



**PROPOSED  
NEGATIVE DECLARATION**

Case PZC1419291  
 Amendments to Title 30 of the Glendale Municipal  
 Code concerning the Precise Plan of Design  
 Overlay Zone

<p>The following Negative Declaration has been prepared in accordance with the California Environmental Quality Act of 1970 as amended, the State Guidelines, and the Environmental Guidelines and Procedures of the City of Glendale.</p>	
<b>Project Title/Common Name:</b>	PZC1419291 – Amendment to Chapter 30.24 Precise Plan of Development Overlay Zone
<b>Project Location:</b>	City-wide, Glendale, Los Angeles County
<b>Project Description:</b>	<p>The project involves amendments to the Zoning Code concerning the Precise Plan of Design Overlay Zone. Chiefly, the amendments would introduce flexibility in zoning standards for a specific project, while the overall intent and goals of the Zoning Code are met.</p> <p>(A detailed description of the project is provided on page 6.)</p>
<b>Project Type:</b>	<input type="checkbox"/> Private Project <input checked="" type="checkbox"/> Public Project
<b>Project Applicant:</b>	<p>City of Glendale          Community Development Department          Planning and Neighborhood Services Division          633 East Broadway, Room 103          Glendale, CA 91206</p>
<b>Findings:</b>	<p>The Director of the Community Development, on <b>August 4, 2014</b>, after considering an Initial Study prepared by the Planning and Neighborhood Services Division, found that the above referenced project would not have a significant effect on the environment and instructed that a Negative Declaration be prepared.</p>
<b>Mitigation Measures:</b>	None
<b>Attachments:</b>	None
<b>Contact Person:</b>	<p>Hassan Haghani, Director of Community Development          City of Glendale Community Development Department          633 East Broadway Room 103          Glendale, CA 91206-4386          Tel: (818) 548-2140; Fax: (818) 240-0392</p>



## INITIAL STUDY CHECKLIST

Case PZC1419291  
 Amendments to Title 30 of the Glendale Municipal  
 Code concerning the Precise Plan of Design  
 Overlay Zone

1.	<b>Project Title:</b> Amendments to Title 30 of the Glendale Municipal Code concerning the Precise Plan of Design Overlay Zone
2.	<b>Lead Agency Name and Address:</b> City of Glendale Community Development Department Planning and Neighborhood Services Division 633 East Broadway, Room 103 Glendale, CA 91206
3.	<b>Contact Person and Phone Number:</b> Timothy Foy, Deputy Director of Planning and Neighborhood Services Tel: (818) 937-8186 Fax: (818) 240-0392
4.	<b>Project Location:</b> City-wide, Glendale, Los Angeles County
5.	<b>Project Sponsor's Name and Address:</b> City of Glendale Community Development Department Planning and Neighborhood Services Division 633 East Broadway, Room 103 Glendale, CA 91206
6.	<b>General Plan Designation:</b> N/A
7.	<b>Zoning:</b> N/A
8.	<b>Description of the Project:</b> The project involves amendments to the Zoning Code Chapter 30.24 concerning the Precise Plan of Design Overlay Zone. Chiefly, the amendments would introduce flexibility in zoning standards for a specific project, while the overall intent and goals of the Zoning Code are met.  (A detailed description of the project is provided on page 4.)
9.	<b>Surrounding Land Uses and Setting:</b> 1. <u>N/A</u>
10.	<b>Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement).</b> None

**11. Environmental Factors Potentially Affected:**

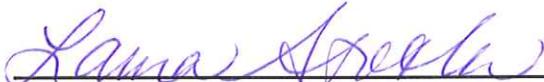
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

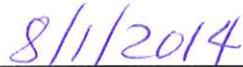
- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agricultural and Forest Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources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

**LEAD AGENCY DETERMINATION:**

On the basis of this initial evaluation:

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

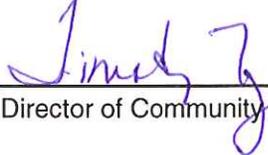
  
 Prepared by: Laura Stotler

  
 Date: 8/1/2014

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

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

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

  
 Director of Community Development Department:

  
 Date:

**Background**

Chapter 30.24 Precise Plan of Design Overlay Zone requires that each project and site considered be reviewed and approved by the City Council, and that this same plan is the only one that can be implemented. Any significant change would require a new PPD Overlay Zone plan. Currently, all regulations of the underlying zone, be it residential or commercial, still apply and the PPD serves only to freeze a specific design in place.

