glendale
Community Development

PROPOSED NEGATIVE DECLARATION

New 11-Unit Multi-Family Residential Project
1112-1118 North Columbus Avenue

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.	
Project Title/Common Name:	New 11-Unit Multi-Family Residential Project
Project Location:	1112-1118 North Columbus Avenue, Glendale, Los Angeles County
Project Description:	The applicant is requesting approval of the Design Review Board for the construction of a new 3-story,11-unit multi-family apartment building above a semi-subterranean garage with 25 parking spaces on a 11,490 SF project site, zoned R-1250 (High Density Residential). The project includes demolition of the three existing residential units and all other structures on site. The project includes common open space, private open space and landscaping. Development of the project requires Design Review Board approval for the design.
Project Type:	☒ Private Project ☐ Public Project
Project Applicant:	Brian Wickersham of AUX Architecture 2404 Wilshire Boulevard, Suite 12D Los Angeles, CA 90057
Findings:	The Director of Community Development, on **December 7, 2017**, after considering an Initial Study prepared by the Planning Division, found that the above referenced project would not have a significant effect on the environment and instructed that a Negative Declaration be prepared.
Mitigation Measures:	None.
Attachments:	Initial Study Checklist
Contact Person:	Philip Lanzafame, 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

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1.	**Project Title:** New 11-Unit Multi-Family Residential Project
2.	**Lead Agency Name and Address:** City of Glendale Community Development Department Planning Division 633 East Broadway, Room 103 Glendale, CA 91206
3.	**Contact Person and Phone Number:** Vilia Zemaitaitis, AICP, Senior Planner Tel: (818) 937-8180 Fax: (818) 240-0392
4.	**Project Location:** 1112-1118 North Columbus Avenue, Glendale, Los Angeles County
5.	**Project Sponsor's Name and Address:** Brian Wickersham of AUX Architecture 2404 Wilshire Boulevard, Suite 12D Los Angeles, CA 90057
6.	**General Plan Designation:** High Density Residential
7.	**Zoning:** R-1250 (High Density Residential) Zone
8.	**Description of the Project:** (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary support or off-site features necessary for its implementation.) The applicant is requesting approval for the construction of a new 3-story,11-unit multi-family apartment building above a semi-subterranean garage with 25 parking spaces on a 11,490 SF project site, zoned R-1250 (High Density Residential). The project includes demolition of the three existing residential units and all other structures on site. The project includes common open space, private open space and landscaping. Development of the project requires Design Review Board approval for the design.
9.	**Surrounding Land Uses and Setting:** *North:* Multi-family Residential Uses *South:* Multi-family Residential Uses *East:* Multi-family Residential Uses *West:* Multi-family Residential Uses
10.	**Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement).** None

11. Environmental Factors Potentially Affected:

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

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

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.

Vilia Zmaitaitis — December 4, 2017

Prepared by: — Date:

[signature] — 12/4/17

Reviewed by: — Date:

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

[signature] — 12/4/17

Director of Community Development: — Date:

12. Environmental Factors Potentially Affected:

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

A. AESTHETICS

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

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

No Impact. The project site is located within a heavily urbanized area of the City with relatively flat topography. No scenic vistas, as identified in the Open Space and Conservation Element (January 1993), exist within or in proximity to the project site. Therefore, no impacts to scenic vistas would result from project implementation.

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 Impact. The project will be reviewed by the Design Review Board in regards to the site planning, mass and scale, architecture, materials, and landscaping to ensure the project's design is compatible with the surrounding built environment. Impacts to visual character are anticipated to be less than significant given the project review processes, the location of the lot in a high density residential neighborhood, and existing two- and three-story, multi-family residential neighboring structures within the project vicinity.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. Day and nighttime lighting for the project would slightly increase as a result of the proposed project but would be similar to the existing multi-family uses within the

project vicinity. Because the surrounding area is already developed, a large portion of which is multi-family uses, less than significant impacts associated with lighting are anticipated as a result of the proposed project.

Mitigation Measures: No mitigation measures are required.

B. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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:	**Potentially Significant Impact**	**Less Than Significant Impact With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?				X
4. Result in the loss of forest land or conversion of forest land to non-forest use?				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

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

No Impact. There is no prime farmland, unique farmland, or farmland of statewide importance within or adjacent to the proposed project site and no agricultural activities take place on the project site. No agricultural use zone currently exists 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 proposed project site is located in an urbanized area developed with other buildings similar in use, scale, and style to the proposed structure. 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

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

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

Less Than Significant Impact. The South Coast Air Quality Management District (SCAQMD) adopted an updated air quality management plan (AQMP) in March 2017. The 2016 AQMP was prepared to comply with the federal and State Clean Air Acts and amendments; accommodate growth; reduce the high levels of pollutants in the South Coast Air Basin ("Basin"); meet federal and State air quality standards; and minimize the fiscal impact of pollution control measures on the local economy. It builds on approaches in the previous AQMP to achieve attainment of the federal ozone air quality standard. These planning efforts have substantially decreased exposure to unhealthy levels of pollutants, even while substantial population growth has occurred within the Basin.

The Southern California Association of Governments (SCAG) adopted the 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS). Projects that are consistent with the projections of population forecasts are considered consistent with the AQMP. Population within the City of Glendale in 2012 and 2040 was forecasted to be 193,200 and 214,000, respectively. The Project would generate approximately 21 net new residences, yielding far less than one percent of the anticipated increase in population. The Project would be consistent with the planned land uses and population growth for the City and would not conflict with the AQMP. Therefore, impacts would 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 California Emissions Estimator Model (CalEEMod version 2016.3.2) was used to estimate air quality impacts during the construction and operation stages of the project. Results from the model indicate that the proposed project would not exceed thresholds for construction, area, or operational impacts. A summary of the results are attached. No significant impacts are anticipated. Based on the model run, construction of the project would not exceed the SCAQMD thresholds of significance for construction.

Area sources emissions would be generated during the consumption of natural gas for space and water heating devices, by natural gas fireplaces, and during the operation of gasoline-powered landscape maintenance equipment and use of consumer products (e.g., hair spray, deodorants, lighter fluid, air fresheners, automotive products, and household cleaners). Mobile source emissions would be generated by the motor vehicles traveling to and from the project site.

Area and mobile source emissions were estimated using California Emissions Estimator Module (CalEEMod version 2016.3.2). The project's land uses were entered into the model to estimate area source emissions. It was assumed that all buildings would combust natural gas. Based on the California Emissions Estimator Module (CalEEMod version 2016.3.2) model run, the project would not exceed the SCAQMD thresholds of significance for construction or operations. Therefore, no significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. As indicated in the air quality model run described above, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant. No significant impacts would occur.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact. As indicated in the model run performed for this project, no construction or operational impacts are anticipated. Therefore, the project would not expose sensitive receptors to a substantial pollutant concentration; impacts are considered less than significant.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. Construction activity associated with the proposed project may generate detectable odors. However, any detectable odors would be associated with initial construction and would be considered short-term. Significant long-term odor impacts are not anticipated to occur from the project since it is a residential use. No significant impacts would occur.

Mitigation Measures: No mitigation measures are required.

D. BIOLOGICAL RESOURCES

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

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

No Impact. The proposed project is located in an area that has been heavily urbanized for many years. No natural vegetation exists onsite or adjacent to the site. No wildlife species other than those which can tolerate human activity and/or are typically found in urban environments are known to exist onsite. These human-tolerant species are neither sensitive, threatened, nor endangered. Implementation of the project would not result in any 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. The site does not provide suitable habitat for endangered or rare species. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The proposed project is located in an area that has been highly urbanized for many years. No riparian habitat and/or other sensitive natural communities are present within the vicinity, and no such areas are present onsite or adjacent to the project site. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

3) ***Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

No Impact. The proposed project is located in an area that has been heavily urbanized for many years. No federally protected wetlands are present within the vicinity, and no such areas are present onsite or adjacent to the project site. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

4) ***Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?***

No Impact. The proposed project is located in an area that has been urbanized for many years and has been substantially modified by human activity. All lots surrounding the subject property have been developed. Implementation of the proposed project will not interfere with the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The proposed project lies within an area that has been heavily urbanized for many years. No protected biological resources are present onsite, as the subject lot and the surrounding area are developed with a variety of multi-family housing as well as some single-family residences. Similarly, there are no indigenous trees, as defined pursuant to Chapter 12.44 of the Glendale Municipal Code (GMC), located on or within 20 feet of the project site. Implementation of the

proposed project will not conflict with any local policy designed to protect biological resources. No impacts would occur.

