

A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF GLENDALE,  
CALIFORNIA, CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT AND  
RELATED MITIGATION, MONITORING AND REPORTING PROGRAM PREPARED  
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE SAN  
FERNANDO SOUNDSTAGE CAMPUS PROJECT

**WHEREAS,** The Design Review Board considered an Initial study prepared by the City of Glendale to identify potential environmental impacts of a project involving the development of a new approximately 406,318 square-foot commercial campus for soundstage production studios, located at 5426 San Fernando Road and 753 West California Avenue and approved on October 26, 2023, an Environmental Impact Report was prepared pursuant to the California Environmental Quality Act; and

**WHEREAS,** the Draft Environmental Impact Report (DEIR) for the Project was prepared pursuant to the City of Glendale's adopted Procedures for Preparation and Processing of Environmental Documents (Glendale CEQA Guidelines, 2016), the Public Resources Code §§ 21000 et seq., and the CEQA Guidelines (14 Cal. Code Regs. §§15000 et seq.) was circulated April 3, 2023, through May 3, 2023, for a 30-day public review and comment period; and

**WHEREAS,** a Final Environmental Impact Report (FEIR) was prepared pursuant to the City of Glendale's adopted Procedures for Preparation and Processing of Environmental Documents (Glendale CEQA Guidelines, 2016), the Public Resources Code §§ 21000 et seq., and the CEQA Guidelines (14 Cal. Code Regs. §§15000 et seq.) incorporating any comments received during the review period and any responses to those comments; and was published on the City's website on September 14, 2023; and

**WHEREAS,** the Design Review Board has exercised its independent judgment, and has read, reviewed and analyzed the Initial Study and all reports and appendices in connection with the FEIR for the Project, and has considered all the comments and responses to comments on the DEIR, and has considered public testimony received on the Project; and

**WHEREAS,** the Design Review Board finds and determines that the FEIR was prepared in compliance with CEQA, that the proposed MMRP will reduce all Project impacts to a less than significant level, and on that basis through this resolution is certifying the FEIR and adopting the MMRP for the Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE DESIGN REVIEW BOARD OF THE CITY OF GLENDALE AS FOLLOWS:**

**SECTION 1.** The recitals as set forth herein above are true and correct.

**SECTION 2.** The FEIR and MMRP were circulated for public review and notice of the hearing on their adoption was completed as required by law.

**SECTION 3.** The FEIR was prepared in compliance with the California Environmental Quality Act (CEQA) and the mitigation measures imposed as part of the MMRP will reduce identified impacts to less-than- significant levels, and on the basis of the whole of the record including the DEIR, FEIR, the comments and responses to comments on the DEIR that are included in the FEIR, and testimony received during hearings on the Project, there is no substantial evidence that the Project will have a significant effect on the environment that cannot be mitigated to a less than significant level through the measures proposed in the MMRP for the Project, and based thereon the Design Review Board hereby certifies the FEIR and adopts the MMRP.

**SECTION 4.** The Glendale Community Development Department, Planning Division has been identified as the custodian of record for the FEIR and MMRP prepared for the Project.

**SECTION 5.** The MMRP adopted by the Design Review Board for the Project is set forth as follows:

## **MITIGATION MONITORING AND REPORTING PROGRAM**

### **HAZARDS AND HAZARDOUS MATERIALS**

**M HAZ-1:** Vapor Intrusion Mitigation System (VIMS). A Vapor Intrusion Mitigation System (VIMS) will be designed and installed under all Project structures that meets LARWQCB design criteria.

- The VIMS will include an engineered membrane installed beneath all structural slabs that will incorporate a perforated pipe system installed in a bed of stone beneath the membrane to allow for the capture and venting of any residual VOCs present in soil vapor beneath the future buildings.
- The VIMS will provide for a preferential pathway to exhaust such vapors above the roof and away from any receptors such as windows, doors, or HVAC equipment serving to mitigate/prevent any risk of residual VOC vapor intrusion into indoor air within the buildings.
- Indoor air sampling will be conducted prior to building occupancy to demonstrate VIMS effectiveness.
- A Land Use Covenant will also be recorded at a future date that will restrict the use of the property to commercial/industrial uses and require the installation, operation, and maintenance of the VIMS.

Action Required: Design and install VIMS.

Mitigation Timing: A. Design VIMS prior to Project construction and plan approval.  
B. Install VIMS during Project construction.

Responsible Party: Applicant/Construction Manager

Monitory Agency or Party: City of Glendale – Building and Safety Division

## NOISE AND VIBRATION

**MM NOI-1:** The project applicant shall require that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels below the established thresholds:

- Construction equipment shall be equipped with exhaust muffler systems consistent with FHWA guidance. All equipment shall be properly maintained in accordance with manufacturers' specifications to assure that no additional noise due to worn or improperly maintained parts is generated consistent with FHWA guidance.
- Construction equipment shall have features that dampen metal surfaces and minimize metal-to-metal contact consistent with FHWA guidance.
- When construction operations occur adjacent to off-site occupied residential areas, construction equipment staging areas and stationary noise sources shall be located as far from those nearby receptors as possible, prohibit idling equipment, notify adjacent residences in advance of construction work, and install temporary acoustic barriers or noise blankets achieving a minimum reduction of 5 dBA around stationary construction noise sources. These barriers shall be made featuring weather-protected, sound-absorptive material on the construction-activity side of the noise barrier and must be installed in a location that completely blocks line-of-sight between the construction noise source and adjacent sensitive receptors.
- Stationary construction equipment, such as pumps, generators, or compressors, must be placed as far from noise sensitive uses whenever physically possible during all phases of project construction. • Use electric air compressors and similar power tools rather than diesel equipment shall be used, whenever such equipment is available.
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, must be turned off when not in use for more than 30 minutes.
- Construction hours, allowable workdays, and the phone number of the job superintendent must be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent must investigate, take appropriate corrective action, and report the action taken to the reporting party. Contract specifications must be included in the proposed Project construction documents, which must be reviewed by the City prior to issuance of grading permits.

Action Required: Implement construction best management practices.

Mitigation Timing: A. Prior to issuance of grading permits.  
B. During construction.

Responsible Party: Applicant/Construction Manager

Monitory Agency or Party: City of Glendale – Building and Safety Division

Adopted this \_\_\_\_ day of \_\_\_\_\_ , 2023.

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Design Review Board, Chairperson