

# Hearing Officer Transmittal Checklist

Hearing Date August 4, 2009
Agenda Item Number <b>5</b>

**Project Number:** R2007-01999-(5)  
**Case(s):** Conditional Use Permit 200700143  
**Contact Person:** Dean Edwards

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DPW Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	FD Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map

Reviewed By: Mark Curren



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6443  
**PROJECT NUMBER R2007-01999-(5)**  
**CONDITIONAL USE PERMIT 200700143**

<b>PUBLIC HEARING DATE</b> August 4, 2009	<b>AGENDA ITEM</b> 5
<b>RPC CONSENT DATE</b>	<b>CONTINUE TO</b>

<b>APPLICANT</b> Sprint-Nextel	<b>OWNER</b> Anna Patatayan	<b>REPRESENTATIVE</b> Mario Musso
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**PROJECT DESCRIPTION**  
 The proposed project is for the construction, operation and maintenance of a wireless telecommunications facility (WTF) camouflaged as a cluster of pine trees and consisting of a 48 foot tall pole and antenna concealed within a 50 foot tall artificial tree, and two live pine trees, one 20 foot tall and the other 25 feet tall. Eight equipment cabinets and an emergency generator are also proposed. The facility is located within a 468 square foot lease area enclosed by an eight foot high concrete masonry wall.

**REQUIRED ENTITLEMENTS**  
 Conditional Use Permit to allow a wireless telecommunications facility (WTF) in the A-2 (Heavy Agriculture) zone. WTF is not a use recognized by Title 22 but a similar use of radio/television tower is a use subject to permit in the A-2 (Heavy Agriculture) zone.

**LOCATION/ADDRESS**  
 4002 West Avenue N3

**SITE DESCRIPTION**  
 The project site is relatively flat, developed with a residence and vegetated with ruderal vegetation.

<b>ACCESS</b> West Avenue N3	<b>ZONED DISTRICT</b> Quartz Hill
---------------------------------	--------------------------------------

<b>ASSESSORS PARCEL NUMBER</b> 3001-006-001	<b>COMMUNITY</b> Antelope Valley
------------------------------------------------	-------------------------------------

<b>SIZE</b> 2.58 Acres	<b>COMMUNITY STANDARDS DISTRICT</b> NA
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	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	Single-family Residence	A-2-2 (Heavy Agriculture - 2 Acre Lot Minimum)
North	Single-family Residence	A-2-2 (Heavy Agriculture - 2 Acre Lot Minimum)
East	Single-family Residence	A-2-2 (Heavy Agriculture - 2 Acre Lot Minimum)
South	Single-family Residence	A-2-2 (Heavy Agriculture - 2 Acre Lot Minimum)
West	Single-family Residence	A-2-2 (Heavy Agriculture - 2 Acre Lot Minimum)

<b>GENERAL PLAN/COMMUNITY PLAN</b> Antelope Valley Area Plan	<b>LAND USE DESIGNATION</b> Non-Urban 1	<b>MAXIMUM DENSITY</b> 0.5 Dwelling Units Per Acre
-----------------------------------------------------------------	--------------------------------------------	-------------------------------------------------------