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 to include the project site. Therefore, the project would not conflict with any such plans. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

E. CULTURAL RESOURCES

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

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

Less Than Significant Impact. The project site is currently developed with five detached buildings, featuring a total of three residential dwelling units and corresponding parking garages, located at 1112 and 1118 North Columbus Avenue. The property addressed as 1112 N. Columbus Avenue features two residential units: one 1,012 SF unit constructed in 1941 and one 881 SF unit constructed in 1948 and added to in 1956. The 904 SF single family residential dwelling located at 1118 N. Columbus was constructed in 1922. The existing residences are not currently listed on the Glendale Register of Historic Resources, the California Register of Historic Resources or the National Register of Historic Places. A Historic Resource Assessment was prepared for 1118 N. Columbus Avenue (Exhibit 2). The study concluded that, based on the relevant historic contexts and an analysis of the eligibility criteria and integrity thresholds for listing in the various historical registers, the property and its Craftsman bungalow are not eligible for historic designation at the national, state, or local levels, due to its altered condition and the fact that it retains few character-defining features of its original Craftsman architecture. Therefore, demolition of the existing buildings would not be considered a significant impact.

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 project site has already been developed and disrupted. Any archaeological resources, which may have existed at one time (on or beneath the site), have likely been previously disturbed. Nonetheless, construction activities associated with project implementation would have the potential to unearth undocumented resources. In the event that archaeological resources are unearthed during project subsurface activities, all earth-disturbing work within a 100-meter radius must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. With implementation of this standard requirement, no significant impact is anticipated.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. The project site has already been subject to disruption and development. Any superficial paleontological resources which may have existed at one time on the project site have likely been previously unearthed by past development activities. Nonetheless, there is a possibility that paleontological resources may exist at deep levels and could be unearthed with implementation of the proposed project. In the event that paleontological resources are unearthed during the proposed project-related subsurface activities, all earth-disturbing work within a 100-meter radius must be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. With implementation of this standard requirement, no significant impact is anticipated.

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

F. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
2. Result in substantial soil erosion or the loss of topsoil?			X	
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
4. Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?			X	
5. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

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

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

Less Than Significant Impact. The project site is not within an established Alquist-Priolo Fault Zone for surface fault rupture hazards, according to the City's Safety Element (August 2003). Based on the available geologic data, active or potentially active faults with the potential for surface fault rupture are not known to be located directly beneath or projecting toward the project site. Based on these considerations, the potential for surface ground rupture at the subject site is considered low. Therefore, impacts from the rupture of a seismic fault are considered to be less than significant.

Mitigation Measures: No mitigation measures are required.

ii) Strong seismic ground shaking?

Less than Significant Impact. The project site could be subject to strong ground shaking in the event of an earthquake originating along one of the faults listed as active or potentially active in the Southern California area. This hazard exists throughout Southern California and could pose a risk to public safety and property by exposing people, property, or infrastructure to potentially adverse effects, including strong seismic ground shaking. Compliance with applicable building codes would

minimize structural damage to buildings and ensure safety in the event of a moderate or major earthquake. Therefore, impacts related to strong seismic ground shaking would be less than significant.

Mitigation Measures: No mitigation measures are required.

iii) Seismic-related ground failure, including liquefaction?

No Impact. As identified in the City of Glendale General Plan Safety Element, the project site is not located within a mapped liquefaction hazard zone. Therefore, no impacts related to liquefaction would occur.

Mitigation Measures: No mitigation measures are required.

iv) Landslides?

No Impact. As identified in the City of Glendale General Plan Safety Element, the project site is not located within a mapped landside hazard zone. Therefore, no impacts related to landslides would occur.

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

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

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

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 soil around the project site is generally Hanford Sandy Loam that can be characterized as well-drained soils found on nearly level topography. Hanford Sandy Loam has a low shrink-swell potential because it is well drained and moderately permeable.