The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. There are circumstances where development proposals can take advantage of site characteristics, site location and access points, historic development patterns, land assembly or simple economies of scale to achieve superior design or function in ways which express the intent and provide the protections of the underlying zoning designation. At times, this is best achieved by allowing flexibility in zoning regulations, while maintaining compliance with the General Plan. Overall, the proposed modifications would allow the City Council to consider more site specific allowances for a proposed project. In addition, the Council may consider land uses that are not permitted or conditionally or administratively permitted in the underlying zone.

The PPD zone would continue to be applied as an overlay zone (although its application would not depend upon a change of underlying zoning). In addition, the PPD zone would still be tied to a very specific set of plans for development, including building size, location and finishes as well as landscaping.

The zoning change could be applied to any property in any zone in the City. There are no restrictions or criteria regarding lot size, location, zone, topography, current or planned use, or whether a site crosses a zone boundary or is wholly contained within one zone. Each site proposed for the overlay zone will require review and approval of a Zone Map Amendment by the City Council, and the impacts of each project, including the impacts of the implementation of any provision of the overlay zone standards, will be evaluated on a case-by-case basis for each individual project proposed. Nothing in the overlay zone provisions incentivizes requests for flexibility on any particular zoning code standard or use more than another. All projects proposed under the revised overlay zone must be consistent with the General Plan.

## 12. Environmental Factors Potentially Affected:

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

### A. AESTHETICS

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

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

**No Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects. In addition, the Council may consider land uses that are not permitted or conditionally or administratively permitted in the underlying zone. The PPD zone would continue to be applied as an overlay zone (although its application would not depend upon a change of underlying zoning). In addition, the PPD zone would still be tied to a very specific set of plans for development, including building size, location and finishes as well as landscaping.

The zoning change could be applied to any property in any zone in the City. There are no restrictions or criteria regarding lot size, location, zone, topography, current or planned use, or whether a site crosses a zone boundary or is wholly contained within one zone. Each site proposed for the overlay zone will require review and approval of a Zone Map Amendment by the City Council, and the impacts of each project, including the impacts of the implementation of any provision of the overlay zone standards, will be evaluated on a case-by-case basis for each individual project proposed. Nothing in the overlay zone provisions incentivizes requests for flexibility on any particular zoning code standard or use more than another. All projects proposed under the revised overlay zone must be consistent with the General Plan.

Therefore, any impacts to scenic vistas will be considered on a case-by-case basis as individual project applications under the proposed new regulations are considered. For the purposes of the revision of the PPD standards alone, no impacts to scenic vistas would occur.

**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.

**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.** The proposed amendment would modify the PPD Zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects, and that would include considering their effect upon the visual character of the neighborhood. While alterations may occur to the existing visual character or quality of sites, these impacts are anticipated to be less than significant.

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

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

**Less than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects. Additionally, the underlying zone will remain and will serve as a guide for review of any development in that zone, regardless of the PPD proposal. While there may be changes to lighting, impacts to day or nighttime views are anticipated to be less than significant because the project will still undergo project review.

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

**B. AGRICULTURE AND FOREST RESOURCES**

<p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</i></p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant Impact With Mitigation Incorporated</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>				<p><b>X</b></p>
<p>2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>				<p><b>X</b></p>
<p>3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?</p>				<p><b>X</b></p>
<p>4. Result in the loss of forest land or conversion of forest land to non-forest use?</p>				<p><b>X</b></p>

<p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</i></p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant Impact With Mitigation Incorporated</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>				<p>X</p>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**C. AIR QUALITY**

<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
1. Conflict with or obstruct implementation of the applicable air quality plan?			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?**

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for compliance with the 2007 Air Quality Management Plan (AQMP). Therefore, impacts associated with compliance with the air quality plan are anticipated to be less than significant.

