

6.0 EFFECTS NOT FOUND TO BE SIGNIFICANT

INTRODUCTION

Section 15128 of the California Environmental Quality Act (CEQA) Guidelines requires an EIR to briefly describe any possible significant effects that were determined not to be significant and were, therefore, not discussed in detail in the EIR. The items listed below were not found to be significant. Any items not addressed in this section were addressed in **Section 4.0, Environmental Impact Analysis**, of this EIR.

AESTHETICS

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

The Project site is developed and does not contain any natural scenic resources, such as native trees or rock outcroppings. In addition, the Project site is not located within the view corridor of any state scenic highway, as there are no state-designated scenic highways within the City of Glendale.¹ Therefore, the Project would not significantly damage scenic resources within a state scenic highway, and no impact would result.

AGRICULTURE AND FORESTRY RESOURCES

Threshold: **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.**

The Project site and surrounding area are characterized by features typical of the urban landscape and include commercial, and residential uses. No Farmland, agricultural land, or related operations are found in the area or on the Project site. Implementation of the Project would not involve changes that could result in conversion of Farmland to non-agricultural uses because there are no agricultural uses or Farmland in proximity to the Project site. Therefore, there would be no conversion of Prime Farmland, Unique Farmland, or Farmlands of Statewide Importance to non-agricultural use. No impact to agricultural resources would result.

1 California Department of Transportation. Officially Designated State Scenic Highways. January 2013. <http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm>.

Threshold: Conflict with existing zoning for agricultural use or a Williamson Act contract.

The Project site and surrounding area are currently zoned for urban development. Specifically, the Project site is currently zoned SFMU, which is intended for urban mixed use development. Therefore, no conflict with zoning for agricultural uses or a Williamson Act contract would occur and no impact to agricultural resources would result.

Threshold: Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).

The Project site and surrounding area are currently zoned for urban development. Specifically, the Project site is zoned SFMU, which is intended for urban mixed use development. Therefore, no conflict with zoning for forest land, timberland, or timberland zoned Timberland Production would occur and no impact to forestry resources would result.

Threshold: Result in the loss of forest land or conversion of forest land to non-forest use.

Currently, the existing uses on the Project site consists of a one single-story retail store, a large surface parking lot, a 2-story apartment building, and a garage facing N. Kenilworth Avenue. Because the Project site has been development, the Project would not result in the loss of forest land or would not result in the conversion of forest land to non-forest use. No impacts would occur.

Threshold: 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.

There is no farmland or forest land in the vicinity of the Project site, as the area is highly urbanized and developed with commercial uses. No farmland or forest land would be converted to non-agricultural or non-forest uses under the Project. No impact would occur.

BIOLOGICAL RESOURCES

Threshold: 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.

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

Threshold: 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.

The Project site and the surrounding area are completely developed and disturbed. No riparian habitat or sensitive natural community is located in these areas. Therefore, no impacts to biological resources would occur with implementation of the Project.

Threshold: 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.

The Project site is neither in proximity to, nor does it contain, wetland habitat or a blue-line stream. Therefore, Project implementation would not have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (CWA), through direct removal, filling, hydrological interruption, or other means. No impact would occur.

Threshold: 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.

The local area consists of established, highly urbanized, and developed properties. The Project site and the immediate area are almost entirely paved or otherwise developed and do not contain native

resident or migratory species or native nursery sites. In addition, there are no wildlife migration corridors in the Project area. No impact would occur.

Threshold: Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance.

The Glendale Municipal Code, Chapter 12.44 Indigenous Trees, contains guidelines for the protection and removal of indigenous trees. These trees are defined as any oak species (Valley Oak, California Live Oak, Scrub Oak, Mesa Oak, and California Like Oak), California Bay or California Sycamore that measures 6 inches or more in diameter. No indigenous trees are located on the Project site and implementation of the Project would not conflict with any local policies or ordinances protecting biological resources. Thus, no impact would occur.

Threshold: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan.

The Project site and the surrounding area have been developed and heavily affected by past activities. No adopted Habitat Conservation Plan or Natural Community Conservation Plan exists for the Project site or immediate area. Consequently, implementation of the Project would not conflict with the provisions of any adopted conservation plan. Thus, no impact would occur.