Compliance with the Uniform Building Code (UBC) would serve to further reduce impacts to less than significant levels.

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 proposed project site is currently connected to the City's sewer system. No septic tanks will be utilized as part of the project. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

G. GREENHOUSE GAS EMISSIONS

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

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

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

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

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. GHG as defined under AB 32 includes: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. AB 32 requires the California Air Resources Board (CARB), the State agency charged with regulating statewide air quality, adopt rules and regulations that would achieve greenhouse gas emissions equivalent to statewide levels in 1990 by 2020 by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in

these regions can be relieved of certain review requirements under CEQA. The Southern California Association of Governments (SCAG) has prepared the region's Sustainable Communities Strategy (SCS), which is part of the Regional Transportation Plan (RTP). Glendale has an adopted Greener Glendale Plan which meets regional greenhouse gas reduction targets, as established by SCAG and adopted by the ARB. The Greener Glendale Plan uses land use development patterns, transportation infrastructure investments, transportation measures and other policies that are determined to be feasible to reduce GHG.

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

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

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

Since this Project is consistent with Greener Glendale Strategies to reduce GHGs and the SCS prepared by SCAG consequently, this project would result in a less than cumulatively considerable impact on 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

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or				X

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
disposal of hazardous materials?				
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project site?				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project site?				X
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact. The project involves the development of residential uses. Such uses do not generally involve the routine use, transport, or disposal of significant amounts of hazardous materials. No new hazardous materials will be generated at the site. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. Development of the project site will require the demolition of the existing structures, constructed between 1922 and 1956. Structures constructed, repaired or remodeled between 1930 and 1981 have the potential of containing Asbestos Containing Building Materials. In addition, buildings constructed prior to 1978 may contain lead based paints. Testing and removal of lead-based paints is subject to regulation established by the Environmental Protection Agency (EPA). The proposed project could 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. As such, the existing structures are required to be tested

in accordance with applicable rules and regulations and remediated accordingly prior to demolition. The project would be required to comply with all applicable rules established by the SCAQMD, including Rule 403 and 402, during the construction phase of the project that would prevent dust from migrating beyond the project site. Compliance with the applicable rules and regulations would ensure that significant impacts are reduced to a less than significant level.

Mitigation Measures: No mitigation measures are required.

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

No Impact. There are no existing or proposed schools located within one-quarter (0.25) mile from the project site. Glendale Montessori Elementary School is the closest school, and it is located 0.3 miles from the project site. Furthermore, the project would not emit any new hazardous emissions or handle hazardous materials since residential uses are proposed. No impact would occur.

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

6) ***For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project site?***

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

Mitigation Measures: No mitigation measures are required.

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

No Impact. There is no "City Disaster Response Route" located on any streets adjacent to the project site. The nearest designated street is Brand Boulevard, as identified in the City of Glendale General Plan Safety Element (August 2003). The proposed project does not involve any changes to Brand Boulevard and Glenoaks Boulevard, which are the closest City Disaster Response Routes to the project site, nor would the project result in the alteration of an adopted emergency response plan or evacuation plan. As such, no impacts to emergency response plans or emergency evacuation plans would occur as a result of the proposed project.

Mitigation Measures: No mitigation measures are required.

8) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Mitigation Measures: No mitigation measures are required.

I. HYDROLOGY AND WATER QUALITY

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

1) ***Violate any water quality standards or waste discharge requirements?***

Less Than Significant Impact. Under Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency (EPA) has established regulations under the National Pollutant Discharge Elimination System (NPDES) program to control direct storm water discharges. In City of Glendale, the Los Angeles Regional Water Quality Control Board (RWCQB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant discharges that include construction activities. Implementation of the proposed project will require compliance with all the NPDES requirements including the submittal and certification of plans and details showing both construction and post-construction Best Management Practices (BMPs) that are integrated into the design of the project. The submittal of a Standard Urban Stormwater Mitigation Plan (SUSMP), as approved by the City Engineer, will also be required to be integrated into the design of the project. Therefore, implementation of the proposed project is not expected to violate any water quality standards or waste water discharge requirements since the project will be required to comply with applicable permitting requirements. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

