or regulations for the reduction of greenhouse gas emissions."

On March 27, 2012, the City of Glendale's City Council adopted the Greener Glendale Plan for Community Activities to address how the City of Glendale can meet its state mandated reduction targets for GHG emissions. Per this plan, it identifies that energy consumed in buildings accounts for 49% of Glendale's GHG inventory emission. To ensure that new construction is sustainable and improve efficiency of the building stock, the City of Glendale adopted a Green Building Standard (June 7, 2011) with requirements exceeding those in the State of California's mandatory CAL Green Code. The City of Glendale's Building Standard requirements include:

- Projects must exceed California Energy Code requirements by 15%.
- Projects must reduce baseline water usage by 20%.
- Radiant roof barriers shall be installed.
- Gas-fired tankless water heaters shall have an energy factor of at least 0.80.
- Gas-fired storage-tank type water heaters shall have an energy factor of at least 0.61.
- Buildings shall be "solar ready".
- 20% permeable paving required.
- High-efficiency gas-fired space heating equipment required.
- High-efficiency air conditioning equipment required
- Increased natural lighting and ventilation required.
- Increased green building standards for homes larger than 5,000 square feet.

Since this project is required to comply with Greener Glendale Plan to reduce GHGs, this project would result in a less than cumulatively considerable impact on GHG emissions and no mitigation is required. This issue will not be further analyzed in the EIR.

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 H.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. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

I. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	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?

Less Than Significant Impact. The project involves the development of residential uses. Such uses do not generally involve the routine use, transport, or disposal of significant amounts of hazardous materials. No new hazardous materials will be generated at the site. No significant impacts are anticipated. This issue will not be further analyzed in the EIR.

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 new multi-family project will function as a residential use. The proposed land use will involve the incidental use of household cleaning products and routine storage/dispensing of medication that is not expected to create a reasonably foreseeable upset or accidental conditions involving the release hazardous materials into the environment.

The existing buildings at the Project site may be found to contain asbestos-containing materials or lead paint. This would not be expected to result in any significant impacts. The operator would be required to comply with all applicable state and local regulations for the abatement, handling and disposal of asbestos and lead paint, including but not limited to, the South Coast Air Quality Management District's Rule 1403 for abatement and implement OSHA regulations for the handling and disposal of lead paint and materials.

The project would be required to comply with all applicable rules established by the SCAQMD, including Rules 403, during construction that would prevent dust from migrating beyond the Project site. Compliance with these rules will result in a less than significant impact. This issue will not be further analyzed in the EIR.

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. There are no existing or proposed schools within one-quarter mile of the Project site. No impacts would occur. This issue will not be further analyzed in the EIR.

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.

As a result, no impact would occur. This issue will not be further analyzed in the EIR.

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 not located within an airport land use plan or within two miles of a public airport or public use airport. No impact would occur. This issue will not be further analyzed in the EIR.

***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. No private airstrips are located in the City of Glendale or in the vicinity of the Project site. No impact would occur. This issue will not be further analyzed in the EIR.

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

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

Less than Significant Impact. The City's Emergency Plan is a planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies. This document is designed to include the City of Glendale as part of the California Standardized Emergency Management System (SEMS) and National Incident Management System (NIMS), which have been adopted for the purpose of exercising operational management and coordination

of emergency operations. The City of Glendale maintains a dedicated Emergency Operations Center (EOC) to manage and coordinate major emergencies or disasters.

The City's EOC serves to keep citizens informed and prepared for an emergency, coordinates resources during an emergency, and provides relief after an emergency. The goal of EOC personnel is to save lives and protect property by developing programs and emergency operational capabilities in the event of a natural or man-made disaster. Planning for and responding to disasters and emergencies requires many different actions, such as evacuations, shelter set-ups or preparations for power outages. All of these activities are coordinated and directed by the EOC. Training for residents and employees within the City continues through the Community Emergency Response Team program (Glendale 2003).

Construction activities, associated with development, may result in temporary construction barricades or other obstructions that would impede emergency access. However, development projects that involved work within a public ROW would be subject to review and approval from the Public Works Department, which requires coordination to inform police and fire departments of potential obstructions or street closures.

The Office of Emergency Services is tasked with coordinating disaster operations within the City. Glendale General Plan Safety Element Goal 8, Policy 8-1 and Program 8-1.1 is directly related to emergency services, as it requires that emergency response and recovery plans are sufficient to protect public safety and the general welfare in accordance with regional, State, and federal regulations. The City's Emergency Plan is updated annually and City personnel are trained annually in exercises ranging from tabletop discussions to full-scale exercises involving dozens of personnel in the field supported by the activation of the City's EOC. Continued adherence to Goal 8, and related policies and programs, in the Safety Element of the Glendale General Plan would reduce impacts associated with an emergency response plan or emergency evacuation plan by keeping the community prepared for emergency response and recovery from natural and urban disasters, in light of local conditions.

According to the City of Glendale General Plan Safety Element, San Fernando Road is a City Disaster Response Route, which is a road that can best move emergency services and supplies to where they are needed the most immediately following a major disaster. Implementation of the project would neither result in a reduction of the number of lanes along this roadway nor result in the placement of an impediment, such as medians, to the flow of traffic. During construction, the contractor shall notify the City of Glendale Police and Fire Departments of construction activities that would involve the movement of equipment so as to give first emergency response teams the option of rerouting traffic to an alternative route. Further, during construction the applicant would be required to obtain any necessary permits from the City of Glendale Public Works Department for all work occurring within the public right-of-way. Implementation of these requirements would be incorporated as conditions of approval. By complying with these regulations and conditions the Project would not impair the implementation of or physically interfere with the City's adopted emergency response plan or emergency evacuation plan. Consequently, project impacts would be less than significant. This issue will not be further analyzed in the EIR.

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 is not identified as a high fire risk site on the Very High Fire Hazard Severity Zone (VHFHSZ) on the Local Responsible Area (LRA) map, as recommended by CAL Fire. No impact would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

J. HYDROLOGY AND WATER QUALITY

Would the project:	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
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. The project would be required to comply with all NPDES (National Pollutant Discharge Elimination System) requirements including pre-construction, during construction and post-construction Best Management Practices (BMPs). In addition, the project will be required to submit an approved SUSMP (Standard Urban Stormwater Mitigation Plan) to be integrated into the design of the project. As a result of the NPDES and SUSMP requirements, impacts associated with water quality standards or waste discharge requirements are anticipated to be less than significant. This issue will not be further analyzed in the EIR.