CULTURAL RESOURCES

Threshold: Cause a substantial adverse change in the significance of a historical resource as defined in State CEQA Guidelines Section 15064.5.

The existing commercial building at 515 Broadway was constructed in 1966 and the existing 2-story residential building at 104 N. Kenilworth Ave was constructed in 1953.² A historic resources survey of the San Fernando Road Redevelopment Area, which includes the Project site, was prepared in November 1996. The survey identified properties eligible for listing on the National Register as well as other properties constructed before 1945. The survey did not identify any structure on the property as a “historical resource” as defined by CEQA.³ Additionally, the Project is not listed on the Glendale Register of Historic Places (Updated February 2014),⁴ the California Register, or the National Register of Historic

2 Los Angeles County Office of the Assessor, Property Assessment Information System, <http://maps.assessor.lacounty.gov/mapping/viewer.asp>, (July 2014).

3 City of Glendale Redevelopment Agency, Initial Study No. 2004-43 (2005).

4 Historic Preservation in Glendale, “Glendale Register of Historic Places” (Updated February 2014), <http://www.ci.glendale.ca.us/planning/preservation/GlendaleRegister/GlendaleRegisterChart.pdf>.

Places. Since the buildings do not qualify for historic designation at the local, State, or federal level, they do not qualify pursuant to *CEQA Guidelines*, and potential impacts are considered less than significant. Therefore, no impact would occur.

Threshold: Cause a substantial adverse change in the significance of an archaeological resource as defined in State *CEQA Guidelines* Section 15064.5.

Prehistoric and historic archaeological sites are not known to exist within the local area. In addition, the Project site has already been subject to extensive disruption and contains fill materials. Any archaeological resources which may have existed at one time on or beneath the site have likely been disturbed. Nonetheless, construction activities associated with Project implementation would have the potential to unearth undocumented resources and result in a significant impact. In the event that archaeological resources are unearthed during Project subsurface activities, all earth-disturbing work within a 100-meter radius (328 feet) must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. With implementation of this standard requirement, which is incorporated as a Project design feature, no impact would occur.

Threshold: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Plant and animal fossils are typically found within sedimentary rock deposits. Most of the City of Glendale consists of igneous and metamorphic rock, and the local area is not known to contain paleontological resources. In addition, the Project site has already been subject to extensive disruption and development. Any superficial paleontological resources which may have existed at one time on the Project site have likely been previously unearthed by past development activities. Nonetheless, there is a possibility that paleontological resources may exist at deep levels and could be unearthed with implementation of the Project. In the event that paleontological resources are unearthed during Project subsurface activities, all earth-disturbing work within a 100-meter radius (328 feet) must be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. With implementation of this standard requirement, which is incorporated as a Project design feature, no impact would occur.

Threshold: Disturb any human remains, including those interred outside of formal cemeteries.

The Project site and surrounding area are characterized by features typical of the urban landscape and include commercial, industrial, and residential uses. No known burial sites exist within the Project area

or surrounding area. Nonetheless, if human remains are encountered during excavation and grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendant of the deceased Native American, who will then serve as a consultant on how to proceed with the remains (i.e., avoid removal or reburial). With implementation of this standard requirement, which is incorporated as a Project design feature, no impact would occur.

GEOLOGY AND SOILS

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

- **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.)**

The Project site is not located within an established Alquist-Priolo Earthquake Fault Zone or designated Fault-Rupture Hazard Zone for surface fault rupture hazards. The Verdugo Fault, located approximately 1.5 miles to the northeast is the closest active fault, and the nearest Fault-Rupture Hazard Zone for active faults with evidence of surface rupture is the Hollywood-Raymond Fault, which is located approximately 2 miles southeast of the Project site. Based on any available geologic data, active or potentially active faults with the potential for surface fault rupture are not known to be located directly beneath or projecting toward the Project site. Therefore, the potential for surface rupture as a result of fault plane displacement during the design life of the Project is less than significant.

- **Strong seismic ground shaking.**

The Project site could be subject to strong ground shaking in the event of an earthquake originating along one of the faults listed as active or potentially active in the Southern California area. This hazard exists throughout Southern California and could pose a risk to public safety and property by exposing people, property, or infrastructure to potentially adverse effects, including strong seismic ground shaking. All structures would be designed in accordance with the International Building Code (IBC), 2010 California Building Code (CBC), applicable City codes and design recommendations found in the soils engineering report;⁵ to ensure safety in the event of an earthquake. Since Project construction is expected to commence in mid 2015, all structures would be designed to the 2013 CBC design standards.

