



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

January 17, 2013

TO: David W. Louie, Chair
Esther L. Valadez, Vice Chair
Harold V. Helsley, Commissioner
Curt Pederson, Commissioner
Pat Modugno, Commissioner

FROM: Gretchen Siemers, Assistant Regional Planner
Zoning Permits North Section

SUBJECT: **Project No. R2006-03240-(5)**
Conditional Use Permit No. 201100108
Environmental Assessment No. 201100161
RPC Meeting Date: January 23, 2013
Agenda Item No. 7(y)

This project is a request to authorize the construction, operation, and maintenance of a roof-mounted wireless telecommunication facility (WTF), located in the C-3 (Unlimited Commercial) Zone and Significant Ecological Area (SEA) No. 64 (Santa Susana Mountains). The location within the SEA requires that the CUP be subject to the additional regulations for projects located within SEAs, as described in Section 22.56.215, as well as the SEA Technical Advisory Committee (SEATAC) Procedures and Guidelines, which require that Planning staff forward to the Regional Planning Commission (RPC) a recommendation of a Negative Declaration for review and determination prior to completion.

This project is being presented to the Commission as a discussion item for guidance as to the appropriate environmental document. A draft initial study indicates that all environmental impacts are less than significant as proposed. SEATAC has reviewed this project and determined that, due to the location within a fully developed area, the project does not need further environmental review. The SEATAC minutes are attached.

At this preliminary stage, staff is requesting guidance on whether it would be appropriate to proceed with this project with a Negative Declaration based on the project's compatibility with the sensitive ecological area.

Encl: Draft Negative Declaration & Initial Study, SEATAC Minutes, Site Plan

SMT:GS
01/17/2013

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Project No. R2006-03240-(5) / Conditional Use Permit No. 201100108 / Environmental Assessment No. 201100161

Lead agency name and address: Los Angeles County, Attn: Department of Regional Planning, 320 West Temple St., Los Angeles, CA 90012-3225

Contact Person and phone number: Gretchen Siemers / (213) 974-6443

Project sponsor's name and address: AT&T Mobility, 12900 Park Plaza Drive, Cerritos, CA 90703

Project location: 26650 The Old Road, Valencia, CA 91381
APN: 2826 142 015

Gross Acreage: 5 acres

General plan designation: Major Commercial / Significant Ecological Area

Community/Area-wide Plan designation: Commercial – Santa Clarita Valley Areawide Plan

Zoning: C-3 (Unlimited Commercial)

Description of project: The project is a request for a Conditional Use Permit (CUP) for a new wireless telecommunications facility (WTF) to be located on an existing three-story commercial building in the unincorporated community of Santa Clarita. The applicant is requesting authorization for the construction, operation, and maintenance of a new unstaffed WTF, located in the C-3 Zone. The proposed WTF consists of 12 panel antennas with associated transmission equipment. The antennas, each four feet high by one foot wide, are attached in three sectors of four antennas each near the roofline on the east and west facades of the building. The antennas are camouflaged by a 5-foot high, radio frequency-friendly parapet wall, integrated into the façades of the building. The associated transmission equipment is located at the center-west of the rooftop, within nine cabinets on a 16-foot-by-30-foot lease area on a steel platform. There are three existing roof-mounted WTFs. Access to the subject WTF is provided by a 5-foot wide rooftop walkway, via interior access stairs, which are restricted to building management.

Surrounding land uses and setting: The proposed project is located on a parcel that is developed with a three-story commercial building, in which there are offices and a bank, and associated parking and landscaping. The property was developed as a part of the Westridge community. A large golf course surrounds the project site to the south and west. The Westridge residential community, with estate homes and townhomes, surrounds the site to the north and east. The project is located within Significant Ecological Area ("SEA") 64. The Golden State (I-5) Freeway is located approximately 500 feet to the east of the subject parcel.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
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Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
87-222	Westridge Development of 1,700 dwelling units, a golf course, and associated public-serving uses.
CUP No. 03-391	WTF consisting of 6 antennas mounted on the rooftop
CUP No. 200600224	WTF consisting of six antennas mounted on the rooftop

Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

Trustee Agencies

- None
- State Dept. of Fish and Game
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
-

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
-

- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
 - Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee

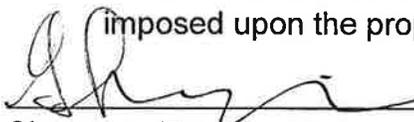
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

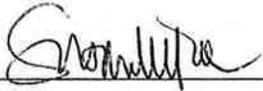
- Aesthetics
- Agriculture/Forest
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
-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

DETERMINATION: (To be completed by the Lead Department.) On the basis of this initial evaluation:

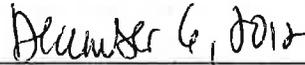
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature (Prepared by)

December 6, 2012
Date



Signature (Approved by)



Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Official State Scenic Highways are designated by the California Department of Transportation (CalTrans). According to CalTrans, “[t]he stated intent (Streets and Highway Code Section 260) of the California Scenic Highway Program is to protect and enhance California’s natural beauty and to protect the social and economic values provided by the State’s scenic resources” (State of California Department of Transportation, California Scenic Highway Program, website: <http://www.dot.ca.gov/dist3/departments/mtce/scenic.htm>, accessed November 1, 2012). While there are numerous designated Scenic Highways across the state, the following have been designated in Los Angeles County: Angeles Crest Highway (Route 2) from just north of Interstate 210 to the Los Angeles/San Bernardino County Line, two segments of Mulholland Highway from Pacific Coast Highway to Kañan Dume Road and from

west of Cornell road to east of Las Virgenes Road, and Malibu Canyon-Las Virgenes Highway from Pacific Coast Highway to Lost Hills Road.

In addition to scenic highways, unincorporated Los Angeles County identifies ridgelines of significant aesthetic value that are to be preserved in their current state. This preservation is accomplished by limiting the type and amount of development near them. These "Significant Ridgelines" ("Major Ridgelines" on Santa Catalina Island) are designated by the General Plan or applicable Area/Community Plan, Local Coastal Program, or Community Standards District.

Riding and hiking trails have been designated throughout unincorporated Los Angeles County. At present, there are officially adopted trails in the Antelope Valley, the Santa Clarita Valley, and the Santa Monica Mountains designated by the General Plan or applicable Area/Community Plan and Local Coastal Program.

The subject parcel is located in the unincorporated community of Santa Clarita and is situated on a parcel that is developed with a three story commercial building. The surrounding area, including the subject parcel, was fully developed as the Westridge development, including a golf course, residential neighborhoods, and commercial and recreational uses. The subject parcel is not adjacent to or near a scenic highway, scenic vista, or regional riding or hiking trail. The specific project site is a leased area on the rooftop of a three-story commercial building. The project will be located on this existing structure. In addition, the project included a radio-frequency friendly parapet wall to block the wireless facility from view. As such, the project will not damage existing scenic resources, and such resources as rock outcroppings and historic buildings are not located within the vicinity nor affected by the project.

The project will locate on an existing structure which currently has three existing WTFs of a similar size and bulk as the proposed project. The new panel antennas will be located on the roofline of the commercial building and will be concealed with an existing 5-foot tall parapet wall. In addition to the 12 new panel antennas, the project involves the placement of associated wireless equipment in a new 480-square-foot steel platform atop the building roof. The new WTF will not substantially visually degrade the surrounding area or create a new source of light, glare or shadows.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data that are used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called *Prime Farmland*. The maps are updated every two years with the use of a computer mapping system,

aerial imagery, public review, and field reconnaissance. FMMP produces *Important Farmland Maps*, which are a hybrid of resource quality (soils) and land use information.