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 City currently utilizes water from Glendale Water and Power (GWP), which relies on some local groundwater supplies. Consequently, implementation of the proposed project would result in additional development that could indirectly require a slight increased use of groundwater through the provision of potable water by GWP; however, as discussed in Response S-4 below, the proposed project's water demand is within water projections. This Project was routed to GWP for comment and this department did not comment with concerns that the Project will 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. As a result, implementation of the proposed project would not substantially deplete groundwater supplies.

The Project site is currently developed with a single family dwelling built in the Craftsman style on the northwest half of the property constructed in 1913, along with a smaller single family house constructed in 1935 and a garage/accessory building constructed at an unknown date on the southeast half of the property. With the exception of the existing two dwellings and accessory building, the surface of the site is mostly occupied with dry grass, shrubs and trees.

While the amount of hardscape proposed on the project site would be more than the current on-site conditions, but will be similar to other industrial development in the area. The proposed project would not significantly interfere with the recharge of local groundwater or deplete the groundwater supplies. No significant impacts would occur as a result of the proposed project. This issue will not be further analyzed in the EIR.

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 a 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 currently improved with a single family dwelling built in the Craftsman style on the northwest half of the property constructed in 1913, along with a smaller single family house constructed in 1935 and a garage/accessory building constructed at an unknown date on the southeast half of the property. Water that falls on the site either is absorbed into the ground on-site or is directed into existing City streets and drains.

The Project will occupy majority of the lot and will be set back approximately one-foot and five-feet from the north and south property lines respectively, and up to the property lines (zero setbacks) from the eastern and western property lines. While the Project improvements will include less landscaping compared to the existing site conditions, all runoff will continually be conveyed via streets and gutters to storm drain locations around the Project site. Development of the proposed project would not require any substantial changes to the existing drainage pattern of the site or the area, nor would it significantly affect the capacity of the existing storm drain system. In addition, the applicant would be required to adhere to conditions under the NPDES (National Pollutant Discharge Elimination System) Permit set forth by the RWQCB (Regional Water Quality Control Board), and would be required to prepare and submit a SWPPP (Storm Water Pollution Prevention Plan) administered throughout proposed project construction. The SWPPP would incorporate BMPs (Best Management Practices) to ensure that potential water quality impacts from water-driven erosion during construction would be reduced to a less than significant level.

In addition, in accordance with Chapter 13.42, Stormwater and Urban Runoff Pollution Prevention Control and Standard Urban Stormwater Mitigation Plan of the Glendale Municipal Code, a SUSMP (Standard Urban Stormwater Mitigation Plan) containing design features and BMPs to reduce post-construction

pollutants in stormwater discharges would be required as part of the project. As a result of the conditions and measures required by the NPDES permit, SWPPP and SUSMP, impacts on the existing drainage pattern are considered to be less than significant.

The project will not alter the course of a stream or river, since no river or stream is located on the site, nor would the project result in a substantial increase in runoff. This issue will not be further analyzed in the EIR.

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. In addition to stormwater management outlined within Response J-3 above, the proposed project would be required to adhere to Chapter 14.43, Low Impact Development Standards of the Glendale Municipal Code. Primary goals of LID (Low Impact Development) are: i) to lessen the adverse impacts of stormwater runoff from development and urban runoff on natural drainage systems, receiving waters and other water bodies, ii) minimize pollutant loadings from impervious surfaces by requiring development projects to incorporate properly designed, technically appropriate BMPs and other low impact development strategies, and iii) minimize erosion and other hydrologic impacts on natural drainage systems by requiring development projects to incorporate properly designed, technically appropriate hydro-modification control development principles and technologies. Further, as stated above in Section J-3, there are no streams or rivers on the site and the Project will not substantially increase the rate or amount of surface runoff in a manner which would result in on or off site flooding. As such, impacts will be less than significant. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

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?

Less than Significant Impact. Please refer to Response J-3 and J-4 above. The Project will not create or contribute to runoff water which would exceed the capacity of existing or planning stormwater drainage systems or provide substantial additional sources of polluted runoff. Accordingly, the Project impact on capacity to handle stormwater is less than significant. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

6) Otherwise substantially degrade water quality?

Less than Significant Impact. Please refer to Response J-3 above. The Project will not otherwise substantially degrade water quality. Consequently, the Project impact on water quality is less than significant. This issue will not be further analyzed in the EIR.

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. No impacts would occur. This issue will not be further analyzed in the EIR.

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. 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. This issue will not be further analyzed in the EIR.

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, the proposed project is not located within the inundation zone of a reservoir or dam located within the City or elsewhere. No impacts would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

10) Inundation by seiche, tsunami, or mudflow?

No Impact. Seiches are typically caused when strong winds and rapid changes in atmospheric pressure push water from one end of a body of water to the other, causing the water then continues to oscillate back and forth for hours or even days. The proposed Project site is not located downslope of any large body of water that would produce a seiche. Tsunamis are large ocean waves generated by sudden water displacement caused by a submarine earthquake, landslide, or volcanic eruption. A review of the County of Los Angeles Flood and Inundation Hazards Map indicates that the site is not within the mapped tsunami inundation boundaries. Last, the project location is not located in an area susceptible to mudflow due to proximity to slopes. The proposed project is located in an area that has been heavily urbanized for many years and surrounded by single-family residences to the south, industrial uses to the east and north, and the Larry Zarian Transportation Center to the west. No impacts would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

K. LAND USE AND PLANNING

Would the project:	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 property is a corner lot, zoned SFMU (Commercial/ Residential Mixed Use), and is developed with two single-family dwellings and a garage/accessory building. Surrounding the Project site are other single-family residences to the south, industrial uses to the east and north, and the Larry Zarian Transportation Center to the west. The project as proposed is consistent with the allowable uses in the SFMU zone. Therefore, the project will not physically divide an established community. No impacts would occur. This issue will not be further analyzed in the EIR.

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 existing zoning designation on the Project site is Commercial/Residential Mixed Use – SFMU zone and the General Plan designation is Mixed Use. Mixed Use areas within the City are designated areas for a compatible mix of commercial, industrial, and residential land uses, or just (stand-alone) commercial, industrial, or residential land uses in various combinations, depending on the specific underlying zoning district designation. The proposed use is a permitted use by right by the Zoning Code, and will not conflict with any land use plan, policy or regulation.

As a result, no impacts would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The City's Open Space and Conservation Element (January 1993) does not identify the Project site and immediate area as being located in an adopted habitat conservation plan or natural community conservation plan area. As such, implementation of the project would not conflict with the provisions of any adopted conservation plan. No impact would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

L. MINERAL RESOURCES

Would the project:	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 City's Open Space and Conservation Element (January 1993) does not identify the Project site as within an area containing valuable mineral resources. No impact would occur. This issue will not be further analyzed in the EIR.