5 City of Glendale, Safety Element, Summary of Hazards Map, Glendale, California (2003), Plate P-1.

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

- **Seismic-related ground failure, including liquefaction.**

Liquefaction is a seismic phenomenon in which loose, saturated, fine-grained granular soils behave similarly to a fluid when subjected to high-intensity ground shaking. Liquefaction occurs as a result of three general conditions: (1) shallow groundwater; (2) low-density, fine, clean sandy soils; and (3) high-intensity ground motion. Studies indicate that saturated, loose and medium dense, near-surface cohesionless soils exhibit the highest liquefaction potential, while dry, dense, cohesionless soils and cohesive soils exhibit low to negligible liquefaction potential. The Project site is not located within an area prone to liquefaction.⁶ The potential for liquefaction is very low. Therefore, impacts related to liquefaction would be less than significant.

- **Landslides.**

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

Threshold: Result in substantial soil erosion or the loss of topsoil.

Construction activity associated with Project development may result in wind and water driven erosion of soils due to grading activities if soil is stockpiled or exposed during construction. However, this impact is considered short-term in nature since the site would be covered with pavement and landscaping upon completion of construction activity. Further, as part of the Project, the applicant would be required to adhere to conditions under the National Pollutant Discharge Elimination System (NPDES) Permit set forth by the Regional Water Quality Control Board (RWQCB), and prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to be administered throughout Project construction. The SWPPP would incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts from water driven erosion during construction would be reduced to less than significant. In addition, the applicant would be required to adhere to SCAQMD Rule 403—Fugitive Dust, which would further reduce the impact related to soil erosion to less than significant.

6 City of Glendale, Safety Element, Summary of Hazards Map, Glendale, California (2003), Plate P-1.

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

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

Ground surface subsidence generally results from the extraction of fluids or gas from the subsurface that can result in a gradual lowering of the ground level. No regional subsidence as a result of groundwater pumping has been reported in Glendale area.⁷ Therefore, the potential for ground collapse and other adverse effects due to subsidence to occur on the Project site is considered low.

In order to minimize damage due to geologic hazards, Project design and construction would comply with applicable building codes including the IBC and CBC, and incorporate the recommendations presented in the soils engineering report prepared for the Project site. Therefore, impacts related to exposure to hazards including landslides, lateral spreading, subsidence, liquefaction and collapse would be less than significant.

Threshold: Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2001), creating substantial risks to life and property.

The natural soils underlying the Project site consists of gravel, sand, and silt. Such soils are typically in the low to moderately low range for shrink-swell (e.g., expansion). Additionally, in order to minimize damage due to geologic hazards, the design and construction of the Project would comply with applicable building codes including the IBC and CBC. Therefore, the potential for impacts related to expansive soil would be less than significant.

⁷ Earth Consultants International, Technical Background Report to the 2003 Safety Element (July 2003), 2-20.

Threshold: Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

The Project does not include the use of septic tanks or alternative wastewater disposal systems. The Project would be connected to the City of Glendale's wastewater system. Therefore, no impact would occur with the implementation of the Project. Consequently, impacts would be less than significant.

HAZARDS AND HAZARDOUS MATERIALS

Threshold: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

The Project involves the development of a mixed-use project with 180 residential units and 18,200 square feet of commercial space. Associated uses do not generally involve the routine use, transport, or disposal of significant amounts of hazardous materials; however, on-site support service, such as janitorial services, may involve the use of small amounts of hazardous materials.

A variety of state and federal laws govern the generation, treatment, and disposal of hazardous wastes. The Glendale Fire Department and Los Angeles County have the authority to inspect on-site uses and to enforce state and federal laws governing the storage, use, transport, and disposal of hazardous materials and wastes. In addition, Los Angeles County requires that an annual inventory of hazardous materials in use on site, as well as a business emergency plan, be submitted for an annual review, as required by Emergency Planning and Right-to-Know Act (SARA Title III) and Chapter 6.95 of the California Health and Safety Code. These requirements would be mandated according to state and federal law and are incorporated as Project design features. As such, potential impacts are considered to be less than significant.