The California Land Conservation Act of 1965--commonly referred to as the Williamson Act--enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971. The only Williamson Act contract lands in the County are located on Catalina Island and held by the Catalina Island Conservancy as set asides for open space and recreational purposes. Therefore, there are no agricultural Williamson Act contracts in the remainder of the unincorporated County.

Agricultural Opportunity Areas (AOAs) are a County identification tool that indicates land where commercial agriculture is taking place and/or is believed to have a future potential based on the presence of prime agricultural soils, compatible adjacent land uses, and existing County land use policy. In addition to AOAs, the County has two agricultural zones: A-1 (Light Agriculture) and A-2 (Heavy Agriculture).

California Public Resources Code section 12220(g) defines forest land as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." California Public Resources Code section 4526 defines timberland as land, other than land owned by the federal government and land designated by the State Board of forestry and Fire Protection as experimental forest land that is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the State Board of Forestry and fire Protection for each district after consultation with the respective forest district communities. California Public Resources Code section 51104(g) defines Timberland production zones" or "TPZ" as an area which has been zoned and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.

The County contains important and prime farmland, and the Angeles National Forest and a portion of the Los Padres National forest are also located in the County. The County does not have any zone that is strictly used for forest uses or timberland production. However, the Angeles National Forest, and a portion of the Los Padres National forest are located in the County, and the Watershed Zone allows for any use owned and maintained by the Forest Service of the United States Department of Agriculture, and any authorized leased use designated to be part of the Forest Service overall recreational plan of development, including logging. In addition, Los Angeles County has been mapped by the California Department of

Forestry and Fire Protection to identify the different categories of land cover capable of being sustained therein, including forests, woodlands, wetlands, and shrubs.

The subject parcel is located in the unincorporated community of Santa Clarita and is situated on a parcel that is developed with a three story commercial building. The surrounding area, including the subject parcel, was fully developed as the Westridge development, including a golf course, residential neighborhoods, and commercial and recreational uses.

The specific project site is a leased area on the rooftop of a three-story commercial building. The project will be located on this existing structure. According to the State of California Farmland Mapping and Monitoring Program, County agricultural data, and State of California timberland data sources, the project site is not located on or near agricultural land, Agricultural Opportunity Areas, forest land, or timberland resources. Therefore, the project is expected to have no impacts on agricultural and forest resources.

3. AIR QUALITY

	<i>Potential y Significa nt Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporate d</i>	<i>Less Than Significan t Impact</i>	<i>No Impac t</i>
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The air pollutants that are regulated by the Federal and California Clean Air Acts fall under three categories, each of which are monitored and regulated:

- Criteria air pollutants;
- Toxic air contaminants (TACs); and,
- Global warming and ozone-depleting gases.

In 1970, the U.S. Environmental Protection Agency (EPA) identified six "criteria" pollutants they found to be the most harmful to human health and welfare. They are:

- Ozone (O₃);
- Particulate Matter (PM);
- Carbon Monoxide (CO);
- Nitrogen Dioxide (NO₂);
- Sulfur Dioxide (SO₂); and,
- Lead (Pb).

The Federal government and the State of California have established air quality standards designed to protect public health from these criteria pollutants. Among the federally identified criteria pollutants, the levels of ozone, particulate matter, and carbon monoxide in Los Angeles County continually exceed federal and state health standards and the County is considered a non-attainment area for these pollutants.

In response to the region's poor air quality, the South Coast Air Quality Management District (SCAQMD) & the Antelope Valley Air Quality Management District (AVAQMD) were created. The SCAQMD and the AVAQMD are responsible for monitoring air quality as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the region. The SCAQMD implements a wide range of programs and regulations, most notably, the Air Quality Management Plan (AQMP). The SCAQMD jurisdiction covers approximately 10,743 square-miles and includes all of Los Angeles County except for the Antelope Valley, which is covered by the Antelope AVAQMD.

Sensitive receptors are uses such as playgrounds, schools, senior citizen centers, hospitals or other uses that would be more highly impacted by poor air quality. AQMD Rule 402, which states "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

The subject parcel is located in the unincorporated community of Santa Clarita and is situated on a parcel that is developed as a three-story commercial building. The entire area was fully developed as the Westridge project, with a golf course, residential neighborhoods, and commercial and recreational uses. The project consists of 12 panel antennas mounted at the roofline and grouped into three sectors. As with the existing WTFs, the proposed WTF's antennas will be screened from view by an existing 5-foot tall radio frequency-friendly parapet wall. The proposed WTF base transmitter equipment is located at the center-west of the rooftop upon an approximate 480-square-foot steel platform. Access to the WTF is provided by

a proposed 5-foot wide rooftop walkway, via interior access stairs. The existing and proposed uses and structures meet all applicable development standards. The existing parking lot provides adequate parking for the monthly maintenance visit.

The project is located on the top of a building within a fully developed community, and is small in scale, and there will be minimal construction impacts from the project. As such, the project will not conflict with air quality plans for the region, substantially contribute to existing air quality violations, result in a cumulative air quality effect, expose sensitive receptors to substantial pollutant concentrations, or create a substantial amount of objectionable odors. Therefore, the impacts from the project on air quality resources is expected to be less than significant.

4. BIOLOGICAL RESOURCES

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

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

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with

greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

EVALUATION OF ENVIRONMENTAL IMPACTS:

Biological resources are identified and protected through various federal, state, regional, and local laws and ordinances. The federal Endangered Species Act and the California Endangered Species Act (CESA) state that animals and plants that are threatened with extinction or are in a significant decline will be protected and preserved. The State Department of Fish and Game created the California Natural Diversity Database (CNDDB), which is a program that inventories the status and locations of rare plants and animals in California.

Section 404 of the Clean Water Act defines wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.”

The County’s primary mechanism to conserve biological diversity is an identification tool and planning overlay called Significant Ecological Areas (SEA). SEAs are ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the preservation of threatened or endangered species, and conservation of biological diversity

in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/or native trees.

Sensitive biological resources in the Coastal Zone are known as Environmentally Sensitive Habitat Areas (ESHAs). ESHAs are defined in the Coastal Act as areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. On Santa Catalina Island, there are both ESHAs and SEAs. In the Coastal Zone segment of the Santa Monica Mountains, sensitive biological resources are designated as Sensitive Environmental Resource Areas (SERAs) by the Malibu Land Use Plan, which contains terrestrial and marine resources that, because of their characteristics and/or vulnerability, require special protection. SERAs include the following sub-categories: ESHAs; Significant Woodlands and Savannahs; Significant Watersheds; the Malibu Cold Creek Resource Management Area; and Wildlife Migration Corridors.

The subject parcel is located in the unincorporated community of Santa Clarita and is situated on a parcel that is developed with a three story commercial building. The surrounding area, including the subject parcel, was fully developed as the Westridge development, including a golf course, residential neighborhoods, and commercial and recreational uses. According to State of California Fish and Game data sources, and Federal wetland data sources, the project site is not located on or near land that has been designated as a special habitat or sensitive natural community, a wetland, a wildlife migratory corridor, and oak woodland, or a conservation area.