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 L-1 above, there are no known mineral resources within the Project site. No impact would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

M. NOISE

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

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

Less than Significant Impact.

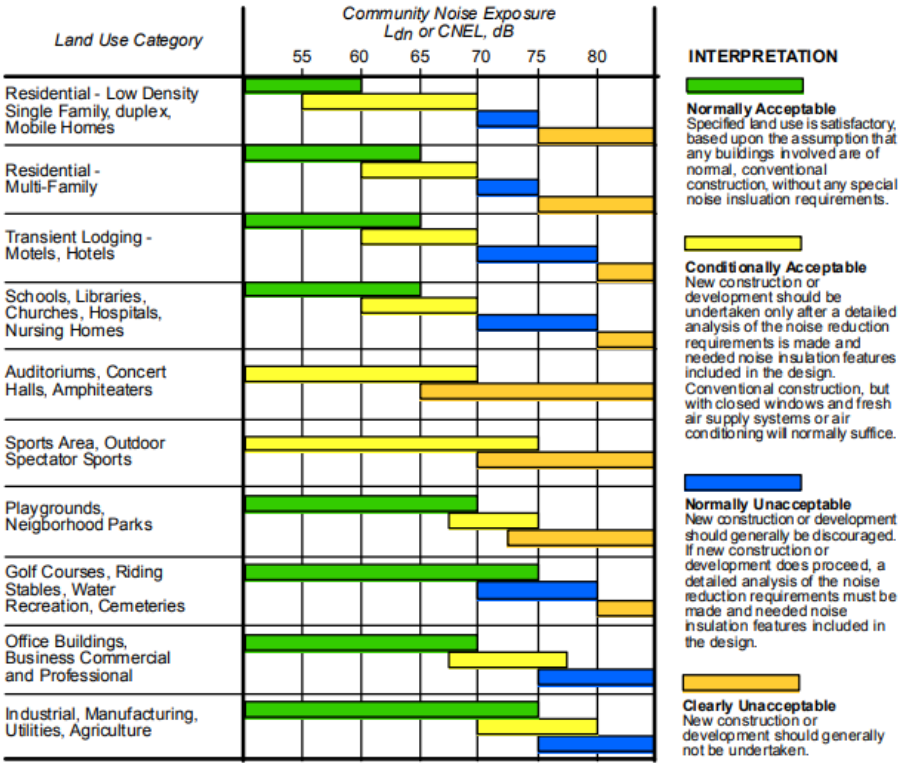
The Project is to construct a new 40,240 square-foot, five-story, 31 unit, affordable rental housing project that includes a 16 space subterranean garage on a property located in the SFMU (Commercial/Residential Mixed Use) Zone.

Glendale Municipal Code (GMC)
Pursuant to Section 8.36.040 of the Glendale Municipal Code, the maximum allowable noise level for commercial zoned properties is 65 dBA during day and night time hours, seven days a week. Where the actual ambient is less than the presumed ambient, the actual ambient shall control and any noise in excess of the actual ambient plus 5 dbA, shall be a violation. Where the actual ambient is equal to or more than the presumed ambient, the actual ambient shall control and any noise may not exceed the actual ambient by more than 5 dbA, and in no event may the actual ambient exceed the presumed ambient by more than 5 dbA.

City of Glendale, General Plan – Noise Element
The City of Glendale General Plan Noise Element establishes noise criteria for the various land uses throughout the City. Table 1 "Noise/Land Use Compatibility on page 10 of the Noise Element identifies the acceptable noise levels for various land-use categories within the City. Noise exposure for multifamily uses is "normally acceptable" when the CNEL at exterior residential locations is equal to or below 65 dBA, "conditionally acceptable" when the CNEL is between 60 to 70 dBA, and "normally unacceptable" when the

CNEL exceeds 70 dBA. These guidelines apply to noise sources such as vehicular traffic, aircraft, and rail movements.

Table 1
Noise/Land Use Compatibility Table



Source: State of Califronia, "General Plan Guidelines," 1998

The Noise Element establishes an interior noise level standard for multifamily and commercial uses of 45 dBA CNEL or less. The interior and exterior noise standards established in the Noise Element are shown in Table 2: Interior and Exterior Noise Standards (below).

Table 2

City of Glendale Interior and Exterior Noise Standards

		Noise Standards	
Categories	**Land Use Categories**	**Interior CNEL**	**Exterior CNEL**
Residential	Single-family	45	65
	Multifamily	45	65
	Residential within Mixed Use	45	--
Commercial	Hotel, Motel, Transient Lodging	45	--
Institutional	Hospital, School, Classroom, Church, Library	45	--
Open Space	Park	--	--

Actual Noise Observed

Noise and Vibration Study (LSA, June, 2020) was prepared to evaluate potential construction related noise and vibration impacts associated with the Project. To assess existing noise levels, LSA conducted two long-term noise measurements at the project site. Noise sources that dominate the existing noise environment include traffic on adjacent roadways, train traffic on the existing rail line to the east, parking lot activities, and operations from the commercial and industrial uses. Noise measurement data collected is summarized in Table 3.

Table 3: Long-Term Noise Level Measurements

Location	Daytime Noise Levels1 (dBA Leq)	Evening Noise Levels2 (dBA Leq)	Nighttime Noise Levels3 (dBA Leq)	Average Daily Noise Level (dBA CNEL)
LT-1: Western edge of the project site on Gardena Avenue.	62.1-70.7	59.2-63.0	48.4-63.4	67
LT-2: Northeast corner of the project site, across on S. Central Avenue.	61.4-68.4	57.7-63.9	48.0-64.7	66.3

Source: Compiled by LSA. (June 2020).

1 Daytime Noise Levels = noise levels during the hours of 7:00 a.m. to 7:00 p.m.

2 Evening Noise Levels = noise levels during the hours of 7:00 p.m. to 10:00 p.m.

3 Nighttime Noise Levels = noise levels during the hours of 10:00 p.m. to 7:00 a.m.

dBA = A-weighted decibels
CNEL = Community Noise Equivalent Level

As shown in Table 3, ambient noise levels range between a low of 48.0 dBA (LT 2) along South Central Avenue and to a high of 70.7 dBA (LT 1) along Gardena Avenue. Because the actual ambient noise level exceeds the presumed noise standard (65 dBA) intermittently by exterior sources. Because the actual ambient noise level is in excess of 5 dBA (by 0.7 dBA) above the presumed noise standard, without mitigation the actual ambient noise level at the Project site is considered a violation of the Glendale Municipal Code. Therefore, the Project may have a potentially significant impact and this issue will be further analyzed in the EIR.