**ENVIRONMENTAL DETERMINATION**  
 Negative Declaration

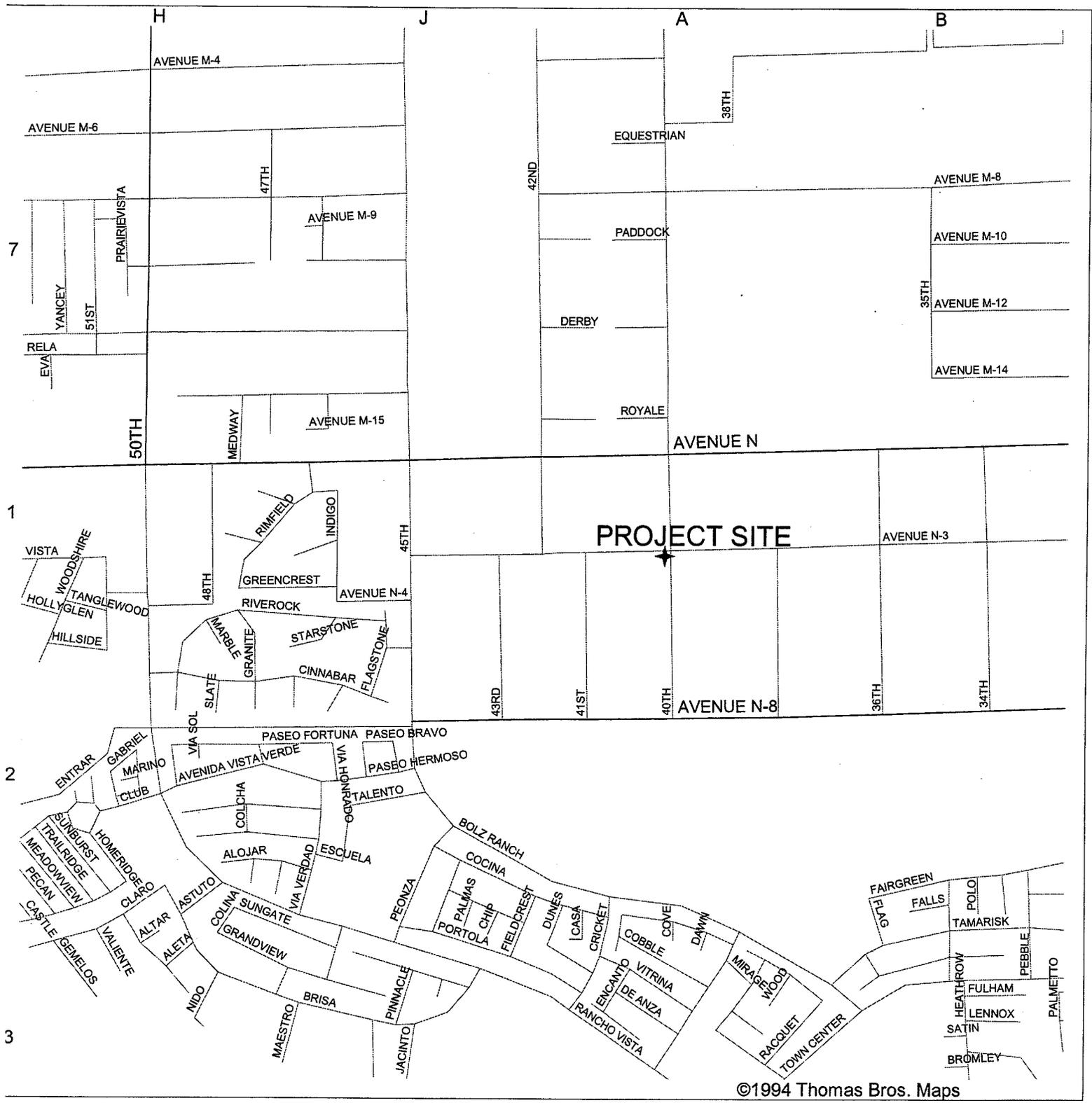
**RPC LAST MEETING ACTION SUMMARY**

<b>LAST RPC MEETING DATE</b>	<b>RPC ACTION</b>	<b>NEEDED FOR NEXT MEETING</b>
<b>MEMBERS VOTING AYE</b>	<b>MEMBERS VOTING NO</b>	<b>MEMBERS ABSTAINING/ABSENT</b>

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON:</b> Dean Edwards		
<b>RPC HEARING DATE(S)</b>	<b>RPC ACTION DATE</b>	<b>RPC RECOMMENDATION</b>
<b>MEMBERS VOTING AYE</b>	<b>MEMBERS VOTING NO</b>	<b>MEMBERS ABSTAINING</b>
<b>STAFF RECOMMENDATION (PRIOR TO HEARING):</b>		
<b>SPEAKERS*</b> (O) 0 (F) 0	<b>PETITIONS</b> (O) 0 (F) 0	<b>LETTERS</b> (O) 0 (F) 0

\*(O) = Opponents (F) = In Favor



©1994 Thomas Bros. Maps

**VICINITY MAP**

SITE : 4002 W. AVENUE N-3 - LA73XC544

**STAFF ANALYSIS**  
**PROJECT NUMBER R2007-01999-(5)**  
**CONDITIONAL USE PERMIT 200700143**

**PROJECT DESCRIPTION**

The proposed project is for the construction, operation and maintenance of a wireless telecommunications facility (WTF) camouflaged as a cluster of pine trees and consisting of a 48 foot tall pole and antenna concealed within a 50 foot tall artificial tree, and two live pine trees, one 20 foot tall and the other 25 feet tall. Eight equipment cabinets and an emergency generator are also proposed. The facility is located within a 468 square foot lease area enclosed by an eight foot high concrete masonry wall.

**REQUIRED ENTITLEMENTS**

Conditional Use Permit to allow a WTF in the A-2 (Heavy Agriculture) zone. WTF is not a use recognized by Title 22 but a similar use of radio/television tower is a use subject to permit in the A-2 zone.

**LOCATION**

The subject property is located at 4002 West Avenue N3 in the Antelope Valley and Quartz Hill Zoned District.

**SITE DESCRIPTION**

The project site is relatively flat, developed with a single-family residence, vegetated with ruderal vegetation and accessed by West Avenue N3.

**ENVIRONMENTAL DETERMINATION**

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concluded that with camouflage treatment, there is no evidence that the project may have a significant effect on the environment.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

**PREVIOUS CASES/ZONING HISTORY**

There are no previous cases for the subject property and there are no open zoning violations on the property.

## **STAFF EVALUATION**

### **General Plan Consistency**

The Antelope Valley Area-wide General Plan land use designation of the subject property is Non-urban 1 which has a maximum allowable density of 0.5 units per acre. The Plan includes polices for the Quartz Hill area (B-3&4). None of the Quartz Hill policies apply to WTFs.

### **Zoning Ordinance and Development Standards Compliance**

The project site is zoned A-2-2 (Light Agriculture - 2 Acre Lot Minimum). Pursuant to Section 22.24.120, the existing use of single-family residence is a permitted use in the A-2-2 zone. The lot is 2.58 acres, .58 acres larger than the 2 acre lot minimum. WTF is not a use recognized by Title 22 although a similar use of Radio and Television Towers is a use subject to permit.

The A-2 zone development standards do not limit the height of radio and television structures. Single-family residences are limited to 35 feet in height.

No parking spaces are proposed. Section 22.52.1220 states, "where parking requirements for any use are not specified, parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking." One parking space should be provided for maintenance vehicles. Condition 7 requires that the applicant submit a revised site plan depicting one parking space for maintenance vehicles.

Staff analysis concludes that the proposed use is compliant with Zoning Ordinance.

### **Neighborhood Impact/Land Use Compatibility**

The subject property is surrounded by single-family residences. The neighborhood should not be visually adversely impacted by the pole and equipment shelters because the pole will be concealed within an artificial pine tree that is flanked by two artificial pine trees.

### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff analysis concludes that the Burden of Proof has been met.

### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

The Department of Public Works submitted a letter (attached) dated March 31, 2008 recommending approval with conditions.

### **PUBLIC COMMENTS**

No comments from the public have been received.

**FEES/DEPOSITS**

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

**STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends approval of project number R2007-01999-(5) and Conditional Use Permit 200700143 subject to the attached conditions.

Prepared by Dean Edwards, Senior Regional Planner

Reviewed by Mark Child, Supervising Regional Planner, Zoning Permits Section I

**Attachments:**

Draft Conditions of Approval

Applicant's Burden of Proof statement

Environmental Document

Site Photographs

Site Plan

Land Use Map

# **DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER COUNTY OF LOS ANGELES**

**PROJECT NUMBER R2007-01999-(5)  
CONDITIONAL USE PERMIT 200700143**

**REQUEST:**

Conditional Use Permit to allow a wireless telecommunications facility (WTF) in the A-2 (Heavy Agriculture) zone. WTF is not a use recognized by Title 22 but a similar use of radio/television tower is a use subject to permit in the A-2 (Heavy Agriculture) zone.