The project site is located within SEA 64, which at the time of the 1976 SEA study by England Nelson, was designated because it contained one of the last remaining areas of valley oaks in the Santa Clarita Valley. The study noted that the area consisted of a mixture of coastal sage scrub and chaparral typical of those found in the Santa Clarity Valley, and that the entire area was habitat for coyote, deer, and other animal life. The study determined that very low density residential uses were potentially compatible with the SEA, provided that controls were exerted on future grading and removal of resources, particularly the valley oak. SEA 64 is considered to be a disturbed remnant of a much larger similar habitat that once existed in the region. The SEA is surrounded by urban development and is adjacent to the I-5. The portion of the SEA that is the Westridge project and the site of the proposed project is designated within the Countywide General Plan and the Santa Clarita Valley Areawide plan for urban land uses.

Although the project site is located within an area designated as an SEA, the site and surroundings have since been fully developed and the resources have been analyzed and mitigated for in the environmental impact report prepared for the Westridge development. Therefore, the project is expected to have less than significant impacts on biological resources.

5. CULTURAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The project site is located on a parcel that is developed with a three-story commercial building and three existing WTFs, and is surrounded by urban development. The project site and surrounding area has been heavily disturbed from previous development, and the proposed project requires minimal new construction. The project site is not located on any known site or area that is considered a historical resources, archaeological resource, paleontological resource or unique geological figure, or a site that was previously used for the burial of human remains. Therefore, the project is expected to have a less than significant impact on cultural resources.

6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significa nt Impact</i>	<i>No Impact</i>
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Per Appendix F of CEQA guidelines, the goal of conserving energy implies decreasing overall per capita energy consumption, decreasing reliance on fossil fuels such as coal, natural gas and oil, and increasing reliance on renewable energy sources. In 2008, the County adopted a Green Building Program to address these goals. Section 22.52.2100 of Title 22 (Los Angeles County Code) states that the purpose of the County's Green Building Program was to establish green building development standards for new projects with the intent to, conserve water; conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure, and promote a healthier environment. The Green Building Program includes Green-Building Standards, Low-Impact Development standards, and Drought Tolerant Landscaping requirements. In January 2011, the State of California adopted the CALGreen Building Code with mandatory measures that establish a minimum for green construction practices.

The project proposes an addition of 12 panel antennas to an existing three-story commercial building. As with the existing WTFs, the proposed WTF's antennas are screened from view by an existing 5-foot tall radio frequency-friendly parapet wall. The proposed WTF base transmitter equipment is located at the center-west of the rooftop upon an approximate 480-square-foot steel platform. The project is small in scale, and there will be minimal construction impacts from the project. As such, the project will not conflict with the County's Green Building Ordinance and will not involve the inefficient use of energy resources. Therefore, the impacts from the project on energy resources is expected to be less than significant.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>ii) Strong seismic ground shaking?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>iii) Seismic-related ground failure, including liquefaction and lateral spreading?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>iv) Landslides?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>b) Result in substantial soil erosion or the loss of topsoil?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 prohibits the location of most structures for human occupancy across the traces of active faults, and lessens the impacts of fault rupture. The Seismic Hazards Mapping Act requires the California Geological Survey to prepare Seismic Hazard Zone Maps that show areas where earthquake induced liquefaction or landslides have historically occurred, or where there is a high potential for such occurrences. Liquefaction is a process by which water saturated granular soils transform from a solid to a liquid state during strong ground shaking. A landslide is a general term for a falling, sliding or flowing mass of soil, rocks, water and debris. The County General Plan prohibits new developments, as defined by the Alquist-Priolo Act, within fault traces until a comprehensive geological study has been completed.

More than 50 percent of the unincorporated areas are comprised of hilly or mountainous terrain. The vast majority of hillside hazards include mud and debris flows, active deep seated landslides, hillside erosion, and man induced slope instability. These geologic hazards include artificially-saturated or rainfall saturated slopes, the erosion and undercutting of slopes, earthquake induced rock falls and shallow failures, and natural or artificial compaction of unstable ground. The General Plan Hillside Management Area (HMA) Ordinance regulates development in hillsides of 25 percent slope or greater to address these potential hazards.

The project proposes an addition of 12 panel antennas and associated WTF equipment to an existing three-story commercial building. The project does not involve housing or other habitable structures. According to State of California seismic hazards data provided by the Division of Mines and Geology, the subject parcel is not located in an active seismic zone. The subject parcel is subject to liquefaction hazards, but the project site where the existing WTF is located is not with the liquefaction hazard boundaries.

The project site is located on land that is already developed and the proposed project will not result in substantial soil erosion or loss of topsoil. In addition, the project site is not located on a known unstable geologic unit or expansive soil. The project does not include onsite

wastewater treatment systems and is not located in a Hillside Management Area. Therefore, it is expected that there will be no impacts from the project on geology and soils resources.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The project proposes an addition of 12 panel antennas to the rooftop of an existing three-story commercial building, and associated wireless equipment. The overall project is small in scale, and there will be minimal construction impacts from the project. As such, the project is expected to produce a minimal amount of greenhouse gas emissions or conflict with any applicable regulation related to greenhouse gas emissions. Therefore, it is expected that there will be less than significant impacts from the project on greenhouse gas emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

ii) within a high fire hazard area with inadequate access?

iii) within an area with inadequate water and pressure to meet fire flow standards?

iv) within proximity to land uses that have the potential for dangerous fire hazard?

i) Does the proposed use constitute a potentially dangerous fire hazard?

EVALUATION OF ENVIRONMENTAL IMPACTS:

Hazardous materials are generally defined as any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or future hazard to human health and safety or to the environment, if released into the workplace or the environment (Health and Safety Code (H&SC), §25501(o)). The California Department of Toxic Substances (DTSC) is responsible for classifying hazardous materials in the state of California. Hazardous materials are commonly stored and used by a variety of businesses and are commonly encountered during construction activities.

DTSC oversees the cleanup of disposal and industrial sites that have resulted in contamination of soil and groundwater. In close cooperation with the United States Environmental Protection Agency, DTSC administers both state and federal hazardous waste programs including The Resource Conservation and Recovery Act (RCRA) the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, 42 U.S.C. § 9601–9675), the Toxic Substances Control Act (TSCA) and a number of other State and Federal bodies of law

dealing with hazardous materials and the environment. The Envirostar database lists properties regulated by DTSC where extensive investigation and/or cleanup actions are planned or have been completed at permitted facilities and clean-up sites. No hazardous materials sites or properties listed in compliance with California Government Code, Section 65962.5 (e.g., Comprehensive Environmental Response, Compensation and Liability Information System [CERCLIS], Resource Conservation and Recovery Act [RCRA]) are located on the project site. Any sites within the general vicinity are not likely to have contaminated the project site.

Projects in close proximity to airports are within the jurisdiction of the Airport Land Use Commission (ALUC). The Regional Planning Commission meets in the capacity of the ALUC to consider projects requiring ALUC review and it makes a determination of the compatibility of the proposed project with the nearby airport.

The Office of Emergency Management is responsible for organizing and directing the preparedness efforts of the Emergency Management Organization of Los Angeles County. The OEM is the day-today Los Angeles County Operational Area coordinator for the County. The emergency response plan for the unincorporated areas is the Operational Area Emergency Response Plan (OAERP), which is prepared by OEM. The OAERP strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in the County. The disaster response plan is the County Local All Hazards Mitigation Plan.

The project proposes an addition of 12 panel antennas to an existing three-story commercial building, with associated wireless equipment. The overall project is small in scale, and there will be minimal construction impacts from the project.