2) ***Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?***

Less Than Significant Impact. The proposed project does not involve additions or withdrawals of groundwater. The amount of hardscape proposed on the project site would be more than the current on-site conditions, but will be similar to other multi-family development in the area. The project will provide 2,902 square-feet of landscaped open space. The proposed project would not significantly interfere with the recharge of local groundwater or deplete the groundwater supplies. No significant impacts would occur as a result of the proposed project.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. The project site is situated on a flat lot and developed with five detached residential buildings. Water that falls on the site either is absorbed into the ground on-site or is directed to North Columbus Avenue. These conditions would not change substantially with project implementation. The project will not alter the course of a stream or river, since no river or stream is located on the site nor would the project result in a substantial increase in runoff. Impacts to drainage patterns would 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 project would not alter the course of a stream or river. Flood hazards due to heavy precipitation can result in inundation of developed areas due to overflow of nearby stream courses or from inadequate local storm drain facilities, if not sized to accommodate large storm events. The amount of surface runoff would increase as a result of the project; however, the increase would not be substantial. In addition, no Federal Emergency

Management Agency (FEMA)-designated flood zones are located within the project site as indicated in the City of Glendale General Plan Safety Element (August 2003). Therefore, flooding impacts would 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. Please refer to Response I-3 above. The amount of impervious surfaces would increase resulting in an increase in runoff from the site; however, the increase would not be substantial. Impacts from runoff as a result of the proposed project are anticipated to be less than significant.

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

7) ***Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?***

No Impact. According to Federal Emergency Management Agency flood hazard maps, the project site is not located within a 100-year flood zone; therefore, the proposed project would not place housing within a 100-year flood hazard area or result in structures being constructed that would impede or redirect flood flows. The proposed project would not be subject to flooding, and, therefore, no impact would occur.

Mitigation Measures: No mitigation measures are required.

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

No Impact. As indicated in Response I-7 above, the project site is not located within a 100-year floodplain or other flood hazard area, as shown on the latest FEMA Flood Insurance Rate Map. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

9) ***Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?***

No Impact. According to the City of Glendale General Plan Safety Element, the proposed project is not located within the inundation zone. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The project site is not within a coastal area. Therefore, tsunamis (seismic sea waves) are not considered a significant hazard at the site. In addition, the project site is not located downslope of any large bodies of water that could adversely affect the site in the event of earthquake-induced seiches, which are wave oscillations in an enclosed or semi-enclosed body of water. Therefore, no impact related to inundation by seiche, tsunami, or mudflow would result from implementation of the proposed project.

Mitigation Measures: No mitigation measures are required.

J. LAND USE AND PLANNING

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

1) Physically divide an established community?

No Impact. The project site is currently developed with a single-story single-family dwelling and garage on the northerly lot (1118 N. Columbus Avenue), and two detached, single-story residential units and garages on the southerly lot (1112 N. Columbus Avenue); all existing structures are to be demolished as part of the project. The proposed project involves the development of a new, 3-story, 11-unit multi-family residential building. The net total number of dwelling units on-site will be eight. The project complies with all of the development standards for the R-1250 zone, including density, setbacks, height, parking, open space and landscaping. The project site is surrounded by primarily 2- and 3-story multi-family residential structures (low to high density). Located just north of State Route 134 (SR-134) between Central Avenue and Pacific Avenue, the project site is in close proximity to downtown, an area that contains high-rise office, commercial, and mixed-use developments, as well as the commercial corridors along Central and Pacific Avenues. The proposed project is consistent with the development pattern in the area and the permitted zoning, and compatible with the other buildings. No established community would be divided as a result of the project. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The zoning designation on the project site is R-1250 (High Density Residential) Zone and the General Plan designation is High Density Residential. The proposed project complies with the Land Use Element of the General Plan, as well as the zoning standards including density, height, setbacks, landscape/open space, and parking. No variances are proposed. As a result, no significant impacts associated with applicable land use plans and policies would occur.

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 project site or vicinity. As such, the implementation of the proposed project could not conflict with any such plans. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

K. MINERAL RESOURCES

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

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

No Impact. The project site located in an area that is completely urbanized for many years and is not within an area that has been identified as containing valuable mineral resources, as indicated in the City's Open Space and Conservation Element (January 1993). Therefore, development within the project site would not result in the loss of availability of a known mineral resource. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

2) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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

Mitigation Measures: No mitigation measures are required.