**HEARING DATE:** August 4, 2009

**PROCEEDINGS BEFORE THE HEARING OFFICER:**

Findings

1. The subject property is located at 4002 West Avenue N3 in the Antelope Valley and Quartz Hill Zoned District.
2. The proposed project is for the construction, operation and maintenance of a wireless telecommunications facility (WTF) camouflaged as a cluster of pine trees and consisting of a 48 foot tall pole and antenna concealed within a 50 foot tall artificial tree, and two live pine trees, one 20 foot tall and the other 25 feet tall. Eight equipment cabinets and an emergency generator are also proposed. The facility is located within a 468 square foot lease area enclosed by an eight foot high concrete masonry wall.
3. The Antelope Valley Area-wide General Plan land use designation of the subject property is Non-urban 1 which has a maximum allowable density of 0.5 units per acre. The project is consistent with the Antelope Valley Area-wide General Plan.
4. The project site is zoned A-2-2 (Light Agriculture - 2 Acre Lot Minimum). Pursuant to Section 22.24.120, the existing use of single-family residence is a permitted use in the A-2-2 zone. WTF is not a use recognized by Title 22 although a similar use of Radio and Television Towers is a use subject to permit. One parking space is required for the maintenance vehicles. The proposed use is compliant with Zoning Ordinance.
5. The subject property is surrounded by single-family residences. The neighborhood should not be visually adversely impacted by the pole and equipment shelters because the pole will be concealed within an artificial pine tree that is flanked by two artificial pine trees.

6. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
7. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 10 years.
8. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits 1 Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:**

- A. That the proposed use is consistent with the adopted general plan for the area; and
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- A. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**AND, THEREFORE,** the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit as set forth in Section 22.56.040 of the Los Angeles County Code.

**HEARING OFFICER ACTION:**

1. The Regional Planning Commission has considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect of the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.

2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 200700143 is APPROVED subject to the attached conditions.

c: Hearing Officer, Zoning Enforcement, Building and Safety

This grant allows for the construction, operation and maintenance of a wireless telecommunications facility (WTF) camouflaged as a cluster of pine trees and consisting of a 48 foot tall pole and antenna concealed within a 50 foot tall artificial tree, and two live pine trees, one 20 foot tall and the other 25 feet tall. Eight equipment cabinets and an emergency generator are also proposed. The facility is located within a 468 square foot lease area enclosed by an eight foot high concrete masonry wall, subject to the following restrictions:

1. The facility shall be operated in accordance with regulations of the state Public Commission;
2. Said facility shall be removed if in disuse for more than six months;
3. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time;
4. All structures shall conform with the requirements of the Division of Building and Safety of the Department of public Works or other appropriate agency and obtain an encroachment permit if deemed necessary;
5. All buildings or structures shall be a neutral color, excluding black, to blend with its surroundings and shall be maintained in good condition at all times;
6. Security lighting, if required, shall be on motion sensors, be of low intensity, and be directed away from residential areas. No pole-mounted lighting shall be permitted on the leasehold. Exterior lighting shall be a top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination;
7. Subsequent to the hearing, the permittee shall submit a revised site plan depicting one parking space for maintenance vehicles and artificial pine trees instead of the artificial cypress tree depicted on the Exhibit "A".
8. Construction and maintenance of the facility shall take place between the hours of 9:00 AM to 5:00 PM, Monday through Friday only;
9. The permittee shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity for the lifetime of this Conditional Use Permit. The permittee/operator shall submit a copy of the initial report on the said facility's radio frequency emissions level, as required by the Federal Communications Commission requirements, to the Department of Regional Planning;

10. Any proposed wireless telecommunications facility that will be co-locating on the proposed facility will be required to submit the same written verification and include the cumulative radiation and emissions of all such facilities;
11. The operator shall submit an annual maintenance report to the Department of Regional Planning by January 1, 2010 verifying the continued operation and maintenance of the said facility;
12. The project shall be developed and maintained in substantial compliance with the plans marked Exhibit "A". Placement and height of all pole mounted equipment to be in substantial conformance with that shown on said Exhibit "A". All revised plot plans must be accompanied by the written authorization of the property owner;
13. The operator shall ensure that maintenance vehicles shall not block access to driveways or garages and shall obey all applicable on-street parking regulations;
14. No equipment shall be placed directly on the ground.
15. The maximum height of the proposed pole and artificial trees shall not exceed 50 feet.
16. Co-location of other wireless telecommunication facilities is allowed on the three poles.
17. The facility must be built as shown in the submitted photo simulations.



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

JUN 10 2009

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

June 8, 2009

IN REPLY PLEASE  
REFER TO FILE: LD-1

TO: Mark Child  
Zoning Permits I Section  
Department of Regional Planning

Attention Dean Edwards

FROM:  Steve Burger  
Land Development Division  
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENT**  
**PROJECT NO. R2007-01999-(5)**  
**CUP NO. RCUP200700143-(5)**  
**4002 WEST AVENUE N-3, QUARTZ HILL**

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

This memo supersedes our previous memo dated March 20, 2008. We reviewed the subject CUP in the Quartz Hills area in the vicinity of Avenue N-3 and 40th Street West. The permit is for the construction of a private unmanned telecommunication facility.

There are no additional right-of-way acquisitions or road improvements to be imposed under the provisions of the Zoning Ordinance. Please note that prior to any work within public right of way, the applicants will be required to obtain a permit from Public Works' Construction Division, Permit Section. This permit will allow the Permit Section to perform a site visit and review the specific locations of above-ground facilities within public right of way.

If you have any other questions or require additional information regarding this CUP, please contact Simin Agahi at (626) 458-4921.

SA:ca

P:\ldpub\SUBMGT\CUP\Revised Project R2007-01999\_CUP 200700143\_4002 W Ave N-3.doc.

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
  - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

See attached Exhibit 1- Burden of Proof.

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- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed site is adequate in size and shape to accomodate this wireless facility. The monocypress adequately conceals proposed antennas, and the rear yard is sufficiently large to hold the equipment. No parking will be impacted. The equipment is being placed in an area which is unused/underutilized.

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- C. That the proposed site is adequately served:
  - 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  - 2. By other public or private service facilities as are required

The Facility is unmanned and only requires periodic maintenance, which equates to approximately one trip per month by a technician. The traffic generated by the proposed use is minimal so will not impose an undue burden upon streets and highways. Existing parking will not be affected and there will be no undue burden upon streets and highways in the area.