Project Operation Noise

Pursuant to Table 2 (Interior and Exterior Noise Standards Energy Average (CNEL), City of Glendale Noise Element, 2007) above, the maximum interior and exterior noise level standards for multi-family uses are 45 and 65 dBA CNEL or less, respectively. Because the Project use (based upon common noise levels of similar uses, such as residences and an average office) will generate typical average residential noises, the land use is not expected to exceed the noise standards for multi-family uses established noise standards of the GMC.

Interior Noise

The California Noise Insulation Standards require that interior noise levels from exterior sources be 45 dBA or less in any habitable room of a multi-family residential use (e.g., hotels, motels, dormitories, and apartment houses) with doors and windows closed. Measurements are based on CNEL or Ldn (the day–night average), whichever is consistent with the noise element of the local general plan. With an exterior noise exposure level of up to 70.7 dBA, interior noise levels could potentially exceed the interior noise standard of 45 dBA Ldn. The Noise and Vibration Study (LSA, dated June 2020) included an interior noise calculation for the bedrooms facing west (towards Gardena Avenue) and the existing railroad corridor. Recommendations for the type of windows and doors to be integrated with the Project's construction were included within the study to achieve an interior noise thresholds and have been incorporated as mitigation measures.

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

Potentially Significant Impact. Demolition and construction of the proposed project may result in varying degrees of temporary groundborne vibration and noise, depending on the specific construction equipment used and activities involved.

According to Section 8.36.210 of the Glendale Municipal Code, operating or permitting the operation of any device that creates a vibration which is above the vibration perception threshold of an individual at or beyond the property boundary of the source if on private property or at one hundred fifty feet from the source if on a public space or public right-of-way shall be a violation.

Provided the Municipal Code does not identify standard criteria for assessing vibration perception threshold of an individual, the guidelines within the FTA Transit Noise and Vibration Impact Assessment Manual (2018) were used for construction vibration impact identification, as shown in Table 4 below.

Table 4: Groundborne Vibration Impact Criteria for General Assessment

Land Use Category	Groundborne Vibration Impact Levels (VdB re 1 µin/sec)		
	Frequent (1) Events	**Occasional (2) Events**	**Infrequent (3) Events**
Category 1: Buildings where low ambient vibration is essential for interior operations.	65 VdB(4)	65 VdB(4)	65 VdB(4)
Category 2: Residences and buildings where people normally sleep.	72 VdB	75 VdB	80 VdB
Category 3: Institutional land uses with primarily daytime use.	75 VdB	78 VdB	83 VdB

Source: Transit Noise and Vibration Impact Assessment (FTA 2018).

1 Frequent events are defined as more than 70 events per day.

2 Occasional events are defined as between 30 and 70 events per day.

3 Infrequent events are defined as fewer than 30 events per day.

4 This criterion limit is based on levels that are acceptable for most moderately sensitive equipment, such as optical microscopes. Vibration-sensitive lower vibration levels in a building often requires special design of the HVAC systems and stiffened floors. manufacturing or research will require detailed evaluation to define the acceptable vibration levels. Ensuring

µin/sec = microinches per second
dB = decibels
VdB = vibration velocity decibels

Below, Table 5, lists the potential vibration building damage criteria associated with construction activities, as suggested in the Transit Noise and Vibration Impact Assessment (FTA 2018). FTA guidelines show that a vibration level of up to 0.5 in/sec PPV) is considered safe for buildings consisting of reinforced concrete, steel, or timber (no plaster), and would not result in any construction vibration damage. For a non-engineered timber and masonry building, the construction building vibration damage criterion is 0.2 in/sec in PPV.

Table 5: Construction Vibration Damage Criteria

Building Category	**PPV (in/sec)**
Reinforced concrete, steel, or timber (no plaster)	0.5
Engineered concrete and masonry (no plaster)	0.3
Non-engineered timber and masonry buildings	0.2
Buildings extremely susceptible to vibration damage	0.12

Source: Transit Noise and Vibration Impact Assessment (FTA 2018).
in/sec = inches per second
PPV = peak particle velocity

As shown in Table 5, it would take a minimum of 0.3 in/sec in PPV to have the potential to result in building damage to structures constructed of concrete and masonry buildings and 0.2 in/sec PPV to cause any potential building damage to non-engineered timber and masonry buildings. Table 6 further shows the PPV values and vibration levels (in terms of VdB) from other construction vibration sources at 25 feet from construction vibration sources for comparison purposes.

Table 6: Vibration Source Amplitudes for Construction Equipment

Equipment	**Reference PPV/LV at 25 ft**	
	PPV (in/sec)	**LV (VdB)(1)**
Large Bulldozer	0.089	87
Loaded Trucks	0.076	86
Jackhammer	0.035	79
Small Bulldozer	0.003	58

Source: Transit Noise and Vibration Impact Assessment (FTA 2006).
1 RMS VdB re 1 µin/sec. LV = velocity in decibels
µin/sec = microinches per second PPV = peak particle velocity

ft = feet

FTA = Federal Transit Administration

in/sec = inches per second

RMS = root-mean-square

VdB = vibration velocity in decibels

The closest buildings to the proposed Project site are the existing auto body shop located immediately adjacent to the east and existing single-family residences 65 feet to the south. It is assumed that all activities associated with demolition of the existing buildings and construction of the new buildings within 5 feet of any existing nearby buildings would be carried out using hand tools and any large equipment such as a dump truck to carry debris away would remain more than 5 feet from the existing buildings.

It is expected that vibration levels generated by small bulldozers and other similar equipment that would be as close as 5 feet would approach 0.034 in/sec in PPV. At a distance of 65 feet at the existing single-family uses to the south, vibration levels would approach 0.001 in/sec in PPV. It is also expected that with the incorporation of standard construction best practices such as the use of hand tools as equipment for the demolition work that would occur within 5 feet of existing structures, building damage would not occur.

The closest sensitive uses to the project site, which are subject to annoyance, are the single-family homes to the south approximately 65 feet from construction activity. To assess the potential vibration levels related to annoyance, the estimated vibration impacts are propagated for distance. Based on the following formula for vibration transmission (FTA 2018), a vibration level at 50 feet is 9 VdB lower than at 25 feet, a vibration level at 100 feet is 18 VdB lower than at 25 feet, and a vibration level at 400 feet is 36 VdB lower than at 25 feet.

LvdB (D) = LvdB (25 ft) - 30 Log (D/25)

Utilizing the information in Table 6, the operation of typical construction equipment would generate groundborne vibration levels of up to 46 VdB. Based on the standards provided in Table 4, this level of groundborne vibration is well below the threshold of distinctly perceptible, which is approximately 72 VdB for frequent events at uses where people sleep and would not exceed the FTA vibration threshold for human annoyance at the nearest sensitive use.