L. NOISE

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

Would the project:	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 project involves the construction of an 11-unit multi-family development. This type of use is permitted on the subject site. Surrounding land uses include single-family and multi-family uses. As shown in the City's Noise Element, the project site is located below the 60-65 dB noise contours. The new project would be constructed to reduce interior noise to acceptable levels. While the proposed building will produce a more intensive use than the existing condition, it is not anticipated to generate noise in excess of the limits contained in the Noise Element. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. Excessive groundborne vibration is typically associated with activities such as blasting used in mining operations, or the use of pile drivers during construction. The project would not require any blasting activities and any earth movement associated with project construction is not anticipated to require pile driving. Structural support required for the development of the project would be installed by drilling bore holes, installing steel I-beams, and grouting with concrete. Therefore, the project is not expected to generate excessive groundborne vibration or groundborne noise levels. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. As indicated in Response L-1 above, significant noise impacts are not anticipated to result from the long-term operation of the proposed project.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. Short-term noise impacts could occur as a result of construction activities. All development within the project site will be required to comply with the City of Glendale Noise Ordinance (Municipal Code Chapter 8.36) which prohibits construction activities to between the hours of 7:00 p.m. on one day and 7:00 a.m. of the next day or from 7:00 p.m. on Saturday to 7:00 a.m. on Monday or from 7:00 p.m. preceding a holiday. Compliance with the City's noise ordinance would ensure that noise impacts will 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. The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The project site is not within the vicinity of a private airstrip. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

M. POPULATION AND HOUSING

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

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

No Impact. The proposed project involves the development of a new, 11-unit multi-family project, following the demolition of the three existing residential units; there will be a net increase of eight residential dwelling units. The subject site is zoned R-1250 with a General Plan Land Use Designation of High Density Residential. The subject site is surrounded by other multi-family residential buildings, and will be served by existing roadways and infrastructure. The project is

consistent with the zoning and land use designation of the area and, therefore, is not considered growth inducing. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The project involves the construction of an 11-unit multi-family residential development. Three existing housing units will be removed as part of the project. When completed, the project will provide a net increase of eight additional units. No impacts are anticipated due to the housing unit increase.

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

No Impact. The project involves the demolition of the three existing residential units and the development of a new 11-unit multi-family dwelling project. The net total number of dwelling units on-site will be eight. As of October 5, 2017, the three existing units are fully occupied and according to the submitted Environmental Information Application, a total of six residents reside within the units. The applicant will be required to comply with the "Just Cause Eviction" ordinance (GMC Chapter 9.30), which will be monitored by the City's Community Development Housing staff. No impacts would occur.

Mitigation Measures: No further mitigation measures are required.

N. PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

1) ***Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:***

a) Fire protection?

Less Than Significant Impact. The City of Glendale Fire Department (GFD) provides fire and paramedic services to the project site. The nearest fire station is Station No. 26, located at 1145 North Brand Boulevard Street, which is approximately 0.5 miles from the project site. The project will be required to comply with the Uniform Fire Code, including installation of fire sprinklers for the new dwelling units, and to submit plans to the Glendale Fire Department at the time building plans are submitted for approval. Impacts to fire protection are anticipated to be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Police protection?

Less Than Significant Impact. The Glendale Police Department (GPD) provides police services to the project site. The nearest police facility is located at 131 North Isabel Street, which is about 1.7 miles from the subject property. The proposed project will add a net gain of eight residential dwelling units to the area, as well as the people who will live in these units. The site is located in an urban, developed area of the City. The additional population that this project will bring is anticipated to have less than significant impact to Police services.

Mitigation Measures: No mitigation measures are required.

c) Schools?

Less Than Significant Impact. Section 65995 of the Government Code provides that school districts can collect a fee on a per square foot basis for new residential units or additions to existing units to assist in the construction of or additions to schools. Such fee will be collected prior to the issuance of a building permit. Payment of these fees under the provisions of Government Code Section 65995.5 reduces impacts that could occur as a result of the project to less than significant levels.