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**\*\*\* INITIAL STUDY \*\*\***

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

Map Date: June 18, 2007 Staff Member: Dean Edwards

Thomas Guide: 4105-A1 USGS Quad: Lancaster West

Location: 4002 West Avenue N3

Description of Project: The proposed project is for the construction, operation and maintenance of a wireless telecommunications facility (WTF) camouflaged as a cluster of pine trees and consisting of a 48 foot tall pole and antenna concealed within a 50 foot tall artificial tree, and two live pine trees, one 20 foot tall and the other 25 feet tall. Eight equipment cabinets and an emergency generator are also proposed. The facility is located within a 468 square foot lease area enclosed by an eight foot high concrete masonry wall.

Gross Acres: 2.59

Environmental Setting: The project site is relatively flat, developed with a residence and vegetated with ruderal vegetation.

Zoning: A-2-2 (Heavy Agriculture – Two Acre Lot Minimum)

Community Standards District: NA

General Plan: Antelope Valley Area Plan: Non-Urban 1 (0.5 dwelling units per acre)

**Major projects in area:**

PROJECT NUMBER

DESCRIPTION & STATUS

*There are no new projects in the immediate vicinity of the subject property.*

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NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

**REVIEWING AGENCIES**

Responsible Agencies

- |                                                                                                                   |                                                  |
|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> LA Regional Water Quality Control Board                                                  | <input type="checkbox"/> Coastal Commission      |
| <input type="checkbox"/> Lahontan Regional Water Quality Control Board<br>(Check RWQCB if septic system proposed) | <input type="checkbox"/> Army Corps of Engineers |
|                                                                                                                   | <input type="checkbox"/> Other                   |

Trustee Agencies

- |                                              |                                      |
|----------------------------------------------|--------------------------------------|
| <input type="checkbox"/> State Fish and Game | <input type="checkbox"/> State Parks |
| <input type="checkbox"/> Other               | <input type="checkbox"/> Other       |

Special Reviewing Agencies

- |                                                             |                                                               |
|-------------------------------------------------------------|---------------------------------------------------------------|
| <input type="checkbox"/> National Parks                     | <input type="checkbox"/> Elementary School District           |
| <input type="checkbox"/> National Forest                    | <input type="checkbox"/> High School District                 |
| <input type="checkbox"/> Edwards Air Force Base             | <input type="checkbox"/> Local Native American Tribal Council |
| <input type="checkbox"/> Santa Monica Mountains Conservancy | <input type="checkbox"/> Water District                       |
| <input type="checkbox"/> Other                              | <input type="checkbox"/> Other                                |

Regional Significance

- |                                |                                                          |
|--------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> SCAG  | <input type="checkbox"/> Air Quality Management District |
| <input type="checkbox"/> Other | <input type="checkbox"/> Other                           |

County Reviewing Agencies

- |                                                                         |                                |
|-------------------------------------------------------------------------|--------------------------------|
| <input type="checkbox"/> Sheriff Department                             | <input type="checkbox"/> Other |
| <input type="checkbox"/> Sanitation District (Check if sewers proposed) | <input type="checkbox"/> Other |
| <input type="checkbox"/> DPW                                            |                                |
| <input type="checkbox"/> Fire Deptment                                  |                                |

DHS Environmental Health:

- Environmental Hygiene (noise, air quality and vibration)
- Solid Waste Management (landfills, trash trucks & transfer stations)
- Land Use Program (septic systems & wells)
- Cross Connection and Water Pollution Control Program (recycled and reclaimed water)

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
		Less than Significant Impact/No Impact			Potentially Significant Impact	
CATEGORY	FACTOR	Pg	Less than Significant Impact with Project Mitigation		Potential Concern	
			<input type="checkbox"/>	<input type="checkbox"/>		
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## ENVIRONMENTAL FINDING

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT\*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Dean Edwards Date: April 6, 2009

Approved by: Mark Child  Date: 6/24/09

Determination appealed – see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

## HAZARDS - 1. Geotechnical

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Source: The California Geological Survey.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>Source: The California Geological Survey.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability? <i>Source: The California Geological Survey.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>Sources: General Plan Plate 3 &amp; California Department of Conservation Division of Mines and Geology.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? <i>The proposed use is wireless telecommunications and is not sensitive.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>No grading is proposed.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

Building Code, Title 26 - Sections 110.2, 111 & 113  
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Approval of Geotechnical Report by DPW

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

## HAZARDS - 2. Flood

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? <i>Source: Federal Emergency Management Agency.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off? <i>No grading is proposed.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

### STANDARD CODE REQUIREMENTS

- Building Code, Title 26 – Section 110.1 (Flood Hazard)  
 Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Approval of Drainage Concept by DPW

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**HAZARDS - 3. Fire**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? <i>Source: Los Angeles County Fire Department.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? <i>The project site is not located in a high fire hazard area.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? <i>There is one dwelling unit on the project site.</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? <i>The project site may have inadequate water and pressure to meet fire flow standards but the proposed use is unlikely to constitute a potentially dangerous fire hazard.</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? <i>There is an existing fuel tank on the property near the single-family residence.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

- Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
- Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
- Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Project Design

Compatible Use

*Proposed use does not pose a fire hazard.*

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact

**HAZARDS - 4. Noise**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? <hr/> <i>The proposed use is wireless telecommunications and is not a sensitive use.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

- Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)
- Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Compatible Use

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- Potentially significant       Less than significant with project mitigation       Less than significant/No Impact

## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? <i>No wells are proposed.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

- Health & Safety Code, Title 11 – Chapter 11.38 (Water & Sewers)
- Environmental Protection, Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
- Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)

### MITIGATION MEASURES

### OTHER CONSIDERATIONS

- |                                                  |                                                                                         |                                         |                                                   |
|--------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Lot Size                | <input type="checkbox"/> Project Design                                                 | <input type="checkbox"/> Compatible Use | <input type="checkbox"/> Septic Feasibility Study |
| <input type="checkbox"/> Industrial Waste Permit | <input type="checkbox"/> National Pollutant Discharge Elimination System (NPDES) Permit |                                         |                                                   |

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- Potentially significant     
  Less than significant with project mitigation     
  Less than significant/No Impact

**RESOURCES - 2. Air Quality**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which would exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)