On-site Operational Noise Sources

The proposed project would have HVAC equipment. The greatest noise impact related to HVAC operations would occur at the existing single-family homes located south of the proposed project. The site plan identifies 28 HVAC units that would vary in distance from 70 feet to 190 feet from the closest single-family home façade. To be conservative, it was assumed that all units would be in operation simultaneously at the average distance to the receptor of 130 feet.

Research of several manufacturers' (e.g., Trane) technical data revealed that that there are residential air conditioners with noise levels with an approximate range from 57 to 75 LwA (sound power level) or 42.3 to 60.3 dBA Leq when measured at a distance of 5 ft. Additionally, the proposed screening walls would provide an additional reduction from the HVAC units. With the noise reduction associated with distance and additional reduction from screening walls, HVAC noise levels will be below the existing quietest nighttime ambient noise levels will be below the Municipal Code 65 dBA CNEL maximum at 48.4 dBA Leq.

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

Less Than Significant Impact.

The Project site is in the vicinity of urban uses surrounded by single-family residences to the south, industrial uses to the east and north, and the Larry Zarian Transportation Center to the west. Existing noise sensitive land uses in the project vicinity primarily include low-density residential buildings located immediately to the south. The Project site is currently developed with dwelling units and an accessory building, and is proposed to be improved with a five-story, 31 unit, affordable rental housing project that includes a 16 space subterranean garage.

While ambient noise level for a multi-family residential land use will be greater than two single-family dwellings, the permanent increase will not be substantial to the urban setting because the Project will generate typical average residential noises, such as, typical traffic noise from vehicles entering and exiting the site, and mechanical equipment operation such as for HVAC systems. These operational uses would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. This issue will not be further analyzed in the EIR.

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?

***Potentially Significant Impact*.** The Project site is in the vicinity of urban uses surrounded by single-family residences to the south, industrial uses to the east and north, and the Larry Zarian Transportation Center to the west.

City of Glendale Municipal Code

Under Section 8.36.050 of the Noise Ordinance, where noise levels are below the presumed noise standards, the actual ambient noise level controls, and any noise more than 5 dBA above the actual ambient noise level is considered a violation. When the actual ambient noise level exceeds the presumed noise standard, the actual ambient noise level is used, and any noise level more than 5 dBA above the actual ambient noise level is considered a violation of the Noise Ordinance. However, under the Noise Ordinance, the actual ambient noise levels are not allowed to exceed the presumed noise level by more than 5 dBA.

Section 8.36.080 prohibits construction activities from occurring during prohibited hours that have been established in the GMC. Prohibited hours refers to any time after the hour of 7:00 PM of any day; any time before the hour of 7:00 AM of any day; any time on Sunday; and any time on holidays. In accordance with the Noise Ordinance, construction would be prohibited from 7:00 PM to 7:00 AM every night and from 7:00 PM on Saturday to 7:00 AM on Monday.

Temporary or periodic increase in ambient noise levels in the project associated with the project are related to noise generated during demolition, site preparation, grading, building construction, and paving. Construction is completed in steps, each of which has its own mix of equipment and consequently its own noise characteristics. These various sequential phases would change the character of the noise generated on the site and therefore the noise levels surrounding the site as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase. The site

preparation and grading phase, which includes excavation and grading of the site, tends to generate the highest noise levels because earthmoving equipment are the noisiest construction equipment. Additionally, this phase would be the longest of the phases expected to occur near the project site boundary. The three loudest pieces of equipment during this phase are estimated to include an excavator, grader, and dozer. Typical operating cycles for these types of construction equipment may involve 1 or 2 minutes of full-power operation followed by 3 or 4 minutes at lower power settings.

Table 7: Typical Maximum Construction Equipment Noise Levels (Lmax)

Type of Equipment	Acoustical Usage Factor	Suggested Maximum Sound Levels for Analysis (dBA Lmax at 50 ft)
Lmax at 50 ft)		
Air Compressor	40	80
Backhoe	40	80
Cement Mixer	50	80
Concrete/Industrial Saw	20	90
Crane	16	85
Excavator	40	85
Forklift	40	85
Generator	50	82
Grader	40	85
Loader	40	80
Pile Driver	20	101
Paver	50	85
Roller	20	85
Rubber Tire Dozer	40	85
Scraper	40	85
Tractor	40	84
Truck	40	84
Welder	40	73

Source: FHWA. Highway Construction Noise Handbook (August 2006).
dBA = A-weighted decibel(s)
FHWA = Federal Highway Administration
ft = foot/feet
Lmax = maximum instantaneous noise level

It is expected that the average noise levels during the construction of the project at the nearest noise-sensitive use, the existing single-family homes to the south, would be 76.5 dBA Leq based on an average distance of 140 ft from the center of construction activities. While construction-related short-term noise levels have the potential to be higher than existing ambient noise levels in the project area under existing conditions, the noise impacts would no longer occur once project construction is completed and construction-related noise impacts would remain below the 90 dBA Leq 1-hour construction noise level criteria established by the FTA for residential uses.

Compliance with the City's Noise Ordinance would ensure that construction noise does not disturb the residential and sensitive office uses during hours when ambient noise levels are likely to be lower (i.e., at night). Although construction noise would be higher than the ambient noise in the project vicinity, construction noise would cease to occur once project construction is completed. In addition to compliance with appropriate construction times, the following best business practices would implement measures during construction are recommended to further reduce noise impacts to the greatest extent feasible. Therefore, the Project may have a potentially significant impact and this issue will be further analyzed in the EIR.

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 neither located within an airport land use plan nor is it located within two miles of a public airport or public use airport. No impact would occur. This issue will not be further analyzed in the EIR.

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. The Project site is not within the vicinity of a private airstrip. No impact would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

N. POPULATION AND HOUSING

Would the project:	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)?

Less than Significant Impact.

The proposed project involves the demolition of two existing residential units and the development of a new 31-unit multi-family project; resulting in a net increase of 29 residential dwelling units. The subject site is zoned SFMU with a General Plan Land Use Designation of Mixed Use. The subject site is surrounded by the Larry Zarian Transit Center, industrial buildings, and a few single-family residences, and all properties are served by existing roadways and infrastructure. Based on the net increase of 29 units and an average household size of 2.7 residents per dwelling unit, the Project would generate approximately 78 residents, which is within the Southern California Association of Governments (SCAG) growth projections for Glendale. The 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016

RTP/SCS) adopted by SCAG projected the household population for Glendale will be 214,000 persons by the year 2040. The latest Department of Finance estimate for the City of Glendale was 203,054 in 2017. As a result, the proposed project would not exceed the growth projections outlined in the 2016 RTP/SCS.

