



City of Palmdale

CITY OF PALMDALE

LOCAL CEQA GUIDELINES

JULY, 1995

CITY OF PALMDALE
 LOCAL CEQA GUIDELINES
 (Revised 1995)

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I. GENERAL.

A. Use.

These Guidelines set forth the procedures which shall be used by the City of Palmdale in the implementation of the California Environmental Quality Act of 1970 (CEQA), as amended. They are based on the California Environmental Quality Act, Public Resources Code Section 21000 et seq. ("CEQA"), and the State CEQA Guidelines promulgated by the Resources Agency, as amended, which are incorporated herein by reference, and should be referred to whenever additional detail or clarification is necessary. Appendix A to these Guidelines contains a flowchart which illustrates the procedures set forth in the state CEQA Guidelines. If there is any conflict between that Appendix and the text of these Guidelines or the state Guidelines, the text controls.

B. Definitions.

(1) Discretionary Project. "Discretionary Project" means a project which requires the exercise of judgement, deliberation, or decision on the part of a public agency or body in the process of approving or disapproving a particular activity, as distinguished from "ministerial" decisions which require the public agency or body merely to ascertain compliance with applicable statutes, ordinances, or regulations. A project having both ministerial and discretionary elements is deemed discretionary.

(2) Environmental Impact Report. "Environmental Impact Report" (EIR) means a detailed statement setting forth the environmental effects and considerations pertaining to a project as specified in Section 21100 of CEQA, and may refer to either a draft or final EIR, pursuant to Sections IV.B and IV.E of these Guidelines.

(3) Initial Study. "Initial Study" means a preliminary analysis prepared by a Lead Agency pursuant to Section II.0 of these Guidelines to determine whether an EIR or a (Mitigated) Negative Declaration shall be prepared.

(4) Jurisdiction by Law. "Jurisdiction by Law" means lawful authority exercised by any public agency over the resources which may be affected by a project, and includes a city, county or other jurisdiction which is the site of the project.

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(5) Lead Agency. "Lead Agency" means the local agency (i.e. the City of Palmdale), which has the principal responsibility for carrying out or approving a project, and which shall prepare the environmental documents for a project.

(6) Mitigation. "Mitigation" of environmental effects may include avoiding an effect by not taking a certain action, limiting an effect, repairing or restoring the affected environment, reducing effects by preservation and maintenance operations during the life of the project, and/or compensating for an impact by replacing or providing substitute resources or environments.

(7) Mitigated Negative Declaration. "Mitigated Negative Declaration" means a negative declaration prepared for a project when the initial study has identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before the public agency that the project as revised, may have a significant effect on the environment.

(8) Negative Declaration. "Negative Declaration" means a written statement by a Lead Agency pursuant to Section III of these Guidelines which briefly presents reasons why a proposed project will not have a significant effect on the environment and therefore does not require the preparation of an EIR.

(9) Planning Director. "Planning Director" means the Director of Planning or his or her designee.

(10) Project. "Project" means the whole of an action which has a potential for resulting in a physical change in the environment, directly or ultimately, that is any of the following:

(a) An activity directly undertaken by a public agency including but not limited to public works construction and related activities, clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local general plans or elements thereof pursuant to Government Code Sections 65100 through 65700;

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(b) An activity undertaken by a person or entity which is supported in whole or in part through public agency contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies;

(c) An activity involving the issuance to a person or entity of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies. An activity can include, but not be limited to, a project undertaken by a private individual or entity for any of the following purposes: the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including but not limited to, subdivision pursuant to the Subdivision Map Act, and any other division of land except where the land division is brought about in connection with the purchase of such land by a public agency for public recreation use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes.

"Project" does not include continuing administration or maintenance activities, government funding mechanisms or other government fiscal activities not involving a specific project, general policy- and procedure-making and feasibility of planning studies.

(11) Responsible Agency. "Responsible Agency" means a public agency, other than a Lead Agency, which has responsibility to carry out or approve a project.

(12) Significant Environmental Effect.—"Significant environmental effect" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance, and may result from direct or indirect consequences of the project.

A project shall be found to have a significant effect on the environment if:

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

(b) The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals;

(c) The project has possible environmental effects which are individually limited but cumulatively considerable. As used in this section, "cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past project, the effects of other current projects, and the effects of probable future projects; or

(d) The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.

Examples of consequences which normally have a significant effect on the environment are listed in Appendix B.

(13) Transportation Agency. "Transportation Agency" means a public agency which has jurisdiction over major arterials and public transit facilities within five (5) miles of a project site that might be affected by the project or a public agency which has jurisdiction over freeways, highways, and rail transit service facilities within ten (10) miles of a project site that might be affected by the project.