<input type="checkbox"/> <b>MITIGATION MEASURES</b>	<input type="checkbox"/> <b>OTHER CONSIDERATIONS</b>
<input type="checkbox"/> Project Design	<input type="checkbox"/> Air Quality Report

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially significant     
  Less than significant with project mitigation     
  Less than significant/No Impact

## RESOURCES - 3. Biota

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
<i>Sources: General Plan &amp; Malibu Land Use Plan.</i>				
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
<i>No grading, fire clearance or flood related improvements are proposed.</i>				
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
<i>The project site is developed.</i>				
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

**MITIGATION MEASURES**

- Lot Size
- ERB/SEATAC Review

**OTHER CONSIDERATIONS**

- Project Design
- Oak Tree Permit
- Biological Constraints Analysis

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

- Potentially significant     
  Less than significant with project mitigation     
  Less than significant/No Impact

**RESOURCES - 4. Archaeological/Historical/Paleontological**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites? <i>Source: California Historical Resources Inventory.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Cultural Resources Records Search (Quick Check)

Phase 1 Archaeology Report

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

## RESOURCES - 5. Mineral Resources

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project 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? <i>The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? <i>The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**RESOURCES - 6. Agriculture Resources**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project 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?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>The project site developed with a residence and is not used for agriculture..</u> Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

Potentially significant
  Less than significant with project mitigation
  Less than significant/No Impact

## RESOURCES - 7. Visual Qualities

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?  <i>The project site is not near a scenic highway or within a scenic corridor.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?  <i>The project site is not near a trail.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?  <i>The project site is disturbed and developed.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?  <i>The adjacent uses are single-family residences and should not be adversely affected by the proposed project because the pole and antennae will be concealed within an artificial pine tree and flanked by two artificial pine trees.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Visual Simulation Submitted

Compatible Use

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**SERVICES - 1. Traffic/Access**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
<hr/>				
<i>No dwelling units are proposed.</i>				
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
<hr/>				
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
<hr/>				
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
<hr/>				
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
<hr/>				
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
<hr/>				
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Project Design

Traffic Report

Consultation with DPW Traffic & Lighting Division

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

## SERVICES - 2. Sewage Disposal

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |                                                                                                                                                                                                 |
|----|--------------------------|-------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?<br><br><i>The proposed facility is unmanned and will not require sewage service.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site?<br><br><i>The proposed facility is unmanned and will not require sewage service.</i>                    |
| c. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?                                                                                                                                                                                  |
- 

### STANDARD CODE REQUIREMENTS

- Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
- Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)
- California Health Safety Code – Section 5474 (Sewer connection mitigation fee)

MITIGATION MEASURES

OTHER CONSIDERATIONS

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### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant       Less than significant with project mitigation       Less than significant/No Impact



**SERVICES - 4. Fire/Sheriff Services**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

---

**STANDARD CODE REQUIREMENTS**

Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

MITIGATION MEASURES

OTHER CONSIDERATIONS

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**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant       Less than significant with project mitigation       Less than significant/No Impact

**SERVICES - 5. Utilities/Other Services**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? <i>No wells are proposed</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

- Plumbing Code, Title 28 – Chapters 3, 6 & 12
- Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

- Lot Size
- Project Design
- Water Purveyor Will-serve Letter

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact

**OTHER FACTORS - 1. General**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
<hr/>				
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
<hr/>				
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
<hr/>				
				<i>The project site is developed with a residence and is not used for agriculture.</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

California State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**OTHER FACTORS - 2. Environmental Safety**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>There are no tanks proposed for the project site although there is an existing fuel tank on the property near the single-family residence.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? <i>Residences are located within 500 feet but they should not be adversely affected by the proposed facility.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? <i>No use of hazardous materials is proposed.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? <i>No use of hazardous materials is proposed.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? <i>The project site is not listed in the Department of Toxic Substances Control EnviroStor Database.</i>
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Phase 1 Environmental Assessment

Toxic Clean-up Plan

**CONCLUSION**

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant     
  Less than significant with project mitigation     
  Less than significant/No Impact

### OTHER FACTORS - 3. Land Use

#### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>The proposed project is consistent with Non-Urban 1 land use designation of the Antelope Valley Area Plan.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>The proposed project is consistent with the A-2-2 zone.</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant       Less than significant with project mitigation       Less than significant/No Impact

**OTHER FACTORS - 4. Population/Housing/Employment/Recreation**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections? <i>No residences are proposed.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

Potentially significant       Less than significant with project mitigation       Less than significant/No Impact

