

ADDENDUM TO MITIGATED NEGATIVE DECLARATION REVISIONS TO THE ADVERTISING SIGNAGE OVERLAY ZONE (ASOZ)

The Advertising Signage Overlay Zone (ASOZ) is located in areas of the City designated Downtown Specific Plan (DSP) and within the boundaries of the Central Glendale Redevelopment Project Area, and specifically covering those commercial areas commonly known as The Americana at Brand and Galleria I and Galleria II shopping malls.

The existing ASOZ area is bounded by West Broadway to the north, South Brand Boulevard to the east, Colorado Street to the south and South Columbus Street to the west.

INTRODUCTION

On March 23, 2010, the City Council approved the ASOZ and adopted a Final Mitigated Negative Declaration (MND) for the project. Council's approval included both zone text and map amendments. Specifically, Glendale Municipal Code Chapter 30.26 Advertising Signage Overlay Zone (ASOZ) was added and which established criteria by which a geographic area could be designated as an ASOZ as well as certain regulations for signs allowed by the ASOZ. The City's zone map was also amended to place the overlay zone on the Galleria and Town Center districts of the Downtown Specific Plan (DSP) and identified areas where ASOZ signs could be installed.

In 2013, the City Council approved minor amendments to the text of the ASOZ as well as the City's zone map to allow certain additional permitted sign types and locations. In connection with these amendments, the City prepared an addendum to the MND that determined that no new or different environmental effects would occur as a result of the adoption of the amendments, and that the 2013 minor amendments consisted of minor technical changes to the MND (2013 Addendum).

The current proposal is to further amend the text of the ASOZ to allow animated signs to be ground signs and marquee signs and to allow them to be ASOZ non-accessory signs. The purpose of this addendum (2022 Addendum) is to evaluate the proposed revisions.

DISCUSSION OF PROJECT CHANGES

Previously approved project

The ASOZ establishes criteria by which a geographic area could be designated as an ASOZ and contains certain regulations for signs allowed by the ASOZ. These regulations initially included that only "ASOZ accessory signs" be permitted. ASOZ regulations required these signs to be wall signs and prohibited animated signs and the use of light emitting diodes (LED).

The ASOZ was revised in 2013 to permit both "ASOZ accessory signs" and "ASOZ nonaccessory signs" of a variety of signage types, including wall signs, animated signs, banner signs, ground signs, and marquee signs — all of which were located at existing approved sign locations. These regulations also included applicable size, material, and location criteria for each sign type.

Proposed project

The requested amendments to the ASOZ sign regulations include.

- Expand the types of signs that can be animated signs to include freestanding signs and marquee signs, in addition to the currently allowed wall signs — all of which are at existing sign approved locations within The Americana at Brand.
- Expand the types of signs that can be "ASOZ non-accessory signs" to include freestanding signs and marquee signs, in addition to the currently allowed wall signs.
- Add a definition of freestanding sign.
- Amend regulations for animated signs to allow the for moving images.
- Amend and clarify maximum size standards for freestanding signs.
- Amend and clarify maximum size standards for marquee signs.

State CEQA Guidelines

Pursuant to Title 14 of the California Code of Regulations (CCR) Section 15162, Subsequent Negative Declarations, subsection (a), when a negative declaration has been adopted for a project, no subsequent negative declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects,
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous negative declaration; or
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous negative declaration;

Section 15164 of Title 14 CCR allows for the preparation of an addendum to the previously adopted Mitigated Negative Declaration if some changes are necessary but none of the conditions described in Section 15162 calling for the preparation of a subsequent negative declaration have occurred.

This Addendum concludes that the proposed zone text amendment will not result in any of the circumstances requiring a subsequent or supplemental MND to be prepared because.

- (1) No substantial changes are proposed, or have occurred, in the approved project, which will require major revisions to the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- (2) No substantial changes are proposed or have occurred with respect to the circumstances under which the project is undertaken that will require major revisions of the previously adopted MND or 2013 Addendum due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- (3) No new information as defined by Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 related to the approved project results in any new or more severe significant effects not discussed or shown in the previously adopted MND or 2013 Addendum.

ENVIRONMENTAL ANALYSIS

Aesthetics

As analyzed in Section A of the MND and the 2013 Addendum, significant impacts to aesthetics are identified and mitigation measures were incorporated into the project to reduce these impacts to less than significant levels. Currently proposed amendments to the ASOZ would allow the existing freestanding signs and marquee signs to be animated signs and allow those existing signs to be non-accessory signs — meaning they will be permitted to advertise goods and services not accessory to the site where the signs are located.