The Project site is located within an urban area and is currently served by existing circulation and utility infrastructure, no extension of infrastructure is required as part of the proposed project. Additionally, no expansion to the existing service area of a public service provider is required. Therefore, development of the Project site would not induce direct or indirect substantial population growth, and impacts would be less than significant. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The project involves the construction of a 31-unit multi-family residential development. Two existing housing units will be demolished as part of the project. When completed, the project will provide a net increase of 29 additional units, with 3 reserved for very-low income households. No impacts would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The project involves the demolition of the two existing residential units and the development of a new 31-unit multi-family residential building. The total number of net new dwelling units on-site will be 29, with 3 reserved for very-low income households. No impacts would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

O. PUBLIC SERVICES

Would the project:	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 require compliance 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 for approval. Comments received from GFD did not express major concern. Specifically, the project is not expected to significantly increase calls for service or necessitate expansion or construction of a new facility. Less than significant impacts would occur. This issue will not be further analyzed in the EIR.

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. The site is located in an urban, developed area of the City and similar uses exist along South Central Avenue. Comments received from GPD indicate the Project is not expected to significantly increase calls for service or necessitate expansion or construction of a new facility. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

c) Schools?

Less than Significant Impact. Section 65995 of the Government Code provides that school districts can collect a fee on a per-square-foot basis to assist in the construction of or additions to schools. Pursuant to Section 65995, the project applicant is required to pay school impact fees to the Glendale Unified School District based on the current fee schedule prior to the issuance of building permits. Payment of the school impact fees would mitigate any indirect impacts to a less than significant level. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

d) Parks?

Less than Significant Impact. The proposed Project would not involve the development or displacement of a park. The property is zoned for mixed uses and was not planned for use as a park. In accordance with the requirements of the Glendale Municipal Code (Ordinance No. 5820), the project applicant will be required to pay the Development Impact Fee to the City based on the current fee schedule prior to the issuance of building permits. Payment of the impact fees is considered full mitigation of any impacts on parks and libraries and therefore the Project would result in less than significant impact to park facilities. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

e) Other public facilities?

Less Than Significant Impact. The additional residential dwelling units could increase the demand for library services an incremental amount; however, in accordance with the requirements of the Glendale Municipal Code (Ordinance No. 5820), the project applicant will be required to pay the Development Impact

Fee to the City based on the current fee schedule for mixed use developments prior to the issuance of building permits. Payment of the impact fees is full mitigation of any impacts on parks and libraries. The Project would therefore result in less than significant impacts. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

P. RECREATION

Would the project:	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 Project is not expected to generate a substantial increase in demand for existing park or recreational facilities because the population increase is small (78 residents) and is within the SCAG population projection for Glendale (See Section N-1 above). As discussed in Response O-1d, the project applicant will be required to pay the City's Park and Library Development Impact Fee to provide for park and recreation facilities based on the current fee schedule for commercial and residential development prior to the issuance of building permit. Payment of the City's Development Impact Fees for parks and libraries is full mitigation of any impacts on parks and recreational facilities. This issue will not be further analyzed in the EIR.

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. As discussed above in Response P-1, the project is not anticipated to create a significant demand on parks facilities that would require the construction or expansion at existing public recreational facilities. In addition, the Project does not include or require the construction or expansion of recreational facilities. Therefore, no significant impacts would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

Q. TRANSPORTATION/TRAFFIC

Would the project:	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			X	

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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?				
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. The project site is located at the southeast corner of South Central Avenue and Gardena Avenue, which are both identified as a "Minor Arterial" in the City's Circulation Element. The Project includes the demolition of two single-family dwelling units and an accessory structure, and the construction of a 40,240 square-foot, five-story, 31 unit, affordable rental housing project that includes a 16 space subterranean garage. Construction activities for the proposed project would generate additional traffic as a result of the net new 29 dwelling units and construction truck transport of equipment and building material during construction period. The increase in day time traffic is not considered substantial since the construction phase is short-term, approximately 10-12 months and will not exceed the capacity of the existing circulation system.

To ensure all construction traffic impacts (including construction worker trips and truck traffic for material delivery and material import/export) are less than significant, as a project design feature, a Construction Traffic Management Plan will be submitted to the City's Public Works Department for approval prior to any construction related activities. The Construction Traffic Management Plan will include a Construction Traffic Control Plan, a Construction Parking Plan, a Haul Routes Plan, and construction hours. As a result, construction traffic impacts would be less than significant.

The proposed project does not conflict with any program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities as the slight increase in the number of vehicles using the area streets resulting from the project is anticipated to create a less than significant impact. A Traffic Generation Memorandum was prepared by Jano Baghdanian & Associates (dated June 15, 2020), which evaluated and analyze Project's trip generation. Overall, the memorandum's conclusion was that the number of trips generated will be less than 50 trips during both the AM and PM peak periods. The Project is expected to generate 11 net new vehicles trips (3 inbound and 8 outbound)

during the AM peak period and 12 net new vehicle trips (7 inbound and 5 outbound) during the PM peak period. The City's Public Works – Traffic Division reviewed the Project and did not express major concern and concurred with the Traffic Generation Memorandum's conclusion that a Traffic Impact Analysis is not required for this project. As a result, less than significant impacts to the existing circulation system will occur. This issue will not be further analyzed in the EIR.

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 Q-1, the proposed project would not result in any significant increase in traffic on the area roadway network. Significant impacts are not anticipated. This issue will not be further analyzed in the EIR.

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 near an airport. Consequently, the project would not result in a change in air traffic patterns that would result in safety risks. No impact would occur. This issue will not be further analyzed in the EIR.

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)?

Less Than Significant Impact. Vehicular access onto the Project Site will be via a new two-way driveway into the 16 space subterranean garage from South Central Avenue. As discussed above in Response Q-1, the City's Public Works – Traffic Division reviewed the Project and did not express major concern in regards to the traffic design.

Last, a Construction Traffic Control plan approved by the Glendale Public Works Department will be required prior to construction. The plan is required to identify all traffic control measures, signs, and delineators to be implemented by the construction contractor. The plan will also identify contractor information, hours of construction, construction worker parking information, as well as the proposed haul route. In addition, the proposed project would not result in any changes to the existing roadway network. No significant impacts would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

5) Result in inadequate emergency access?

Less than Significant impact. The ingress and egress for the site have been evaluated by the City's Traffic Division and found to be adequate for emergency access or access to nearby uses. Further, the project does not involve the elimination of a through-route or the narrowing of a roadway. While temporary and occasional lane closures may be required during construction, two-way traffic would still be maintained along South Central Avenue and Gardena Avenue, allowing for emergency access, as necessary. As indicated in Section Q-1 above, a traffic control plan will be required for the construction phase of the Project. The plan will be reviewed and approved by the City's Engineering Division to ensure that emergency access is not impacted during construction.