Mitigation Measures: No mitigation measures are required.

d) Parks?

Less Than Significant Impact. The proposed project would not involve the development or displacement of a park. The subject property and surrounding area is zoned for high density multi-family residential development and was not planned for use as a park. The project would provide landscape areas/open space in the front, side and rear yards, as well as within private rooftop terraces, which will fulfill the landscape/open space requirement per the R-1250 zoning requirements. The project features a total of 2,401 SF of common open space (2,200 SF required; 200 SF per residential unit), 2,575 SF of private open space (440 SF required; 40 SF per unit); 2,902 SF of landscaping (2,873 SF required; 25% of lot area), and 1,121 SF of additional common open space for the density bonus per GMC 30.31.020.A.7 (1,100 SF additional open space required; 900 SF plus 20 SF for each additional foot of lot width exceeding 90 feet). The proposed project would not result in a significant contribution to additional need for parks due to the minimal net increase of new dwelling units. Additionally, the proposed project would be subject to the park and library development impact fees. Such fees will be collected prior to the issuance of development permits. Impacts to parks are anticipated to be less than significant.

Mitigation Measures: No mitigation measures are required.

e) Other public facilities?

Less Than Significant Impact. The project site is presently developed with three multi-family residential units. Development of the site will result in a net increase of eight residential units. The lots surrounding this site are developed with similar or larger multi-family residential buildings, with

the exception of a one remaining single-family residence. Public facilities are located within close proximity and walking distance of the project site, the main one being Palmer Park. Palmer Park (610 East Palmer Avenue) features approximately 2.8 acres of park area that include a basketball court, children's play area, picnic areas and wading pool, and is less than a quarter (1/4) mile away from the project site. The additional dwelling units that this project will provide can be adequately served by existing public facilities. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

O. RECREATION

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

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

Less Than Significant Impact. The project, as proposed, is consistent with the Land Use Element, which designates the project site as high density residential. The potential demand for new parks, or increased maintenance and additional improvements at existing parks, would be minimal due to the small net increase of new residential dwelling units. The incremental increase of residents to the city occupying the project's 11 units (net increase of eight from the existing condition) will not substantially increase the use of the City's community parkland such that any noticeable impact on the community parks within the city will occur.

In addition, pursuant to Section 4.10 of the G.M.C., the applicant will be required to pay public use facilities development impact fee. Therefore, the proposed project is not anticipated to result in significant impacts associated with the demand of existing park facilities.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. As indicated in Response O-1 above, the project is not anticipated to significantly increase the demand on existing parks. No significant impacts to recreation resources are anticipated with implementation of the proposed project.

Mitigation Measures: No mitigation measures are required.

P. TRANSPORTATION/TRAFFIC

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

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

Less than Significant Impact. There would be an increase in day-time traffic as a result of the construction activities. However, this increase is not considered substantial since the construction phase is short-term, approximately 18 months.

The proposed project would result in a net increase of eight residential units above the current conditions and therefore, would result in a slight increase in the number of vehicles using the area streets. However, this increase is anticipated to create a less than significant impact because roadway capacity is adequate to accept the additional daily trips.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact. As discussed above in Response P-1, the proposed project is not anticipated to result in any significant increase in traffic on the area roadway network. Therefore, impacts 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?***

No Impact. The project site is not located within an airport land use plan or within the vicinity of a private air strip. No impacts on air traffic patterns would occur.

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

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

No Impact. The Los Angeles County Metropolitan Transportation Authority and Glendale Beeline provide bus service within the City of Glendale. The proposed project would not conflict with any adopted policies, plans, or programs regarding alternative transportation, since no changes to the existing transportation policies, plans, or programs are proposed. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Q. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and this is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section			X	

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				

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

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

Less Than Significant Impact. No known tribal resource is located on the Project site. In the event that resources are unearthed during project subsurface activities, all earth-disturbing work must be temporarily suspended or redirected until NAHC has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. With implementation of this standard requirement, no significant impact is anticipated.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact. As mentioned previously, the Project site has been disturbed and excavated in the past and is currently developed with the residential uses. No known burial sites exist within the vicinity of the Project site and surrounding area. Thus, the potential for impact on known human remains or a resource determined to be significant by a California Native American tribe is low. No resources have been identified on the Project site pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. No significant impact to tribal cultural resource is anticipated. As such, impacts would be less than significant.

R. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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. Under Section 401 of the Clean Water Act (CWA) the Regional Water Quality Control Board (RWQCB) issues National Pollutant Discharge Elimination System (NPDES) permits to regulate waste discharged to "waters of the nation," which includes reservoirs, lakes and their tributary waters. Waste discharges include discharges of stormwater and construction project discharges. In addition, the project will be required to submit a Standard Urban Stormwater Mitigation Plan (SUSMP) to mitigate urban storm water runoff. Prior to the issuance of building permits, the project applicant will be required to satisfy the requirements related to the payment of fees and/or provisions of adequate wastewater facilities. Because the project will comply with the waste discharge prohibitions and water quality objectives established by the RWQCB, impacts are considered to be less than significant.

Mitigation Measures: No mitigation measures are required.

2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. The proposed project would result in an increase of eight new residential dwelling units. However, this net increase of eight units is not anticipated to substantially increase the demand for new water or wastewater treatment facilities or the need to expand existing facilities. The project site is presently served by existing facilities. No impacts are anticipated.

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?***

No Impact. As indicated in Response R-2 above, the project involves a net increase of eight residential dwelling units. However, this increase is not expected to substantially increase the demand for new storm water drainage facilities or the need to expand existing facilities or the construction of new facilities. In addition, the project is consistent with the density accounted for in the Zoning Code and the General Plan. No impacts would occur.

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 project involves the construction of an 11-unit multi-family residential development. Landscaping for the project will require the use of drought tolerant plantings and the existing lawns would be removed. In addition, the current building code requires the use of low flow plumbing fixtures and fittings that will be much more efficient than that of the existing housing currently on the project site. Consequently, this impact is considered 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?***

No Impact. See response provided under Section R-2.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. Solid waste generation is expected to increase during the construction phase of the project, as well as when the future residents move into the residential units. However, the existing solid waste system would be sufficient to accommodate wastes generated during construction. No significant impacts to solid waste facilities are anticipated to occur as a result of the proposed project.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The proposed project will comply with all federal, state, and local statutes and regulations relating to solid waste. All construction debris will be disposed of according to applicable federal, state, and local statutes. No impacts would occur as a result of the proposed project.

Mitigation Measures: No mitigation measures are required.

S. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

No Impact. The proposed project is located in a developed and highly urbanized area. No impacts are anticipated to occur to the quality of the environment, fish or wildlife habitats, fish or wildlife populations, plant or animal communities, or to rare, threatened or endangered plant and animal species as a result of the proposed project. No significant impacts would occur.

2) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact. Development of the proposed project will not substantially increase traffic, nor would it result in a substantial increase in population. The project is consistent with the allowable density in the R-1250 zoning district and the General Plan. Public facilities are available to accommodate the slight increase in usage due to the increase in area population.

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

Less Than Significant Impact. Development of the proposed project would not create direct and indirect adverse effects on humans. Many of the less than significant impacts that were identified are considered short-time effects and no significant impacts are anticipated.

13. Earlier Analyses

None

14. Project References Used to Prepare Initial Study Checklist

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

1. Environmental Information Form application and materials submitted on October 5, 2017.
2. "1118 N Columbus Avenue, Glendale, California, Historic Resource Assessment", prepared by Historic Resource Group, dated October 12, 2016
3. The City of Glendale's General Plan, Open Space and Conservation Element, January 1993.
4. The City of Glendale's General Plan, Safety Element, August 2003.
5. The City of Glendale's Municipal Code, as amended.
6. "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.
7. Public Resources Code Section 21000 et seq and California Code of Regulations, Title 14 Section 15000 et seq.
8. *"CEQA Air Quality Handbook,"* April, 1993, South Coast Air Quality Management District.
9. *"CEQA Air Quality Analysis Guidance Handbook*," updated October 2003, South Coast Air Quality Management District.
10. The City of Glendale's General Plan, Noise Element, May 2007
11. The City of Glendale's General Plan, Recreation Element, April 1996
12. California Emissions Estimator Module (CalEEMod version 2016.3.2) Report