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for compliance with the 2007 Air Quality

Management Plan (AQMP). Therefore, impacts associated with compliance with the air quality plan are anticipated to be less than significant

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for compliance with the 2007 Air Quality Management Plan (AQMP). Therefore, impacts associated with compliance with the air quality plan are anticipated to be less than significant

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for compliance with the 2007 Air Quality Management Plan (AQMP). Therefore, impacts associated with compliance with the air quality plan are anticipated to be less than significant

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

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

**No Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for compliance with City codes and conditioned appropriately to avoid creating a public nuisance such as objectionable odors. No impacts are anticipated.

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

**D. BIOLOGICAL RESOURCES**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special			X	

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

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

***Less Than Significant Impact.*** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for impacts related to habitat modifications. Therefore, implementation of the PPD modifications is anticipated to have a less than significant impact to species identified as endangered, threatened, sensitive or being of special concern by the California Department of Fish and Game or the United States Fish and Wildlife Service.

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

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

***Less Than Significant Impact.*** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the

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General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for impacts related to effects upon riparian habitats or other sensitive natural communities identified by the CDFG or USFW. Therefore, implementation of the PPD modifications is anticipated to result in a less than significant impact.

**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?***

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for impacts related to wetlands modifications, particularly when grading is proposed. Therefore, implementation of the PPD modifications are anticipated to result in less than significant impact to federally protected wetlands.

**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?***

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for impacts related to habitat modifications, including changes which may interfere with the movement of wildlife. Therefore, implementation of the PPD modifications are anticipated to result in less than significant impacts to movement of any native resident or migratory fish or wildlife species.

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for impacts related to habitat modifications. Therefore, implementation of the PPD modifications are anticipated to result in less than significant impacts to locally protected biological resources such as indigenous trees.

**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 Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan has been adopted in the City. Therefore, the project would not conflict with any such plans. No impacts would occur.

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

## E. CULTURAL RESOURCES

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for impacts related to historical resources. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for impacts related to archaeological resources. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

**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.** As indicated in Section E(2) above, the proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for impacts to historic as well as paleontological resources. Additionally, review of any proposed grading would also involve review of unique geologic resources. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant.** As indicated in Section E(2) and (3) above, the proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for impacts, including any impacts to human remains. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

F. **GEOLOGY AND SOILS**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
2. Result in substantial soil erosion or the loss of topsoil?			X	
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-			X	

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				
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.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for impacts related for compliance with earthquake hazard. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

ii) **Strong seismic ground shaking?**

**Less than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for impacts related for compliance with seismic ground shaking. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for impacts related for compliance with seismic-

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related ground failure, including liquefaction. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

iv) ***Landslides?***

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for impacts related for compliance with landslides. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for impacts related for compliance with soil erosion or the loss of topsoil. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for impacts related to unstable soils. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for impacts related to expansive soils. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**No Impact.** The project site is connected to the City's sewer system. No impacts would occur.

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

**G. GREENHOUSE GAS EMISSIONS**

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

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

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

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

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

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

It should be noted that an individual project’s GHG emissions will generally not result in direct impacts under CEQA, as the climate change issue is global in nature, however an individual project could be found to contribute to a potentially significant cumulative impact. This project is consistent with Greener Glendale Strategies to reduce GHGs.

In an effort to implement State mandates under AB32 and SB375 that address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to

ensure development is guided by a land use plan that reduces GHG emissions. The City of Glendale adopted the Greener Glendale Plan with strategies to reduce GHGs. These strategies will provide direction for individual development projects to reduce GHG emissions and help the City meet its GHG emission reduction targets.

The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. Since the General Plan requires compliance with GHG reduction policies, such policies would be applicable to every project within the PPD Zone. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for impacts. Therefore, it is determined that the PPD modifications would result in less than cumulatively considerable impacts associated with GHG emissions and no mitigation is required.