As such, implementation of the proposed project would not create new obstructions to emergency access in the Project area. All proposed accesses and drive lanes would be subject to the Fire Department's access standards. The project must also comply with all Building, Fire, and Safety Codes. Project plans would be subject to review and approval by the Public Works Engineering and Traffic Divisions, Community Development Department Building & Safety Division and Fire Department. Upon compliance with City standards for emergency access, impacts would be less than significant. As a result, less than significant impacts to emergency access will occur. This issue will not be further analyzed in the EIR.

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. Per Map 5-2 of the City's Bicycle Transportation Plan (2012), South Central Avenue is identified as a Proposed Class III: B-Type Sharrows (referred to as a bike route, and provides for shared use with pedestrian or motor vehicle traffic). Across Gardena Avenue (directly southwest) from the Project site is the Larry Zarian Transportation Center, which serves as the primary transit hub in Glendale with Metrolink, Amtrak, Greyhound, Metro and Glendale Beeline Services. This transportation center also has "park-and-ride" lots for commuters to park and take transit, as includes temporary bicycle parking.

The City's Circulation Element identifies South Central Avenue and Gardena Avenue as Minor Arterials, which augment major arterial systems by forming a street network between local, collector, and arterial streets. Minor arterials generally carry up to 30,000 vehicles per day, have fewer parking limitations and prohibitions, and fewer access controls to adjacent land uses than major arterials. Typically, these streets serve as transit routes, and can be candidates for bicycle lane or routes. One of the five goals of the Circulation Element is to promote land use which can be supported within the capacity constraints of existing and realistic future infrastructure.

The proposed Project would not conflict with the City's policies to encouraging biking and transit. In fact, the proposed Project are likely support some of these policies, as it would involve the construction of a high density, multi-family, land use within proximity to the Larry Zarian Transit Center. As described above, the proposed project would help support use of alternative transportation modes by situating residents of the Project site within walking distance of transit facilities and near existing bicycle facilities. As a result, the Project will not interfere with any current or anticipated policies, plans, or programs supporting alternative transportation. No impacts will occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

R. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and this is:				

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or		X		
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

1) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in te1rms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and this is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or

Less Than Significant Impact. Written notice was given to the Fernandeno Tataviam of Mission Indians, Gabrielino-Tongva Tribe, and Soboba Band of Luiseno Indians, as required by AB 52 and codified in Public Resources Code Section 21080.3.1 et seq. Consultation was not requested by any of the tribes within the 30-days of notice. In addition, no known tribal resource is located on the Project site. In the event that resources are unearthed during project subsurface activities, all earth-disturbing work must be temporarily suspended or redirected until NAHC 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 impact is anticipated. This issue will not be further analyzed in the EIR.

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

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact. As mentioned previously, no known burial sites exist within the vicinity of the Project site and surrounding area. Therefore, the potential for impact on known human remains or a resource determined to be significant by a California Native American tribe is low. No resources have been identified on the Project site pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. Written notice was given to the Fernandeno Tataviam of Mission Indians, Gabrielino-Tongva Tribe, and Soboba Band of Luiseno Indians, as required by AB 52 and codified in Public Resources Code Section 21080.3.1 et seq. Consultation was not requested by any of the tribes

within the 30-days of notice. As such, impacts would be less than significant. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

S. UTILITIES AND SERVICE SYSTEMS

Would the project:	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 stormwater 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. Under Section 401 of the CWA (Clean Water Act), the RWQCB (Regional Water Quality Control Boards) issues NPDES (National Pollutant Discharge Elimination System) permits to regulate waste discharged to "waters of the nation," which includes reservoirs, lakes, and their tributary waters. Waste discharges include discharges of stormwater and construction related discharges. A construction project resulting in the disturbance of more than one acre requires a NPDES Permit; this project is under an acre. Construction projects are also required to prepare a SWPPP. In addition, the proposed project would be required to submit an SUSMP to mitigate urban stormwater runoff. Prior to the issuance of building permits, the project applicant would be required to satisfy the requirements related to the payment of fees and/or the provisions of adequate wastewater facilities. The proposed project would comply with the RWCQB-established waste discharge prohibitions and water quality objectives, which will be incorporated into the proposed project as a project design feature. Therefore, no impact would occur. This issue will not be further analyzed in the EIR.

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. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

3) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact. Runoff from the Project site would be conveyed via streets and gutters to storm drain locations around the Project site. The proposed project slight increase in runoff 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. Therefore, no significant impacts would occur. This issue will not be further analyzed in the EIR.

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. Construction activities associated with the proposed project would require the use of water for dust control and cleanup purposes. The use of water during construction would be short term in nature. Therefore, construction activities are not considered to result in a significant impact on the existing water system or available water supplies.

The proposed project is to construct 40,240 square-foot, five-story, 31 unit (4,1-bedroom, 27, 2-bedroom), affordable rental housing project, and would result in an increase in demand for operational uses, including landscape irrigation, maintenance and other activities on the site. Based on a generation factor of 120 gpd/day and 160 gpd/day for 1-bedroom and 2-bedroom apartments, respectively, the project would result in a demand of approximately 3,880 gallons per day that equates to 4.35 acre feet per year (afy) of water (based on Sewage Generation Factors for Residential and Commercial Categories, L.A. CEQA Thresholds Guide).

The total water demand in 2020 in the City of Glendale is expected to be 28,182 afy with a total available supply of 39,540 afy, resulting in a surplus of 11,358 afy. The City of Glendale has identified an adequate supply of water to meet future City demands under normal conditions. Future water demand in the City is based on projected development contained in the General Plan. For purposes of this assessment, the demand of the proposed project was assumed not to have been included in this demand projection. However, even with the additional demand of 4.35 afy generated by the proposed project, ample supply exists to meet remaining City demand under normal conditions.

The Project must comply with the provisions of Glendale's Mandatory Water Conservation Ordinance, as well as the 2016 California Green Building Standards (CALGreen) of the Glendale Green Building Code and the water conserving fixture and fittings requirements per the current California Plumbing Code. All new buildings must utilize higher efficiency plumbing fixtures (low-flush toilets, low-flow showerheads and faucets) and automatic irrigation system controllers based on water or soil moisture, and demonstrate an indoor net reduction in the consumption of potable water.