Scenic vistas in the City are limited to long distance views along the major north/south streets toward the Verdugo Mountains, San Gabriel mountains and San Rafael Hills and the ridgelines of those mountains. The proposed text amendment provides standards for the existing free standing signs that restricts their size to no more than 40 square feet and restricts the locations of such signs to be at least 50 feet from such street right-of-ways. It will also restrict the locations of marquee signs to be not visible from a street right-of-way (which is already the existing condition) if the marquee is animated such that it contains a sequence of progressive changes of parts by either action or motion. The freestanding signs and marquee signs are not (and will not) be readily visible from such streets, and north/south street corridor vistas would not be adversely impacted because these signs are internal to the existing Americana at Brand site.

The ASOZ overlay can only be located in the Downtown Specific Plan area, within the boundaries of the Central Glendale Redevelopment Area and must be devoted to intense retail, restaurant and theater uses containing a minimum of 1 square feet of gross area of those uses. Given the development parameters prerequisite to application of an ASOZ, the project will not damage scenic resources, including trees or rock outcroppings as there are none within or in the vicinity of the Project. Further, the City does not contain a state scenic highway and, therefore, the project will not damage historic buildings within a scenic highway.

Additionally, there are currently no historic buildings located within the ASOZ. The City has no zoning or other regulations which govern scenic quality. Accordingly, the text changes proposed would not degrade the visual character or quality of the site, particularly given constraints on the sizes and locations of the signs and the existing ASOZ standard for animated signs that requires maximum brightness levels not exceed ambient light levels. The proposed text amendment enabling freestanding and marquee signs to be animated would require compliance with these standards. As a result, no new source of light or glare would adversely affect day or nighttime views. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Agricultural and Forestry Resources

As analyzed in Section B of the MND and the 2013 Addendum, no impacts to agricultural resources are identified and no mitigation measures are required. Furthermore, the ASOZ regulations are intended to apply to certain densely developed commercial areas within the City, where no forest land or timberland exists. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Air Quality

As analyzed in Section C of the MND and the 2013 Addendum, no significant impacts to air quality are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents. Here, the proposed modifications to the ASOZ standards to not expand the number or location of signs and therefore do not involve construction activities that might impact air quality.

Biological Resources

As analyzed in Section D of the MND and the 2013 Addendum, no impacts to biological resources are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents because there are no biological resources within the project area.

Cultural Resources

As analyzed in Section E of the MND and the 2013 Addendum, no impacts to cultural resources are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents because there are still no cultural resources identified within the project area.

Energy

Pursuant to Appendix D of the State CEQA Guidelines, a project could have a potentially significant impact due to the wasteful, inefficient, or unnecessary consumption of energy resources, or due to a conflict with a state or local plan for

renewable energy or energy efficiency. The project proposes amendments to existing ASOZ signage regulations that involve the installation and operation of signs at existing sign locations within the Americana at Brand that would require consumption of energy resources, including electricity. If nonrenewable energy resources are used to install and operate the signs, it is expected such energy would be used efficiently during any such construction and operation activities given the financial implications of inefficient use of such resources. Furthermore, replacement signs would be designed to comply with existing Title 24 building code, energy code, and green building code standards regarding energy-efficient lighting controls and other sustainability features. The Project would permit the replacement of existing externally or internally illuminated signs with signs that may be animated. The electrical energy used to power such replacement animated signs would not be significantly greater than, and may be less than existing conditions.

Accordingly, neither the construction nor operation of signs allowed under the ASOZ regulations would represent unnecessary, inefficient, or wasteful use of energy resources. Based on compliance with the ASOZ regulations themselves — which regulate allowable light levels and image refresh rates — and compliance with the Title 24 regulations regarding energy conservation measures, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and no impacts would occur.

Geology and Soils

As analyzed in Section F of the MND and the 2013 Addendum, no significant impacts to geology and soils are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents as there are no changes to soils or geology associated with the proposed project.

Greenhouse Gas Emissions

As analyzed in the 2013 Addendum, the State of California as well as regional governmental bodies and the City have adopted laws and policies intended to reduce greenhouse gas (GHG) emissions. These efforts include Senate Bill 375, which establishes statewide GHG reduction targets; the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (SCS), which establishes regional GHG reduction targets; and the City's Greener Glendale Plan, which identifies strategies to provide direction for individual development projects to reduce GHG emissions and help the City meet its GHG emission reduction targets. The current project is not an individual development project and instead consists of the proposed revision to signage regulations within the ASOZ that will impact existing signs and sign locations. The 2013 Addendum concluded that project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, and no significant impacts to GHG emissions have been identified. With respect to the proposed project, no new or substantially greater impacts would occur with implementation of the proposed changes when compared to those identified in the previous environmental review documents.