Threshold: 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.

According to the California Department of Toxic Substances Control's (DTSC) EnviroStor Database, the Project site has not been listed as an environmental cleanup area, as a permitted hazardous waste facility and substance site (Cortese List).⁸ Hazardous material impacts typically occur in a local or site-specific context. Although other foreseeable developments within the area will likely increase the

⁸ Department of Toxic Control Substances Control (DTSC), EnviroStor Database. Available at: <http://www.envirostor.dtsc.ca.gov/public/>. Accessed on July 31, 2014.

potential to disturb existing contamination, the handling of hazardous materials would be required to adhere to applicable federal, state, and local requirements that regulate work and public safety. Therefore, impacts of the Project would not have the potential to create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts are considered less than significant.

Threshold: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school.

Columbus Elementary School is located 0.41 miles north of the Project site however; the Project would not emit hazardous emissions or handle hazardous materials. Therefore, no impact would occur.

Threshold: Be located on a site that is included on a list of hazardous materials sites compiled by Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.

The existing commercial building was constructed in 1966 and the existing 2-story residential building at 104 N. Kenilworth Avenue was constructed in 1953, prior to the 1970 ban on the use of asbestos and lead based paint, and the building may contain asbestos and/or lead based paint. Any asbestos found would be properly removed and abated as required by State law, specifically Title 22 of the California Code of Regulations (CCR), the California Health and Safety Code including the Hazardous Waste Control Law (HWCL).

According to the California Department of Toxic Substances Control's (DTSC) EnviroStor Database, the Project site has not been listed as an environmental cleanup area, a permitted hazardous waste facility or a substance site (Cortese List).⁹ Hazardous material impacts typically occur in a local or site-specific context. Although other foreseeable developments within the area will likely increase the potential to disturb existing contamination, the handling of hazardous materials would be required to adhere to applicable federal, state, and local requirements that regulate work and public safety. Therefore, impacts of the Project would not have the potential to create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts would be considered less than significant.

9 Department of Toxic Control Substances Control (DTSC), EnviroStor Database, accessed July 31, 2014, <http://www.envirostor.dtsc.ca.gov/public/>.

Threshold: **Be located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area.**

The Project site is neither located within an airport land use plan nor is it located within 2 miles of a public airport or public use airport. The closest public airport or public use airport to the Project site is the Burbank-Glendale-Pasadena (Bob Hope) Airport located approximately 6.0 miles to the northwest. Therefore, no impact would occur.

Threshold: **Be within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.**

The Project site is not within the vicinity of a private airstrip. Therefore, no impact would occur.

Threshold: **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.**

According to the City of Glendale Safety Element, Brand Boulevard, which is to the east of the Project site, is a City disaster response route, and Colorado Street, which is located south of the Project site, is a County evacuation route. These routes are the main thoroughfares to be used by emergency response services during an emergency and, if the situation warrants, the evacuation of an area. Implementation of the Project would neither result in a reduction of the number of lanes along these roadway segments in the Project area nor result in the placement of an impediment to the flow of traffic such as medians.

While construction of the Project would unlikely impede emergency traffic along West Broadway, the construction contractor would notify the City of Glendale Police and Fire Department, and City's Public Work Department of construction activities along and within the right-of-way of West Broadway; to allow emergency response teams to reroute traffic to an alternate route, if needed. Impacts would be less than significant.

Threshold: **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.**

The Project site and surrounding area are characterized by features typical of the urban landscape. The Project site is not contained within a fire hazard area as identified in the City of Glendale General Plan Safety Element. Additionally, landscaping plans do not include plantings of flammable brush, grass, or

trees on or adjacent to the site. Consequently, implementation of the Project would not result in the exposure of people or structures to hazards associated with wildland fires, and no impact would occur.

HYDROLOGY AND WATER QUALITY

Threshold: Violate any water quality standards or waste discharge requirements.

Otherwise substantially degrade water quality.

Demolition activities would result in the exposure of soils. However, the elevation of the exposed soils would be below the adjacent sidewalks. The exposed on-site soils would infiltrate rainwater during a storm event. During excavation and grading, contaminated soils may be exposed and/or disturbed; this could impact surface water quality through contact during storm events.