## MANDATORY FINDINGS OF SIGNIFICANCE

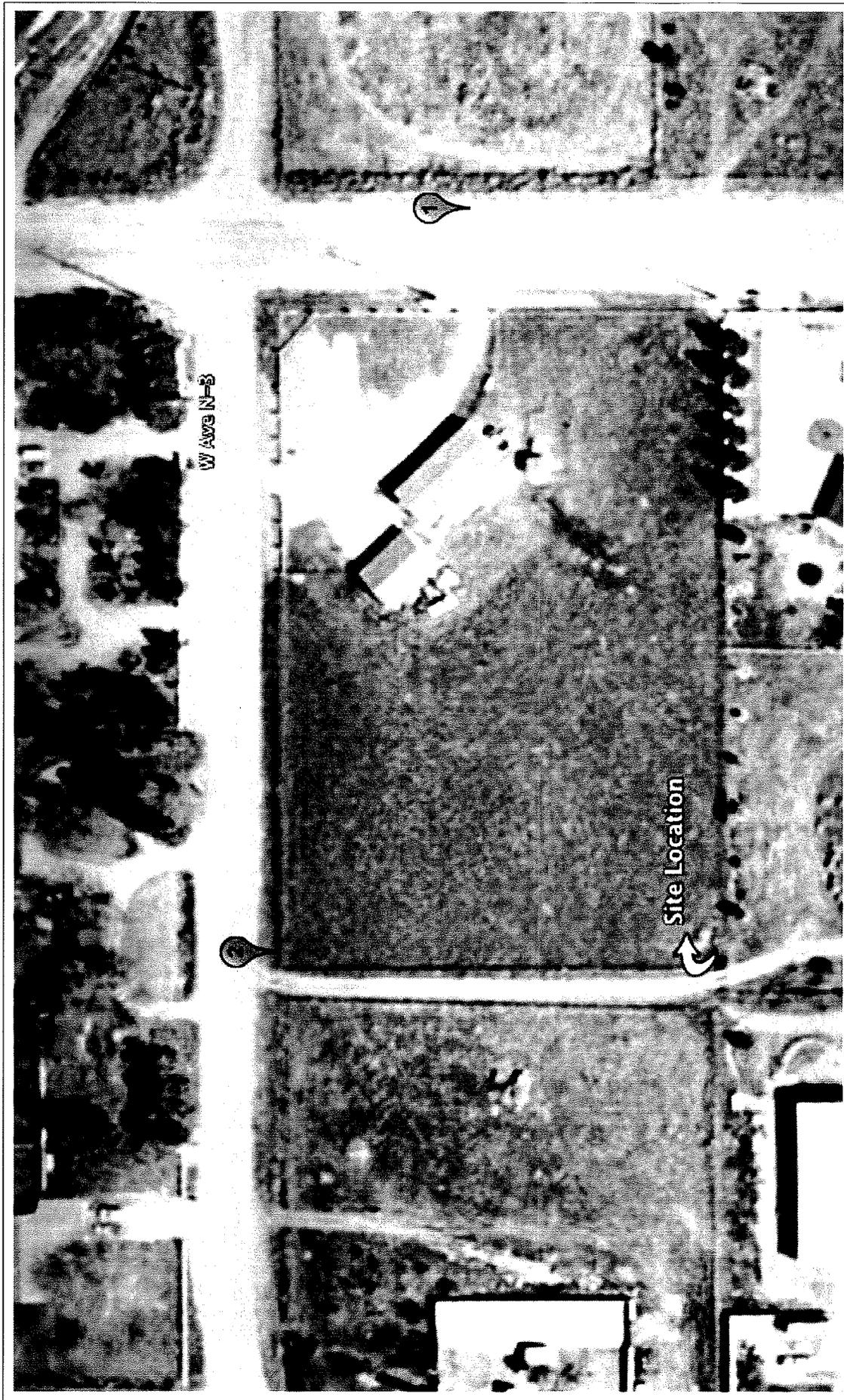
Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially 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?
<hr/>				
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual 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.
<hr/>				
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
<hr/>				

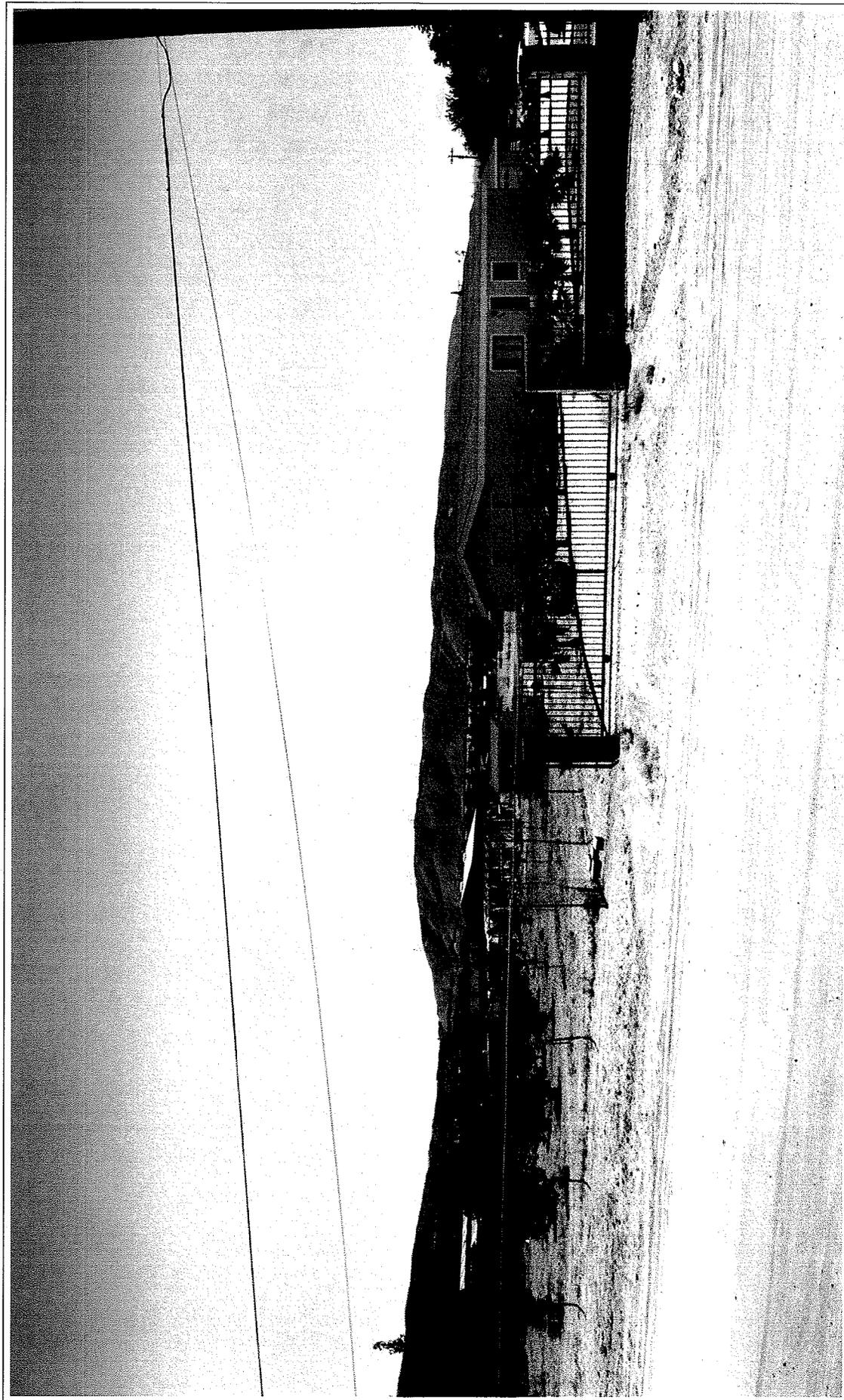
### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- Potentially significant       Less than significant with project mitigation       Less than significant/No Impact