Hazards and Hazardous Materials

As analyzed in Section G of the MND and the 2013 Addendum, no significant impacts to hazards and hazardous materials are identified and no mitigation measures are required. The proposed project will not involve any new or substantially greater impacts with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Hydrology and Water Quality

As analyzed in Section H of the MND and the 2013 Addendum, no significant impacts to hydrology and water quality are identified and no mitigation measures are required. The proposed project will not involve any new or substantially greater impacts with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Land Use

As analyzed in Section I of the MND and the 2013 Addendum, no significant impacts to land use are identified and no mitigation measures are required. Proposed revisions to the ASOZ will allow animated displays for freestanding signs and marquee signs along with those types of signs to contain non-accessory messages at existing sign locations — there is no expansion of use. Should the requested revisions to the ASOZ be approved, any signs approved in conformance with the ASOZ will be consistent with the city's zoning code, General Plan and applicable specific plans, including the Town Center Specific Plan (TCSP), and the Downtown Specific Plan of which the TCSP is a part. Existing ASOZ regulations regarding location, number, and illumination will continue to be applicable to such signs and will ensure the quality of the signs will be maintained and no new impacts will be created. The proposed project will not involve any new or substantially greater impacts with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Mineral Resources

As analyzed in Section J of the MND and the 2013 Addendum, no impacts to mineral resources are identified and no mitigation measures are required. The proposed project will not involve any new or substantially greater impacts with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Noise

As analyzed in Section K of the MND and the 2013 Addendum, no impacts to noise are identified and no mitigation measures are required. The proposed project would not involve any new or substantially greater impacts with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Population and Housing

As analyzed in Section L of the MND and the 2013 Addendum, no impacts to population and housing are identified and no mitigation measures are required. The proposed project

would not involve any new or substantially greater impacts with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Public Services

As analyzed in Section M of the MND and the 2013 Addendum, no significant impacts to public services are identified and no mitigation measures are required. The proposed project would not involve any new or substantially greater impacts with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Recreation

As analyzed in Section N of the MND and the 2013 Addendum, no significant impacts to recreation are identified and no mitigation measures are required. The proposed project would not involve any new or substantially greater impacts with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Transportation

As analyzed in Section O of the MND and the 2013 Addendum, no significant impacts to traffic and transportation are identified and no mitigation measures are required. Proposed amendments to the ASOZ would allow animated displays to be located on freestanding signs and marquee signs and allow non-accessory messages to be contained on both at existing sign locations. Given that the proposed text amendment would restrict the size and locations of such freestanding and marquee signs such that these signs would not be readily visible from nearby streets there would not be an impact associated vehicular traffic or traffic safety. In addition, existing ASOZ standards regarding restrictions on increases to existing ambient light levels would continue to apply to existing and new signs, further ensuring that any animated sign would not increase traffic hazards. The proposed project would not involve any new or substantially greater impacts with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Tribal Cultural Resources

The ASOZ regulations regulate signage in certain densely developed commercial districts of the City that contain at least 20 acres as well as a minimum of one million square feet of intense retail, restaurant, and theater uses. Such districts would not be expected to contain tribal resources, nor would the installation of replacement signage within existing sign locations within such districts be expected to result in any effects upon any potentially existing tribal resource. Accordingly, no impacts to tribal cultural resources would occur with implementation of the proposed project.

Utilities and Service Systems

As analyzed in Section P of the MND and the 2013 Addendum, no significant impacts to utilities and service systems are identified and no mitigation measures are required. The proposed project would not involve any new or substantially greater impacts with implementation of the proposed changes to the project when compared to those

identified in the previous environmental review documents. As indicated above, the existing signs already use either external and or internal illumination that uses electricity. Conversion of some existing signs to animation will involve substitution of an existing use of electricity for another therefore resulting in a diminimis change or even a reduction in energy use which will be ensured by more stringent energy use regulation in current Title 24, Green Building Code and Energy Code standards.

Wildfire

The California Department of Forestry and Fire Protection (CAL FIRE) maps areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors, pursuant to Public Resources Code SS 4201-4204 and Government Code SS 51 175-51189. These areas are referred to as Fire Hazard Severity Zones (FHSZs) and are identified for areas where the state has financial responsibility for wildland fire protection (i.e., state responsibility areas, or SRAs), and areas where local governments have financial responsibility for wildland fire protection (i.e., local responsibility areas, or LRAs). The ASOZ regulations regulate signage in an existing densely developed commercial district of the City that contain at least 20 acres as well as a minimum of one million square feet of intense retail, restaurant, and theater uses. The urban commercial district uses in the existing ASOZ are not subject to wildfire risks, and are therefore not mapped by the State as FHSZs. Accordingly, no impacts regarding wildfire would occur with implementation of the proposed project.

CEQA GUIDELINES

Pursuant to Title 14 CCR Section 15162, Subsequent Negative Declarations, subsection (a), when a negative declaration has been adopted for a project, no subsequent negative declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous negative declaration,

Section 15164 of Title 14 CCR allows for the preparation of an addendum if some changes to a previously adopted negative declaration are necessary but none of the conditions described in Section 15162 calling for the preparation of a subsequent negative declaration have occurred.