The applicant is required to satisfy all applicable requirements of the NPDES Program and Chapter 13.42, Storm Water and Urban Runoff Pollution Prevention Control and Standard Urban Storm Water Mitigation Plan (SUSMP) of the Glendale Municipal Code that are in effect at the time of Project construction to the satisfaction of the City of Glendale Public Works Department. These requirements include preparation of an SWPPP containing structural treatment and source control measures appropriate and applicable to the Project. The SWPPP will incorporate BMPs by requiring controls of pollutant discharges that utilize best available technology (BAT) economically achievable and best conventional pollutant control technology (BCT) to reduce pollutants. Examples of BAT/BCT that may be implemented during site grading and construction could include silt fences, sand bag barriers, and stabilization of the construction entrance/exit. Preparation of the SWPPP would be a requirement of the Project per city of Glendale requirements. Implementation of BMPs would ensure that Los Angeles RWQCB water quality standards are met during construction activities of the Project. Therefore, no impact during construction would occur. Consequently, impacts would be less than significant.

The Project would increase the intensity of activities on the site, including the potential deposition of pollutants generated by motor vehicle use on project roadways and parking areas, and the maintenance and operation of landscape areas. Storm water quality is generally affected by the length of time since the last rainfall, rainfall intensity, urban uses of the area, and quantity of transported sediment. Typical urban water quality pollutants usually result from motor vehicle operations, oil and grease residues, fertilizer/pesticide uses, human/animal littering, careless material storage and handling, and poor property management. The majority of pollutant loads are usually washed away during the first flush of the storm occurring after the dry-season period.

These pollutants have the potential to degrade water quality and may result in significant impacts. The quality of runoff from the Project site would be subject to Section 402(p) of the CWA under the NPDES program. Development projects are required by the Glendale Municipal Code to submit and implement a SUSMP containing design features and BMPs appropriate and applicable to the project. Applicable BMPs include the filtration of stormwater runoff through planters or equivalent landscape features. Once the onsite stormwater runoff is filtered it would be conveyed through the proposed curb and into the City storm drain system. Due to the size of the site and the Project design features, infiltration of stormwater would not occur. Potential water quality impacts of the Project would be less than significant through the implementation of the BMPs as specified in the NPDES Permit. Therefore, the potential for impacts related to water quality and stormwater discharge would be less than significant.

Threshold: 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 land uses for which permits have been granted).

Currently, the City utilizes water from Glendale Water & Power (GWP), which relies on some local groundwater supplies. Consequently, implementation of the Project would result in additional development that could indirectly require an increased use of groundwater through the provision of potable water by GWP; however, as discussed in **Section 4.10, Utilities and Service Systems**, of this EIR, the Project's water demand is within water projections. Groundwater to be consumed by the Project would be utilized according to current plans and projections of the GWP groundwater supplies. As a result, implementation of the Project would not substantially deplete groundwater supplies. In addition, the groundwater basins are governed by the California Superior Court decision, *City of Los Angeles vs. City of San Fernando, et al.*, and the Basin Watermaster is vested with the responsibility to monitor and account for any groundwater extraction within the Project area with sustainability as a goal. The Project would not extract groundwater on an operational basis. Consequently, impacts would be less than significant.

The Project site largely consists of impervious surfaces at this time and this would not change substantially with the development of the site. Further, the site is neither a designated groundwater recharge area nor serves as a primary source of groundwater recharge within the San Fernando or Verdugo Basins. Consequently, the potential for impacts related to groundwater extraction and recharge will be less than significant.

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

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.

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.

The Project site is developed and is served by an existing storm water collection and conveyance system. As a large portion of the site is covered with impervious surfaces at this time, the quantity of runoff would not change substantially with implementation of the Project. All runoff would continue to be conveyed via streets and gutters to storm drain locations around the site. As a result, the Project would not require any substantial changes to the existing drainage pattern of the site or the area, nor would it affect the capacity of the existing storm drain system. Furthermore, as discussed above, the Project site is less than one acre and would only need to meet minimum requirements for stormwater runoff control. The Project would however, filter onsite drainage through planters and ground landscaped areas prior to being conveyed into the City storm drain system around the site. Filtered stormwater runoff would be conveyed through the existing curb into the City storm drain system. In addition, in accordance with Glendale Municipal Code Chapter 13.42, Storm Water and Urban Runoff Pollution Prevention Control and Standard Urban Storm Water Mitigation Plan, a SUSMP containing design features and BMPs to reduce post-construction pollutants in storm water discharges would be submitted and implemented as part of the Project. Consequently, the potential for impacts are considered to be less than significant.