According to the California Department of Toxic Substances (DTSC) data, the project site is not located on a known list of hazardous material sites. In addition, the project site is not located within an airport land use plan or within the vicinity of a private airstrip as the closest airport is the Van Nuys General Aviation Airport, which is approximately 20 miles to the south.

The project is small in scale and will involve very minimal construction as it is a wireless facility to be installed on the rooftop of an existing building. As such, the project will not conflict or interfere with any adopted emergency response plans. Although the project site is located in a Very High Fire Hazard Severity Zone, the area is fully developed and the closest fire stations are located in Stevenson's Ranch and the City of Santa Clarita, which are within two miles and four miles, respectively, of the the subject property. There is adequate, existing service to the site and the project site land use is not a potential fire hazard.

Therefore, the impacts from the project related to hazards and hazardous materials are expected to be less than significant.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| n) Place structures in areas subject to | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

inundation by seiche, tsunami, or mudflow?

EVALUATION OF ENVIRONMENTAL IMPACTS:

Los Angeles County is split between two water quality regions: the Los Angeles Region and the Lahontan Region. Each regional board prepares and maintains a Basin Plan which identifies narrative and numerical water quality objectives to protect all beneficial uses of the waters of that region. The Basin Plans achieve the identified water quality objectives through implementation of Waste Discharge Requirements (WDRs) and by employing three strategies for addressing water quality issues: control of point source pollutants, control of nonpoint source pollutants, and remediation of existing contamination.

Point sources of pollutants are well-defined locations at which pollutants flow into water bodies (discharges from wastewater treatment plants and industrial sources, for example). These sources are controlled through regulatory systems including permitting under California's Waste Discharge Requirements and the National Pollutant Discharge Elimination System (NPDES) program; permits are issued by the appropriate Regional Water Quality Control Board and may set discharge limitation or other discharge provisions.

Nonpoint sources of pollutants are typically derived from project site runoff caused by rain or irrigation and have been classified by the United States Environmental Protection Agency (USEPA) into one of the following categories: agriculture, urban runoff, construction, hydromodification, resource extraction, silviculture, and land disposal, according to the Basin Plan for the Los Angeles Regional Water Quality Control Board. This type of pollution is not ideally suited to be addressed by the same regulatory mechanisms used to control point sources. Instead, California's Nonpoint Source Management Plan describes a three-tiered approach including the voluntary use of Best Management Practices, the regulatory enforcement of the use of Best Management Practices, and effluent limitations. Generally speaking, each Regional Water Quality Control Board implements the least restrictive tier until more stringent enforcement is necessary.

The Los Angeles Regional Water Quality Control Board addresses on-site drainage through its construction, industrial, and municipal permit programs. These permits require measures to minimize or prevent erosion and reduce the volume of sediments and pollutants in a project's runoff and discharges based upon the size of the project site

During the construction phase of a proposed project, the pollutants of greatest concern are sediment, which may run off the project site due to site grading or other site preparation activities, and hydrocarbon or fossil fuel remnants from the construction equipment. Construction runoff is regulated by the National Pollutant Discharge Elimination System

(NPDES) Construction General Permit. This permit applies to all construction which disturbs an area of at least one acre.

The Los Angeles County Low Impact Development Ordinance is designed to promote sustainability and improve the County's watersheds by preserving drainage paths and natural water supplies in order to '...retain, detain, store, change the timing of, or filter stormwater or runoff.'

Areas of Special Biological Significance are "...those areas designated by the State Water Board as ocean areas requiring protection of species or biological communities to the extent that alteration of natural water quality is undesirable. All Areas of Special Biological Significance are also classified as a subset of STATE WATER QUALITY PROTECTION AREAS." Note that all of these areas are located off the coast of California and not within any inland water courses or bodies.

FEMA, the Federal Emergency Management Agency, prepares hydrological studies throughout the country, called Flood Insurance Studies, in order to identify areas that are prone to flooding. From the results of these studies, FEMA prepares Flood Insurance Rate Maps (FIRMs) that are designed to geographically depict the location of areas prone to flooding for purposes of determining risk assessment for flood insurance. An area that has been designated a 100-year flood plain is considered likely to flood under the 100-year storm event.

Dam inundation areas are areas that have been identified as being potentially susceptible to flooding from a catastrophic failure of one or more of the dams in Los Angeles County. These areas were mapped in accordance with California Government Code Section 8589.5 and do not suggest with certainty that a particular plot of land would be inundated given a catastrophic dam failure.

A seiche is the sudden oscillation of water that occurs in an enclosed, landlocked body of water due to wind, earthquake, or other factors. A tsunami is an unusually large wave or set of waves that is triggered in most cases by a seaquake or an underwater volcanic eruption. A mudflow is flow consisting predominantly of earthen materials/soil and water.

The project proposes an addition of 12 panel antennas to an existing three-story commercial building, and the addition of associated wireless equipment on the rooftop. The overall project is small in scale, and there will be minimal construction impacts from the project. A wireless project does not discharge pollutants, and the project will therefore not violate any water quality standards. In addition, the project does not require the use of water to operate, and therefore it will not deplete groundwater supplies.

The project will locate on the rooftop of an existing building, and the project site area has already been disturbed as the subject parcel is developed with a three-story commercial

building with adequate wastewater services. The addition of 12 antennas will therefore not substantially alter the existing drainage pattern of the site, alter an existing stream or channel, or create a new substantial source of surface or stormwater runoff.

As a rooftop-mounted wireless project, the construction impacts from the project will be minimal and will not substantially affect surface water or ground water supplies. The project is also required to adhere to the Low Impact Development Ordinance, which minimizes project impacts to on-site surface and stormwater flows.

A wireless project does not discharge pollutants and will therefore not impact Areas of Special Biological Significance. The project also does not utilize on-site wastewater treatment facilities and will therefore not otherwise substantially degrade water quality in the area.

A wireless project does not place housing within a flood zone and does not expose people or structures to the risk of floods, levee or dam failures, or tsunamis. Furthermore, the project site is not located in any of these hazard areas. Therefore, the overall impacts from the proposed project in regards to hydrology and water quality is expected to be less than significant.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significa nt Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The project proposes an addition of 12 panel antennas with associated wireless equipment to the roof of an existing three-story commercial building. The overall project is small in scale, and there will be minimal construction impacts from the project.

The subject property is developed as a commercial building with associated parking and landscaping, and the small scale of the proposed project means that it will not physically divide an established community. The project site is designated Commercial in the Santa Clarita Valley Areawide Plan. The Commercial land use designation is primarily intended for business and visitor serving uses, and utility infrastructure is also a consistent use. Therefore, a roof-mounted WTF project is consistent with the permitted uses of the underlying land use category. The zoning designation for the subject property is C-3-DP (Unlimited Commercial—Development Program), which allows for radio and telecommunications equipment with a

conditional use permit. The project site is not located in a Hillside Management Area. Although the project is located in an SEA, impacts to the SEA are not expected as the project is small in scale and entirely within the footprint of an existing commercial building. Other WTFs exist on the roof of the commercial building. Therefore, the any impacts on land use and planning issues are expected to be less than significant.

12. MINERAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The County depends on the State of California's Geological Survey (State Department of Conservation, Division of Mines and Geology) to identify deposits of regionally- significant aggregate resources. These clusters or belts of mineral deposits are designated as Mineral Resources Zones (MRZ-2s), and there are four major MRZ-2s are designated in the County: the Little Rock Creek Fan, Soledad Production Area, Sun Valley Production Area, and Irwindale Production Area. The California Department of Conservation protects mineral resources to ensure adequate supplies for future production.