Aerial Map of Vantage Point Photographs

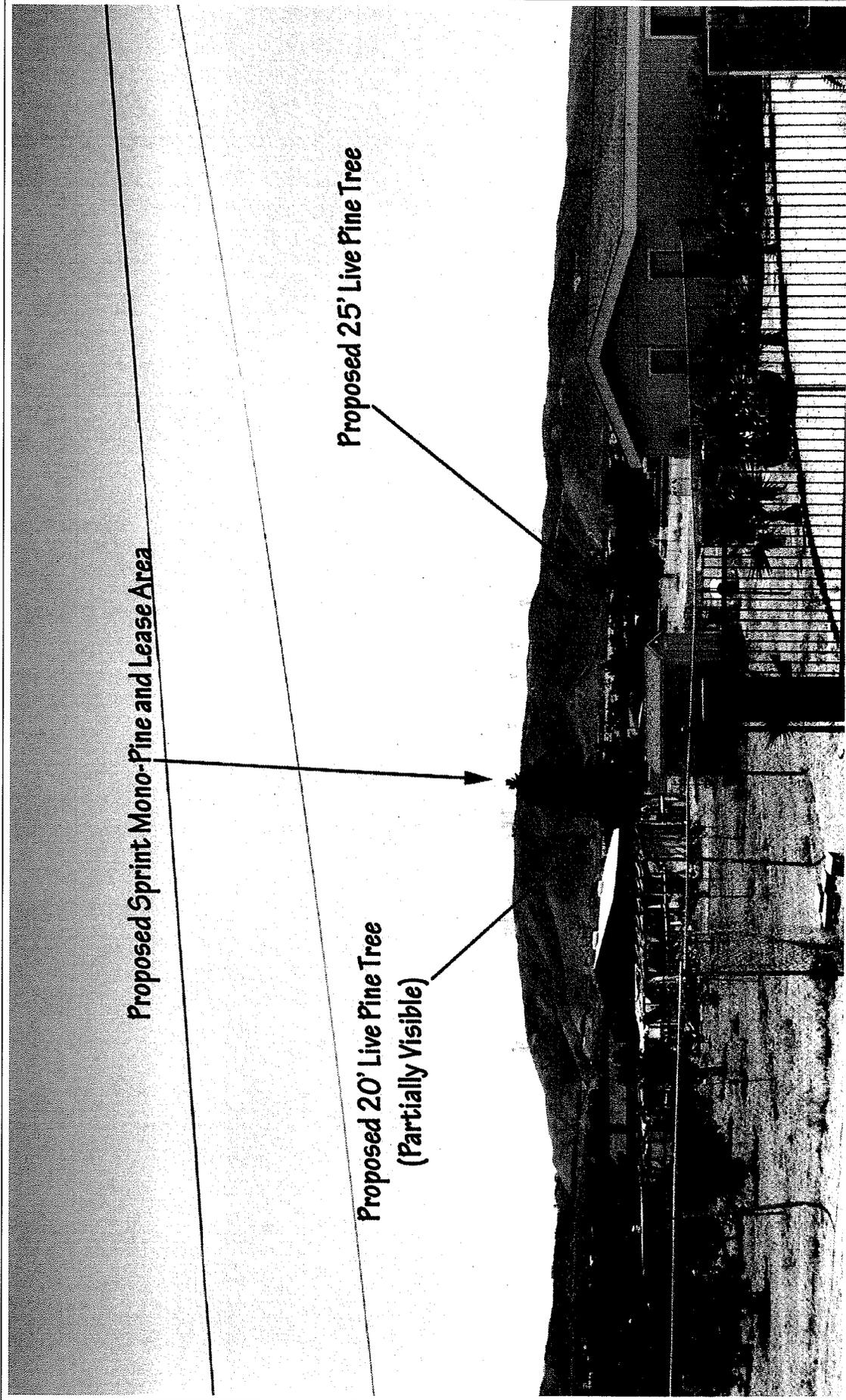


Looking south west at the proposed site from  
40th Street West

Strategic Business... Simplified 20014 Cronese Lane  
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866.961.9295

**DREAMZ**  
Design

*View 1 Before*



Proposed Sprint Mono-Pine and Lease Area

Proposed 25' Live Pine Tree

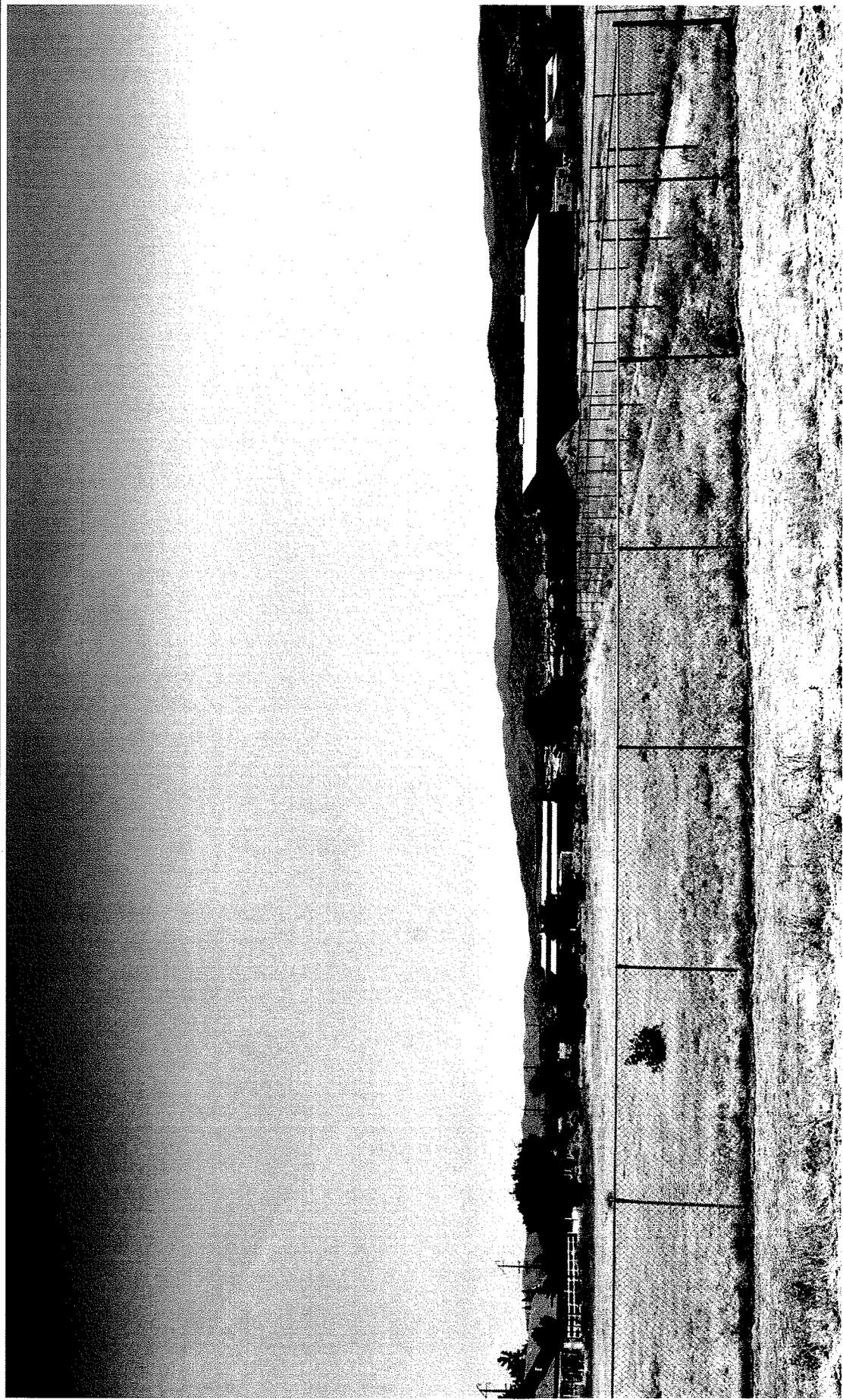
Proposed 20' Live Pine Tree  
(Partially Visible)