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

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

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

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

H. **HAZARDS AND HAZARDOUS MATERIALS**

<b><i>Would the project:</i></b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
1. 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				X

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
people residing or working in the project site?				
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 proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

**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 proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant Impact:** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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- 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?***

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

- 6) ***For a project within the vicinity of a private airstrip, would the project 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 impacts would occur.

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

**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?***

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

## I. HYDROLOGY AND WATER QUALITY

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements?				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
4. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
5. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
6. Otherwise substantially degrade water quality?			X	
7. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
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?***

***No Impact.*** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, no impacts from the implementation of the PPD modifications are anticipated.

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

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- 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 proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

- 3) ***Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?***

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

**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?***

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

**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?***

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the

General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

## J. LAND USE AND PLANNING

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Physically divide an established community?			X	
2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
3. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

### 1) ***Physically divide an established community?***

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

**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?***

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**No Impact.** There is no habitat conservation plan or natural community conservation plan in the City of Glendale. No impacts would occur.

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

**K. MINERAL RESOURCES**

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

**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?***

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

**L. NOISE**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for exposure of persons to noise levels in excess of locally established standards. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for groundborne vibration and noise. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant Impact.** As indicated in Response L-1 above, the proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow

the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for noise levels, both temporary and cumulative. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for noise levels. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

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

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

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

**No Impact.** There are no private airstrips located in Glendale. No impacts would occur.

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

**M. POPULATION AND HOUSING**

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant Impact.** Please refer to Response M-2 above. The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

**N. PUBLIC SERVICES**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
1. 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?			<b>X</b>	

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for adequate public services, such as fire protection. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

b) ***Police protection?***

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for adequate public services, such as police protection. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

c) ***Schools?***

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently adequate public services, such as schools. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

d) **Parks?**

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently adequate public services, such as parks. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

e) **Other public facilities?**

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently adequate public facilities. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

O. **RECREATION**

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for impacts upon existing neighborhood parks, regional parks or other recreational facilities. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently for impacts to recreational facilities. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

P. **TRANSPORTATION/TRAFFIC**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
2. Conflict with an applicable congestion management program including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
3. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
4. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
5. Result in inadequate emergency access?			X	
6. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X	

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

**Less than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone,

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each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

**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.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

**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?**

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

**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.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

Q. **UTILITIES AND SERVICE SYSTEMS**

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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- 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?***

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

**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.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

**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?***

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

**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.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

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

**Less Than Significant Impacts.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

**R. MANDATORY FINDINGS OF SIGNIFICANCE**

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

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when

warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, cumulative impacts from the implementation of the PPD modifications upon the quality of the environment, fish or wildlife habitats, fish or wildlife populations, plant or animal communities, or to rare, threatened or endangered plant and animal species are anticipated to be less than significant, as would impacts upon examples of major periods of California history or prehistory.

- 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)?***

**Less than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, cumulative impacts from the implementation of the PPD modifications are anticipated to be less than significant.

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

**Less Than Significant Impact.** The proposed amendment would modify the PPD zone so that reasonable variations from zoning standards can be accommodated for specific sites when warranted. Overall, the proposed modifications would allow the City Council to consider site specific allowances for proposed projects and the project would still need to be in compliance with the General Plan. While it is unknown what project modifications will be requested under the PPD Zone, each request would be evaluated independently. Therefore, cumulative impacts from the implementation of the PPD modifications are anticipated to be less than significant.

#### 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 and Neighborhood Services Division Office, 633 E. Broadway, Rm. 103, Glendale, CA 91206-4386. Items used are referred to by number on the Initial Study Checklist.

1. The City of Glendale’s General Plan, as amended.
2. The City of Glendale’s Municipal Code, as amended.
3. “Guidelines of the City of Glendale for the Implementation of the California Environmental Quality Act of 1970, as amended,” August 19, 2003, City of Glendale Planning Division.
4. Public Resources Code Section 21000 et seq and California Code of Regulations, Title 14 Section 15000 et seq.
5. “CEQA Air Quality Analysis Guidance Handbook,” updated October 2003, South Coast Air Quality Management District.