Normal Weather Conditions

The City of Glendale has identified an adequate supply of water to meet future City demands under normal conditions. As indicated above, a surplus exists that provides a surplus of approximately 11,358 afy of

water. Future water demand in the City is based on projected development contained in the General Plan. For purposes of this assessment, the demand of the proposed project was assumed not to have been included in this demand projection. However, even with the addition of 4.35 afy of demand generated by the proposed project, there is ample supply to meet remaining City demand under normal conditions.

Dry Weather Conditions

Water supplies from the San Fernando and Verdugo Basins and recycled water would potentially be affected by drought conditions. If there is a shortage in water supply from the Metropolitan Water District of Southern California (MWD), the City of Glendale's distribution system could be affected. However, MWD's completion of the Diamond Valley Reservoir near Hemet added to the reliability of MWD's supplies. This reservoir plus other MWD storage/banking operations increases the reliability of MWD to meet demands. MWD is also proposing contracts with its member agencies to supply water, including supply during drought conditions. These contracts would define the MWD's obligation to provide "firm" water supply to the City.

It is anticipated that during any 3-year drought, the City would have sufficient water supply to meet demand. According to the 2015 Urban Water Management Plan, the City would use less MWD water supplies in the future compared to its current use because of implemented water conservation efforts (such as, City Best Management Practices, Water-Efficient Landscape Programs and Water-Efficient Indoor Programs). With the City's reduction of dependency on imported water from MWD, GWP has a higher level of reliability in meeting water demands during drought conditions.

Even with the implementation of the proposed project, the GWP would continue to have adequate supply to meet citywide demand under drought conditions. Even with the addition of 4.35 afy of demand generated by the proposed project, there is sufficient supply to meet City demand under drought conditions.

As indicated above, the City would continue to have adequate supply to meet citywide demand under normal and drought conditions with the proposed project. As a result, long-term impacts to water supply during operation of the proposed project under both normal and drought conditions would be less than significant. This issue will not be further analyzed in the EIR.

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. Sewage from the Project site goes to the Hyperion Treatment Plant (HTP), which the City of Glendale has access to through the Amalgamated Agreement. The HTP has a dry-weather design capacity of 450 million gpd and is currently operating below that capacity, at 362 million gpd. As a result, adequate capacity exists to treat the proposed project-generated effluent. Therefore, the proposed project would not require the expansion or construction of sewage treatment facilities. No impact would result with regard to impacts to the available sewage treatment capacity. This issue will not be further analyzed in the EIR.

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 development on site. According to CalRecycle (Estimated Solid Waste Generation Rates for Institutional Sector Generation Rates), the proposed project would generate approximately 48.65 tons (multifamily at 8.6 lb./dwelling unit/day) of solid waste per year.

Solid waste generated on the Project site could be deposited at the Scholl Canyon Landfill (owned by the City of Glendale) or at one of the landfills located within the County of Los Angeles. The annual disposal rate at the Scholl Canyon facility is approximately 200,000 tons per year. Combined with the increase of approximately 48.65 tons per year in solid waste generated by the proposed project, the annual disposal amount would increase to approximately 200,072 tons per year. With a total annual disposal amount of 200,072 tons and a remaining capacity of 3.6 million tons, the Scholl Canyon facility would meet the needs of the City and the proposed project for approximately 18 years. 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. As a result, no significant impacts are anticipated. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The project will comply with all federal, state, and local statutes and regulations related to solid waste. All construction debris will be disposed of according to applicable federal, state, and local statutes, including Glendale Municipal Code Chapter 8.58. No impacts would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

T. WILDFIRE

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

1) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The California Department of Forestry and Fire Protection (CAL FIRE) maps areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors, pursuant to Public Resources Code §§ 4201-4204 and Government Code §§ 51175-51189. These areas are referred to as Fire Hazard Severity Zones (FHSZs) and are identified for areas where the state has financial responsibility for wildland fire protection (i.e., state responsibility areas, or SRAs), and areas where local governments have financial responsibility for wildland fire protection (i.e., local responsibility areas, or LRAs).

There are three FHSZ mapped for SRAs (moderate, high, and very high), while only lands zoned as very high are identified in LRAs (CAL FIRE 2007). The Project site is not located within a LRA and is not located near a SRA or a very high FHSZ. As a result, no impact would occur related to wildfire hazards, including

emergency response/evacuation, pollutants and uncontrolled wildfire spread, associated infrastructure, or post-fire effects. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

2) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?

No Impact. As indicated in Response T-1 above, Project site is not located within a LRA and is not located near a SRA or a very high FHSZ. No impacts would occur related to wildfire hazards due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

3) Require the installation or maintenance of associated infrastructure (such as roads, fuel, breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. As indicated in Response T-1 above, Project site is not located within a LRA and is not located near a SRA or a very high FHSZ. No impacts would occur related to the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

4) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. As indicated in Response T-1 above, Project site is not located within a LRA and is not located near a SRA or a very high FHSZ. No impacts would occur. This issue will not be further analyzed in the EIR.

Mitigation Measures: No mitigation measures are required.

U. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	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**			

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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?

Potentially Significant Impact. The Project may have a potentially significant impacts and these issues will be further analyzed in the EIR.

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)?

Potentially Significant Impact. The Project may have a potentially significant impacts and these issues will be further analyzed in the EIR.

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

Potentially Significant Impact. The Project may have a potentially significant impacts and these issues will be further analyzed in the EIR.

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,* "Open Space and Conservation Element," as amended.
2. The City of Glendale's *General Plan,* "Noise Element," as amended
3. California Department of Conservation, *Farmland Mapping and Monitoring Program,* Los Angeles County Important Farmland 2010 (September 2011).
4. South Coast Air Quality Management District, *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning* (May 2005).
5. City of Glendale, *General Plan, "*Safety Element" (2003).
6. California Governor's Office of Planning and Research, State of California General Plan Guidelines (2017).
7. City of Glendale Municipal Code, as amended.

8. 1642 South Central Avenue Traffic Generation Memorandum (prepared by Jano Baghdanian & Associates, dated June 15, 2020)
9. California Emissions Estimator Module (CalEEMod version 2016.3.2) Report.
10. City of Glendale, Greener Glendale Plan for Community Activities (March 27, 2012).
11. Noise and Vibration Study (prepared by LSA, June, 2020)
12. Los Angeles County Metropolitan Transportation Authority, Congestion Management Program (2010)
13. City of Glendale, Bicycle Transportation Plan (September 2012)
14. South Glendale Historic Resources Survey DPR Form for 1642 South Central Avenue
15. City of Glendale South Glendale Historic Context Statement prepared by Historic Resources Group (HRG, September 30, 2014)
16. City of Glendale South Glendale Historic Resources Survey prepared by Historic Resources Group (HRG, January 4, 2018)