Looking south west at the proposed site from  
40th Street West

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**DREAMZ**  
Digital

View 1 After

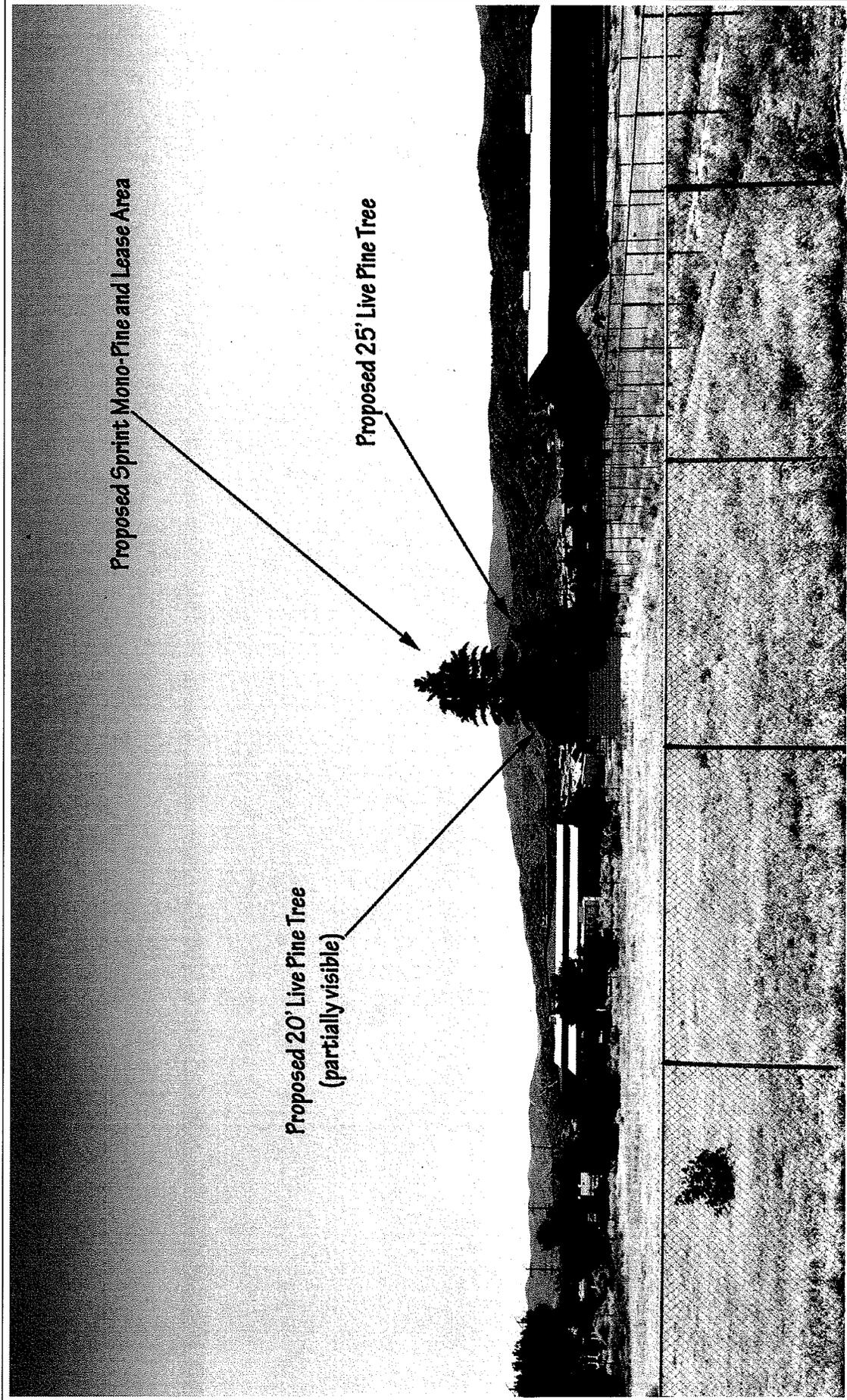


Looking south at proposed site from  
West Ave N3

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**DREAMZ**  
Design

*View 2 Before*



Proposed Sprint Mono-Pine and Lease Area

Proposed 20' Live Pine Tree  
(partially visible)

Proposed 25' Live Pine Tree

Looking south at proposed site from  
West Ave N3

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View 2 After