The California Surface Mining and Reclamation Act of 1975 (SMARA) was adopted to encourage the production and conservation of mineral resources, prevent or minimize adverse effects to the environment, and protect public health and safety. In addition, Title 22 of the Los Angeles County Code (Part 9 of Chapter 22.56) requires that applicants of surface mining projects submit a Reclamation Plan prior to receiving a permit to mine, which must describe how the excavated site will ultimately be remediated and transformed into another use.

Small-scale oil production still occurs in many parts of the County, including the Baldwin Hills and the Santa Clarita Valley. The California Division of Oil, Gas, and Geothermal Resources (DOGGR) permits and tracks each operating production well and natural gas storage well and ultimately monitors the decommissioning process.

According to data from the State of California's Geological Survey, the project site is not located on or near any known mineral resource area and as such not result in the loss of

locally available mineral resources. Therefore, the project will have no impact related to mineral resources.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed project will conform to Los Angeles County Code Title 12, Chapter 12.08 (Noise Control Ordinance). Section 12.08.390 of the County Code provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10:00 p.m. (daytime) in Noise Zone II (residential areas).

Noise generated by construction equipment during the construction phase of the project may result in a substantial temporary increase in ambient noise levels. Construction activities will be conducted according to best management practices, including maintaining construction vehicles and equipment in good working order by using mufflers where applicable, limiting the hours of construction, and limiting the idle time of diesel engines. Noise from construction equipment will be limited by compliance with the Noise Control Ordinance and County Code Section 12.12.

The project proposes an addition of 12 panel antennas with associated wireless equipment to an existing three-story commercial building. The overall project is small in scale, and there will be minimal construction impacts from the project, since wireless equipment produces negligible noise.

The WTF project will be co-located on an existing three story commercial building, so noise impacts from construction activities will be minimal and periodic. In addition, the project will only require short, monthly maintenance visits. As such, these activities will have a less than significant noise impact.

The project site is not located within an airport land use plan or within the vicinity of a private airstrip as the closest airport is the Van Nuys Airport, which is approximately 20 miles to the south, and therefore will not expose people to excessive noise levels from these uses.

14. POPULATION AND HOUSING

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Typical local thresholds of significance for housing and population growth include effects that would induce substantial growth or concentration of a population beyond a city's or county's projections; alter the location, distribution, density, or growth rate of the population beyond that projected in the city or county general plan housing element; result in a substantial increase in demand for additional housing, or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the city or county general plan housing element.

The Los Angeles County General Plan and Housing Element uses population, household, and employment projections from a growth forecast that is developed from the Southern California Association of Governments (SCAG) 2008 Regional Transportation Plan (RTP). The population projections and household projections for unincorporated County are organized by eight SCAG sub-regions.

The proposed project is a wireless facility on the rooftop of an existing three story building. Wireless facilities do not induce population growth, displace existing housing units, or cause the need for housing development. Therefore, the project will have no impacts related to population and housing issues.

15. PUBLIC SERVICES

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Fire suppression services in unincorporated Los Angeles County are provided by the Los Angeles County Fire Department (LACoFD), which has 21 battalions providing services to the whole of the unincorporated County. Development in the unincorporated areas must comply with the requirements of the Fire Code (Title 32), which provides design standards for all development in the unincorporated County. Development must also comply with standards for response times between fire stations and the project site. These times are: 5 minutes or less for projects in urban areas, 8 minutes or less for projects in suburban areas, and 12 minutes or less for projects in rural areas.

Law enforcement services within the unincorporated Los Angeles County are provided by the Los Angeles County Sheriff's Department. The Los Angeles County Sheriff's Department strives to maintain a service ratio of approximately one officer for every 1,000 residents within the communities it serves.

In Los Angeles County, parks are operated and maintained by the Department of Parks and Recreation. As of 2010, there were approximately 153 recreational facilities managed by the Department of Parks and Recreation totaling approximately 65,528 acres of recreation and open space. The Los Angeles County General Plan, Regional Recreation Areas Plan, provides the standard for the allocation of parkland in the unincorporated county. This standard is four acres of local parkland per 1,000 residents and six acres of regional parkland per 1,000 residents. For subdivision projects, the Quimby Act permits the County, by ordinance, to require the dedication of parkland or the payment of an in-lieu fee to achieve the parkland-to-population ratio sought in the General Plan. Further, as a condition of a zone change approval, General Plan amendment, or Specific Plan approval, the County may require the applicant pursuing the subdivision to dedicate and/or improve land according to the following General Plan standards. This requirement is justified as long as an appropriate nexus between the proposed project and the dedication can be shown.

In the unincorporated portions of Los Angeles County, as well as in 50 of the 88 cities within the County, library services are provided by the County of Los Angeles Public Library. There are approximately 84 libraries operated by the County with roughly 7.5 million volumes in its book collection. The County of Los Angeles Public Library is a special district and is primarily funded by property taxes, but other funding mechanisms include a Mello-Roos Community Facilities District, developer impact fees, developer agreements, and a voter-approved special tax.

According to the Draft General Plan, the Library's planning guidelines specify that 2.75 library material items should be available per capita as well as 0.5 square feet of library space per capita. The Public Library also imposes a mitigation fee on residential development based on the cost estimation of providing the appropriate library facilities and services to each library planning area. The fees are as follows:

Planning Area 1: Santa Clarita Valley per dwelling unit	\$829.00
Planning Area 2: Antelope Valley per dwelling unit	\$804.00
Planning Area 3: West San Gabriel Valley per dwelling unit	\$839.00
Planning Area 4: East San Gabriel Valley per dwelling unit	\$827.00
Planning Area 5: Southeast per dwelling unit	\$830.00
Planning Area 6: Southwest per dwelling unit	\$836.00

Planning Area 7: Santa Monica Mountains per dwelling unit	\$832.00
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The project proposes an addition of 12 panel antennas with associated roof-mounted wireless equipment to an existing three-story commercial building. The overall project is small in scale, and there will be minimal construction impacts from the project. Wireless projects do not induce population growth, and therefore the project will not result in increased usage of public services associated with such growth, including schools, parks and libraries. Furthermore, the addition of the WTF would provide needed communication infrastructure that allows for better communication with fire, life, and safety authorities in cases of emergency, which benefits the Departments of Fire and Sheriffs. As such, the project is not expected to create any significant impact on public services related to fire protection, sheriff protection, schools, parks, libraries, or any other public facility.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Los Angeles County General Plan standard for the provision of parkland is four acres of local parkland per 1,000 residents of the population in the County's unincorporated areas, and six acres of regional parkland per 1,000 residents of the County's total population.

The project proposes an addition of 12 panel antennas with associated roof-mounted wireless equipment to an existing three-story commercial building. The overall project is small in scale, and there will be minimal construction impacts from the project. Wireless projects do not induce population growth, and therefore the project will not result in increased usage of recreation services, local or regional parks, nor interfere with regional open space connectivity as the project is proposed on the roof of an existing building in a developed area. The project does not propose any neighborhood or regional parks or any other recreational facilities. As such, the project is not expected to create any significant impact on recreation resources.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

decrease the performance or safety of such facilities?