This Addendum concludes that the proposed zone text and zone map amendments will not result any of the circumstances requiring a subsequent or supplemental MND. The information and analysis in this Addendum shows that:

- (1) No substantial changes are proposed, or have occurred, in the approved Project, which will require major revisions to the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) No substantial changes are proposed or have occurred with respect to the circumstances under which the project is undertaken that will require major revisions of the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- (3) No new information as defined by Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 related to the approved Project results in any new or more severe significant effects not discussed or shown in the previously adopted MND.

ENVIRONMENTAL ANALYSIS

Aesthetics

As analyzed in Section A of the MND, significant impacts to aesthetics are identified and mitigation measures were incorporated into the project to reduce these impacts to less than significant levels. Proposed amendments to the ASOZ would allow banners and ground signs. Scenic vistas in Glendale are limited to long distance views along the major streets. Given the limited number of these signs and regulations restricting their size and location, street corridor vistas would not be adversely impacted. A mitigation measure required in the adopted mitigated negative declaration prevented signs from being viewed primarily from a pedestrian street, with limited exceptions. Certain proposed ground signs will be viewed from Brand Boulevard, a pedestrian street. The new sign types would not degrade the visual character or quality of the site given constraints on their size and location. Additionally, the purpose of many of the proposed signs is to provide directions to pedestrians. Only direct illumination of signs is permitted by the ASOZ and a technical lighting report determined that slight increases (up to 1 footcandle) would occur in indirect illumination resulting in a less than significant impact related to light and glare. Proposed standards for animated signs require that maximum brightness levels not exceed ambient light levels. As such, no new source of light or glare would adversely affect day or nighttime views. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review document.

Agricultural Resources

As analyzed in Section B of the MND, no impacts to agricultural resources are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review document.

Air Quality

As analyzed in Section C of the MND, no significant impacts to air quality are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review document.

Biological Resources

As analyzed in Section D of the MND, no impacts to biological resources are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review document.

Cultural Resources

As analyzed in Section E of the MND, no impacts to cultural resources are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review document.

Geology and Soils

As analyzed in Section F of the MND, no significant impacts to geology and soils are identified and no mitigation measures are required. No new or substantially greater impacts would occur with

implementation of the proposed changes to the project when compared to those identified in the previous environmental review document.

Greenhouse Gas Emissions

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

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

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

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

It should be noted that an individual project's GHG emissions will generally not result in direct impacts under CEQA, as the climate change issue is global in nature, however an individual project could be found to contribute to a potentially significant cumulative impact. The project would not result in cumulatively considerable impacts associated with GHG emissions since the project only proposes revisions to sign regulations in the ASOZ

In an effort to implement State mandates under AB32 and SB375 that address climate change in local land use planning, local land use jurisdictions are generally preparing

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

For the reasons discussed above, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Hazards and Hazardous Materials

As analyzed in Section G of the MND, no significant impacts to hazards and hazardous materials are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review document.

Hydrology and Water Quality

As analyzed in Section H of the MND, no significant impacts to hydrology and water quality are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review document.

Land Use

As analyzed in Section I of the MM), no significant impacts to land use are identified and no mitigation measures are required. Proposed revisions to the ASOZ will allow non-accessory and animated signs and signs in the public right-of-way. These types of signs, with limited exception, are not permitted in the city's sign regulations. Should revisions to the ASOZ be approved, signs approved in conformance with the ASOZ will be consistent with the city's zoning code. Regulations regarding location, number, illumination and image changes will ensure quality of the signs will be maintained and no new impacts will be created. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review document.

Mineral Resources

As analyzed in Section J of the MND, no impacts to mineral resources are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review document.

Noise

As analyzed in Section K of the MND, no impacts to noise are identified and no mitigation measures are required. No new or substantially greater impacts would occur with

implementation of the proposed changes to the project when compared to those identified in the previous environmental review document.

Population and Housing

As analyzed in Section L of the MND, no impacts to population and housing are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review document.

Public Services

As analyzed in Section M of the MND, no significant impacts to public services are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review document.

Recreation

As analyzed in Section N of the MND, no significant impacts to recreation are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review document.

Traffic and Transportation

As analyzed in Section O of the MND, no significant impacts to traffic and transportation are identified and no mitigation measures are required. Proposed amendments to the ASOZ would allow animated signs. Proposed standards for animated signs include that images cannot change more than every eight seconds and "transition" periods occur between images not less than one second in duration. Additionally, the maximum illumination levels for animated signs will not be able to exceed ambient light levels. These restrictions will ensure that any animated sign will not increase traffic hazards. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review document.

Utilities and Service Systems

As analyzed in Section P of the MND, no significant impacts to utilities and service systems are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review document.