Threshold: **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.**

Place within a 100-year flood hazard area structures which would impede or redirect flood flows.

According to Federal Emergency Management Agency flood hazard maps, the Project site is not located within a 100-year flood zone; therefore, the Project would not place housing within a 100-year flood

hazard area or result in structures being constructed that would impede or redirect flood flows.¹⁰ The Project would not be subject to flooding, and, therefore, no impact would occur.

Threshold: 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.

There are seven dams located within the City of Glendale.¹¹ The nearest dam to the Project site is the Diederich Reservoir, located approximately 1.65 miles north of the Project site. According to the City of Glendale General Plan Safety Element, the Project is not located within the inundation zone of this dam or other dams located within the City or elsewhere.¹² Accordingly, the risk associated with flooding resulting from dam failure is considered less than significant.

Threshold: Create the potential for inundation by seiche, tsunami, or mudflow.

The Project site is not located downslope of any large bodies of water that could adversely affect the site in the event of earthquake-induced seiches, which are wave oscillations in an enclosed or semi-enclosed body of water. The Project site is not in coastal area. Therefore, tsunamis (seismic sea waves) are not considered a significant hazard at the site. Additionally, the Project site is not located near any hillside areas that could produce mudflows. Therefore, no impacts related to inundation by seiche, tsunami, or mudflow would result from implementation of the Project.

LAND USE AND PLANNING

Threshold: Conflict with any applicable habitat conservation plan or natural community conservation plan.

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

10 City of Glendale, General Plan Safety Element, (2003), p. 3-7.

11 City of Glendale, 2003. p. 3-7.

12 City of Glendale, 2003. Plate P-2.

MINERAL RESOURCES

Threshold: 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.

Threshold: 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.

The Project site and surrounding area are characterized by features typical of the urban landscape and include commercial and residential uses. The State Geologist has mapped the Glendale area for aggregate resources. According to Map 4-28 of the City of Glendale General Plan Open Space and Conservation Element, the Project site is located within a Mineral Resource Zone (MRZ)-3. MRZ-3 is defined as an area containing mineral deposits the significance of which cannot be evaluated from available data¹³ Since the Project site is disturbed and developed and no significant mineral deposits have been known to exist on the Project site or surrounding areas, no impact would occur.

NOISE

Threshold: For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The Project site is neither located within an airport land use plan nor is it located within 2 miles of a public airport or public use airport. The closest public airport or public use airport to the Project site is the Bob Hope Airport located approximately 6.0 miles to the northwest. Consequently, no impacts associated with excessive airport noise levels would result.

Threshold: For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels.

The Project site is not within the vicinity of a private airstrip. Consequently, no impacts associated with noise would result for employees or patrons of the Project.

¹³ City of Glendale, *General Plan*, Open Space and Conservation Element (1993), Map 4028, p. 4-44

TRAFFIC

Threshold: **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?**

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

UTILITIES AND SERVICE SYSTEMS

Threshold: **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.**

Under Section 401 of the CWA, the RWQCB issues NPDES permits to regulate waste discharged to “waters of the nation,” which includes reservoirs, lakes, and their tributary waters. Waste discharges include discharges of storm water and construction Project discharges. A construction project resulting in the disturbance of more than 1.0 acre requires a NPDES Permit. Construction projects are also required to prepare a SWPPP. In addition, the Project would be required to submit an SUSMP to mitigate urban storm water runoff. Prior to the issuance of building permits, the Project applicant would be required to satisfy the requirements related to the payment of fees and/or the provisions of adequate wastewater facilities. The Project would comply with the waste discharge prohibitions and water quality objectives established by the Los Angeles RWCQB. Therefore, no impact would occur.

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

No new sources of water supply, such as groundwater, are required to meet the Project’s water demand. Water serving the Project would be treated by existing extraction and treatment facilities, and no new facilities, or expansion of existing facilities, would be required. Therefore, no impact would occur.