EVALUATION OF ENVIRONMENTAL IMPACTS:

Traffic conditions are determined by using a system that measures the volume of traffic going through an intersection at a specific point in time relative to the intersection's maximum possible automobile through-put. This volume-to-capacity ratio is referred to as Level of Service (LOS) and ranges from the best-case scenario LOS A (free-flowing conditions) to the worst-case scenario LOS F (gridlock).

The project proposes an addition of 12 panel antennas with associated roof-mounted wireless equipment to an existing three-story commercial building. It is expected that the wireless project will require on average one maintenance trip per month. As such, the project will not conflict with any traffic or pedestrian plan, congestion management program, or result in a change in air traffic patterns.

The project site is located on a parcel that is developed as with a commercial building. There are no proposed design features from the project that would create a traffic hazard, result in inadequate emergency access, or conflict with public transit and pedestrian plans and facilities. Therefore, the project is expected to have a less than significant impact on transportation and traffic issues.

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significa nt Impact</i>	<i>No Impact</i>
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

permitted capacity to accommodate the project's solid waste disposal needs?

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). The NPDES is a permitting program that established a framework for regulating municipal, industrial, and construction stormwater discharges into surface water bodies and stormwater channels.

The Los Angeles and Lahontan Regional Water Quality Control Boards are responsible for implementing the federally-mandated NPDES program in the County through the adoption of an Order, which is effectively the NPDES Permit for that region. The Los Angeles Regional Board's Permit designates 84 cities within the Board's region as permittees, and the County as the principal permittee of the NPDES Permit. The NPDES Permit defines the responsibilities of each permittee to control pollutants, including the adoption and enforcement of local ordinances and monitoring programs. The principal permittee is responsible for coordinating activities to comply with the requirements set forth in the NPDES Permit, but is not responsible for ensuring the compliance of any other permittee. The County's Stormwater Ordinance requires that the discharge, deposit, or disposal of any stormwater and/or runoff to storm drains must be covered by a NPDES permit.

For the unincorporated areas, in accordance with the NPDES Permit, the County implements a Standard Urban Stormwater Mitigation Plan (SUSMP) at the project site level to address pollutants generated by specific activities and types of development. The main purpose of this planning program is to identify new construction and redevelopment projects that could contribute to stormwater pollution, and to mitigate run-off from those projects by requiring that certain Best Management Practices be implemented during and after construction. Moreover, the SUSMP prevents erosion by controlling runoff rates, protecting natural slopes and channels, and conserving natural areas.

The Los Angeles County Integrated Waste Management Plan (IWMP), which is compiled by the interagency Integrated Waste Management Task Force and updated annually, has identified landfills with sufficient disposal capacity for the next 15 years, assuming current growth and development patterns remain the same. In addition to the projections of the IWMP (see above), all projects must comply with other documents required by the California Integrated Waste Management Act of 1989 (AB 939).

The County's Green Building Program's three ordinances were adopted in 2008 and were created to implement new green-building practices for projects in the County with the goals to conserve water, conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure, and promote a healthier environment. The Green Building Program consists of the Green Building Ordinance, the Low Impact Development Ordinance, and the Drought Tolerant Landscaping Ordinance

The project proposes an addition of 12 panel antennas to an existing three-story commercial building, with associated roof-mounted wireless equipment. The overall project is small in scale, and there will be minimal construction impacts from the project. Wireless projects do not generally have impact to utility infrastructure, including the County's Solid Waste Management and Stormwater Management systems. Although energy is used to operate WTF, the amount of energy used is minimal and thus energy use is a less than significant impact from the WTF.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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?

The project is a wireless facility with associated equipment that will locate on the rooftop of an existing three-story commercial building. The project site is located within a fully developed community on a fully developed parcel. Although the project is located within a County-designated SEA, the small scale and location is such that the impacts to sensitive biological area or protected natural habitat community are expected to be less than significant, and therefore the project does not have the potential to degrade the environment or impact threatened species or sensitive habitat.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

The project is a wireless facility with associated equipment that will locate on the rooftop of an existing three-story commercial building. The overall scale of the project is small and impacts from construction activities will be minimal. Wireless facilities produce few environmental impacts such as greenhouse gas emissions or pollutants. Therefore the project will not achieve short-term environmental goals to the disadvantage of long-term environmental goals.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the

incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

The project is a wireless facility with associated equipment that will locate on the rooftop of an existing three-story commercial building. The overall scale of the project is small and impacts from construction activities will be minimal and temporary. Wireless facilities produce few environmental impacts that are considered individually limited but cumulatively considerable, such as greenhouse gas emissions or pollutants. Therefore the project is not expected to have impacts that can be considered cumulative.

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

The project is a wireless facility with associated equipment that will locate on the rooftop of an existing three-story commercial building. The overall scale of the project is small and impacts from construction activities will be minimal and temporary. Wireless facilities produce few environmental impacts that could directly or indirectly impact human beings, such as greenhouse gas emissions or pollutants. Therefore, the project is expected to have a less than significant environmental impact.



**MINUTES OF THE SIGNIFICANT ECOLOGICAL AREA
TECHNICAL ADVISORY COMMITTEE (SEATAC)
MEETING OF 5 NOVEMBER 2012
(Minutes approved as amended, 3 December 2012)**

ATTENDEES:

SEATAC MEMBERS

Dan Cooper
Ty Garrison
Robb Hamilton
Michael Long
Dr. Cheryl Swift

REGIONAL PLANNING STAFF

Dr. Shirley Imsand (Biologist,
SEATAC coordinator)
Joe Decruyenaere (Biologist)
Emma Howard (Planner)
Brianna Menke (Planner)
Gretchen Siemers (Planner)

Agenda Items:

- A. Approval of SEATAC minutes and recommendations for 10 September 2012, p.1
- B. AT&T Westridge Rooftop platform and antennae installation, R2006-03240, p.2
- C. Discussion of new developments for the SEA program ordinance, p.4
- D. Public comment pursuant to Section 54954.3 of the Government Code, p.7

A. Approval of SEATAC minutes and recommendations for 10 September 2012

Minutes and Recommendations of the SEATAC meeting of 10 September 2012 were approved on 24 September 2012.

Motion/ Second: Mickey Long/Robb Hamilton to approve.
Vote- Aye: Unanimous

B. AT&T WESTRIDGE ROOFTOP PLATFORM AND ANTENNAE INSTALLATION, R2006-03240

Project: AT&T Westridge Rooftop platform and antennae installation

Project Numbers: R2006-03240, RCUP201100108, RENV 201100161

AIN: 2826-142-015

Address: 26650 The Old Road, Valencia, CA 91381

Applicant: Black & Veatch

USGS Topographic quad, 7.5': Newhall

SEA: SEA #64 Valley Oak Savannah, Newhall

Materials are posted under 5 November 2012: <http://planning.lacounty.gov/agenda/seatac/>

Project Description:

The Project is for the installation of a rooftop steel platform, 16 ft. x 30 ft., and mounting of 12 panel antennae, 12 TMAs (tower-mounted antenna), 12 RRUs (remote radio unit), 3 GPS units, and cable services to power and connect the installation. The top of the antennae will be even with the top of the screen parapet wall that will be installed at the edge of the roof. Existing equipment on the rooftop projects approximately 8 ft. above the parapet wall level. Similar new equipment will project about 8 ft. above the parapet wall. Part of the parapet wall is to be replaced with RF-friendly screen (radio-frequency-friendly). The building parcel has been drawn to tightly enclose the building, immediate peripheral ornamental landscaping, and the parking lot. The north landscaping that slopes down to Valencia Blvd. is mostly included in the SEA, but not in the building parcel, and it has been planted chiefly with native plants. The parking is edged with non-native acacia, but the slope has coast live oak, toyon, various sumacs, and elderberry. There is at least one invasive *Tamarix* sp. seedling among these native plants. At the eastern end of this slope near the edge of the parcel is a ruderal area which gives way to *Eriogonum fasciculatum*-dominated scrub on the eastern north-facing slope end. The building parcel includes the upper end of a drainage on the east side of the project parcel with large Valley Oaks, probably the remnant of valley oak savannah. The lower end of this drainage bed has been hardscaped. The existing SEA covers most of the parcel and extends broadly through the adjacent golf course. An adjacent berm on the south and east supports Valley Oak savannah on the north face; a ruderal, graded bermtop; and south-facing ruderal slope descending to the golf course. The upper end of a stream course, that runs at the northwest side of the berm, has a small fresh-water marsh that is probably perennial, with cattails (*Typha latifolia*), mulefat (*Baccharis salicifolia*), arroyo willows (*Salix lasiolepis*), and the invasive plant *Tamarix* sp. A red-tailed hawk was perched in the valley oak savannah on the berm, and unidentified birds were using the marsh when the coordinator visited. The entire parcel and surrounding area is mapped by CNDDB as once having the sensitive plants Palmer's grapplinghook (*Harpagonella palmeri*); Slender-horned spineflower (*Dodecahema leptoceras*); and California Orcutt grass (*Orcuttia californica*), which could persist in the more natural parts of the SEA, but are unlikely in the project area. The proposed SEA will not include the building parcel, nor the project area. The northernmost terminus of the proposed SEA is at the south end of the golf course where valley oak savannah still exists.

SEA Resource Description: The Valley Oak Savannah SEA #64

This area contains one of the last remaining stands of valley oak (*Quercus lobata*) in the Santa Clarita Valley. The trees are widely spaced on ridges aligned approximately northeast-southwest, with intervening grassland. The entire natural area is the habitat of coyote, deer, and other animal life. The northern end of the low rolling ridges that support the habitat has now been developed into the Westridge community near Santa Clarita, and the project site is in this development.

SEATAC Action Requested:

Determine whether there would be an impact to the Valley Oak Savannah, Newhall SEA#64 by the proposed project, whether SEATAC should review the project, and what kinds of project aspects might require SEATAC review, if any.

SEATAC COMMENTS & MOTIONS:**Comments:**

1. SEATAC recommended that they did not need to review the AT&T Westridge Project for the currently proposed installation, which will not harm the remaining natural resources of the SEA near the building. The building is low (3 stories), no towers are proposed, the area is urban so that lighting on the current and proposed installation would not be problematic.
2. Project modifications that would require SEATAC review are those previously stated for concern:
 - a. Expansion of the footprint of the installation beyond the rooftop or extension of height beyond the present height, such as a high installation that would require FAA safety lighting.
 - b. Activity on a tower for which the Federal Aviation Administration (FAA) requires safety lighting or additional safety lighting
 - c. Installation of any new tower
 - d. Any addition of lighting to what currently exists. FAA requirements for lighting vary with location and height.

And the additional criteria:

- e. Any modification that County biologist judges is cause for concern for impact to the SEA after a site visit and review of the project documents could be referred to SEATAC. County biologist can use the guidelines outlined here which have been proposed by SEATAC.
 - f. Some variable conditions that would be judged with respect to each location would be
 - (1) type of tower – lattice or monopole,
 - (2) addition of guywires,
 - (3) addition of lighting
3. The simple issues of these Wireless Telecommunication projects could probably be resolved through email with the SEATAC members. The problem might be enabling public comment for the projects.
 4. SEATAC could decide through email with County biologist whether a Wireless Telecommunication project needs SEATAC review.
 5. One suggestion is to accumulate the wireless projects that may not need review until there is a project or other issue SEATAC does need to meet to discuss. Then the list of wireless projects could be reviewed rapidly, and the meeting could proceed to the other projects for which discussion is necessary. The drawback to this is that those simple projects could be delayed.
 6. SEATAC should review towers that exceed the criteria proposed at the 10 September 2012 meeting. The additional criterion is that if County biologist sees something in a proposal for projects with towers or poles in an SEA that needs SEATAC review, the biologist can bring the project before SEATAC for review.

Motions:

The present design of the current AT&T Project 2006-03240 of additions to rooftop installation does not need SEATAC review. CUP additional conditions recommended would be for SEATAC review on the changes listed in 2a-2f.

Motion/Second by Dan Cooper/Robb Hamilton. Vote-Aye: Unanimous

SEATAC should review wireless telecommunication projects with the following changes when the projects are located in SEAs:

- a. Expansion of the footprint of the installation or extension of the height of any tower or pole;
- b. Activity on a tower for which the Federal Aviation Administration (FAA) requires safety lighting;
- c. Installation of any new tower or pole (but SEATAC need not review a replacement of existing tower or pole in same location with same height and type);
- d. Addition of lighting to what currently exists.

County Biologist shall recommend which projects need SEATAC review.

Motion/Second by Dan Cooper/Robb Hamilton (3 December 2012). Vote- Aye: Unanimous

C. DISCUSSION OF ASPECTS OF SEA ORDINANCE, 2ND DRAFT, BY STAFF:

Presenter: *Ms. Emma Howard, Regional Planning Assistant II,*
Department of Regional Planning, Advance Planning Division,
Community Studies North Section.

Presentation:

Ms. Howard presented on the progress of the SEA Ordinance and asked SEATAC to discuss and provide guidance on a portion of the SEA Ordinance draft. Staff compiled a comprehensive list of uses permitted in Title 22, and brought some of these compiled uses for discussion to SEATAC. Ms. Howard talked about the general concept of two-tier permitting for SEA-CUPs where certain uses should potentially be exempted from SEATAC review through the draft ordinance. Ms. Howard explained her conceptual grouping of Title 22 uses for SEA permitting to SEATAC.

SEATAC Comments:

Comments:

SEATAC members discussed Ms. Howard's approach and commented that dividing SEA permitting by use types would not address the main reasons projects should be reviewed by SEATAC, or capture the need to plan site design to avoid impacts. SEATAC discussed the type of impacts that might trigger SEATAC review and suggested several other approaches instead of use-based permitting levels or existing disturbed habitat. No official motion for SEATAC recommendation was made on this discussion item at the November meeting.

[Minutes were approved with these discussion comments and recommendations at the 3 December 2012 meeting. In the future each comment will be followed by a summary motion for what action planner should take. A second and vote will be given. SEATAC members were unaware of this requirement at the November 2012 meeting and specified that their recommendations be stated in these minutes.

Motion/Second by Dan Cooper/Robb Hamilton (3 December 2012). Vote- Aye: Unanimous]

SEATAC Recommendations and Comments:

1. Size of an agricultural operation should be a consideration for SEATAC review. More than anything specific, the size of the agricultural operation makes a substantial difference, in that a few exotic animals or plants may have negligible impact, whereas a large operation of commercial size will always have a measurable impact if not mitigated.

2. Change of land use should not be exempted from review. Agriculture can be relatively benign or even benefit some wildlife. For example, certain kinds of fields are used by raptors for hunting small prey associated with the fields: Swainson's hawks often locate where ground squirrels and other rodents are concentrated in the peripheral earth mounds of alfalfa fields. But a development of buildings in the same area would not continue to support the hawks, since development would probably want to exterminate nuisance ground squirrels and gophers that destroy landscaping or drainage systems.

- 3. Use of agricultural exemptions as a path to development without CEQA review of land conversion should be curtailed.** First converting to agricultural use without CEQA review is a waypoint for later conversion of natural land to structurally developed land, thereby avoiding review of the actual impact of conversion.
- 4. SEATAC needs to review farmland conversions.** Much of the Antelope Valley was previously farmed when water was more available. Now much of this area is fallow and the natural habitat is returning to the area. With time these fallow areas could become Joshua tree woodland or grasslands once again, so the potential is that some of this land could be reclaimed, linking the fragmented natural areas. Linked areas have much more resiliency than "islands," so these areas, although once developed, have agricultural development that can be converted back to natural lands. Therefore, agricultural lands have great potential to strengthen, benefit, and improve the SEA function. Once such areas become built environment, they are lost to rehabilitation as natural areas without prodigious effort of disassembly.
- 5. Disturbed areas have value to the SEA and should not be summarily removed from review by SEATAC. SEATAC should review virtually all conversions from plant-based use to concrete-based development.** Conversion from plant-based environment (agricultural fields and corrals) is very different (a much greater impact) than conversion of built environment to a different built-environment use. Use restrictions ultimately are more nebulous because biological context is so variable.
- 6. Reasonable criteria to use should be how much plant-based habitat is removed, how much concrete cover (built environment footprint) is being added, and quantity of general earth disturbance (scraping and digging) that is proposed.**
- 7. Disturbed habitats are preferred habitats of certain sensitive animals and plants, and disturbed areas should not be categorically removed from SEA review.** Certain sensitive animals such as burrowing owls and loggerhead shrikes naturally occur preferentially in disturbed areas. How will these disturbed areas be treated with respect to such animals?
- 8. A broad determination of disturbed areas as appropriate for development is not justified.** Will the focus of the SEA ordinances be to conserve declining species or SEA undisturbed area? In some cases the undisturbed land and the species overlap, but in other cases they do not. The natural situation is to have a mosaic of habitat types, undisturbed and disturbed by natural forces, so for maximum biological diversity there is a mosaic of species' preference for a mosaic of habitats. Although a fallow alfalfa field might be considered "disturbed," for grassland-preferring species it is useful as a grassland or even as a forb land. Disturbed areas are often mosaics with some areas of useful biota for the SEA.
- 9. For projects in these disturbed areas, SEATAC should provide a useful function of site design, because there still should be consideration for remaining sensitive elements.**
- 10. The disturbance map and specific land uses criteria should not be used as criteria to expedite cases and exempt from SEATAC review.** These planning tools may not capture the kinds of provisions needed for preserving the SEA functions in perpetuity. Footprint of remaining vegetation may be very important to the SEA and not captured by the disturbance map.
- 11. Since nearly all projects will have CEQA review, findings related to the CEQA biological checklist could be used to determine type A (non-SEATAC, general CEQA review) and others Type B (with SEATAC review).**
- 12. Lack of observation of sensitive species should not be used as a criterion for whether a project merits Type A or Type B review.** That a sensitive species is not observed does not mean that it will never be using a site. Even though small areas may be sensitive, it would be best to have some acreage criterion or percentage of SEA criterion to make the decision of whether projects should have review by SEATAC.
- 13. The quality of the habitat should be the determining factor for SEATAC review.** Type of developed use proposed makes little difference to the degree of impact produced by development with respect to depletion of the

SEA resources. Any development will be an impact in this respect. A minimal number of animals (probably two) would be a better criterion for determining whether SEATAC does review, rather than type of animal.

14. SEATAC should make recommendations with respect to temporary biological impacts such as events that disrupt breeding birds or beach grooming that may remove some of the food base for sensitive birds. These events are recurring, often in the summer when organisms are most sensitive, and in that sense they are permanent in damage to biotic elements.

15. Filming should not be allowed in SEA overlay areas. Filming is one of the worst temporary uses for impact to the SEAs. One member recalled filming of "The War of the Worlds" on the proposed Cruzan Mesa Vernal Pools SEA (then called 'Mystery Mesa') which used explosives that created all kinds of toxins, illegal filling, and had many illegal impacts from vehicles. Port-a-potties that tip over, which is probably a frequent event where there are many in temporary locations, have disinfectants that will be very damaging to any drainage, especially the Santa Clara River. Ground will be trampled, and runoff of other kinds can be damaging.

16. SEATAC recommends using the CEQA checklist for biological impacts as a guide for judging whether SEATAC should review a project (Appendix G,IV for Biological Resources of Public Resources Code). In a general way these questions cover the kinds of impacts (6 categories) that cause biologically significant deterioration. Because of the great complexity of biological systems, the thresholds should be these general thresholds—not thresholds of specific land uses and specific constraints. Although regulation in this way may seem doable based on experience with social planning, it cannot be adequate for planning to preserve the complex biological environment. The best review of individual cases needs examination with respect to general types of impact categories. Thresholds based on specific types of projects or specific types of land uses will not be comprehensive enough to prevent SEA decline.

17. SEATAC states that it would be instructive to the SEATAC recommendations on the SEA program to examine the case of the Valley Oaks Savannah SEA that once covered the site where the wireless facility reviewed today now exists. How many development projects were involved? What was the initial biological report on probable impacts? Was wildlife connectivity examined? How did the staff planner report on the value of the SEA to Regional Planning Commission, and how was so great a part of the SEA lost? Was it a case of overriding considerations found by the Board of Supervisors? If so, what were those overriding considerations—what benefits outweighed preserving the SEA?

-Staff stated that about 60% of one of the smallest SEAs was developed in one major project—the Westridge development. Staff gave suggestions about what can be done with respect to examination of approval of the Westridge project.

-Staff stated that broad general finding requirements are subject to a range of interpretation, and this may be the problem--broad interpretation is possible with the current required findings.

18. A decision of "incompatible with the SEA" by SEATAC, should have the same weight or value as a specific negative finding for other projects, much like a proposed liquor store within 600 ft. of a church would generate a finding that results in a staff report proposing denial of the project.

19. Wildlife Corridor definition should not be restricted by size nor to any particular study or group of studies. Although widths of 1000 ft. around designated corridors is a good requirement, corridor definition should not be restricted to linkage areas of 1000-ft. width or greater. Many animals use much narrower areas than this, and it must be stated that corridors are not defined by length and width.

Motions:

None on 5 November 2012; Motion to approve minutes with statement of recommendations and comments on 3 December 2012: Motion/Second by Dan Cooper/Robb Hamilton (3 December 2012). Vote-Aye: Unanimous

D. PUBLIC COMMENT:

No public comment was presented on either of the topics.

Procedure: SEATAC meetings are informal working sessions, open to public for observation and brief comment related to biology. Members are appointed volunteers in an advisory capacity. Minutes are prepared by planning staff from notes and the video record. Visitors are advised to take notes or refer to the event video posted on the SEATAC webpage at: <http://planning.lacounty.gov/agenda/seatac>. Issues not discussed by SEATAC do not imply tacit approval. New or clarified information presented in subsequent submittals may raise new issues and may require further analysis. Minutes and motions are approved at the next SEATAC meeting. Draft minutes may be requested by the public prior to SEATAC approval, but are subject to revision.