(14) Trustee Agency. "Trustee Agency" means a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California.

C. Exemptions From CEQA.

The following projects are exempt from the requirements of CEQA and do not require the preparation of an Initial Study, (Mitigated) Negative Declaration, or EIR:

(1) All Ministerial Projects. These are projects for which the City's discretionary approval is not required. Such

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projects include, but are not limited to, final subdivision maps and individual service connections and disconnections.

(2) Categorical Exemptions. These are classes of projects which have been found by the Secretary for Resources not to have a significant effect on the environment. A list of these exemptions is set forth in Appendix C of these Guidelines. (Note: a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code is not exempt, even if a categorical exemption would otherwise apply.)

(3) Certain Emergency Actions and Projects. These include emergency projects carried out or approved by a public agency to repair or replace property or facilities damaged or destroyed as a result of a disaster in which a state of emergency has been declared by the Governor, and emergency repairs to public facilities to maintain service, and specific actions necessary to prevent or mitigate an emergency.

(4) Projects which the Lead Agency rejects or disapproves.

(5) The establishment, modification, structuring, restructuring, or approval of rates, tolls, fares or other charges by public agencies which the public agency finds are for the purpose of:

- (a) Meeting operating expenses, including employee wage rates and fringe benefits;
- (b) Purchase or leasing supplies, equipment or materials;
- (c) Meeting financial reserve needs and requirements;
- (d) Obtaining funds for capital projects, necessary to maintain service within existing service areas; or
- (e) Obtaining funds necessary to maintain such intra-city transfers as are authorized by law.

(6) The closing of a public school containing kindergarten or any of grades one (1) through twelve (12) or the transfer of students between public schools if the only physical changes involved are also exempt from the requirements of CEQA.

(7) The restriping of streets or highways to relieve traffic congestion.

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(8) Projects less than one mile in length in any public right-of-way to install, maintain, repair, replace, restore, remove, relocate, recondition, or demolish a pipeline. For the purposes of this section, "pipeline" includes only subsurface facilities and does not include any surface facilities related to the subsurface facility.

(9) Statutory Exemptions. These are exemptions from CEQA granted by the Legislature. A list of these exemptions is set forth in Appendix D of these Guidelines.

(10) An activity which is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

D. Application of CEQA to Discretionary Projects.

Except as provided in Sections I.C, II.B, and III.A of these Guidelines, the Lead Agency shall prepare directly or by contract an Environmental Impact Report for all public or private projects which involve discretionary governmental action, and which may have a significant effect on the environment either individually or cumulatively. See Part IV below

E. Submission of Data by Applicant.

A Lead Agency may require the applicant to submit any data or information which may be necessary for the Lead Agency to determine whether the project may have a significant effect on the environment, whether the project site and any alternatives are on any list compiled pursuant to Section 65962.5 of the Government Code, and to assist in the preparation of an Initial Study, (Mitigated) Negative Declaration, or EIR by the Lead Agency.

F. Fees.

(1) A fee covering all costs and expenses, including any consultants' fees, incurred by the City in preparing and processing an Initial Study, (Mitigated) Negative Declaration, or EIR, shall be charged to the applicant.

(2) No fee shall be collected when it is determined at the initial examination that the proposed project does not require review pursuant to CEQA, because the project is exempt from the requirements of CEQA under Section I.0 of these Guidelines.

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(3) The City shall charge a fee not exceeding the actual cost of reproduction to members of the public who request copies of an Initial Study, (Mitigated) Negative Declaration, or EIR.

(4) A non-refundable fee, the amount of which shall be determined from time to time by Resolution of the City Council, will be required to initiate an appeal of a Lead Agency's final adoption of the (Mitigated) Negative Declaration under Section III.H of these Guidelines.

(5) Fees incurred under Section 711.4 of the California Fish and Game Code, shall be collected as follows:

(a) Projects which are statutorily or categorically exempt from the requirements of CEQA, or which are found by the Lead Agency to have a de minimis effect on fish and wildlife, shall incur no fee, except for any processing fees related to filing of a Certificate of Fee Exemption charged by the City or county. If the Lead Agency determines that the project would have a de minimis effect on fish and wildlife pursuant to Section II.D of these Guidelines, it shall complete a Certificate of Fee Exemption containing the de minimis finding. The original Certificate of Fee Exemption shall be retained as part of the environmental record, and two copies of the Certificate shall be filed with the county clerk, along with the document handling fee required by Section 711.4(e) of the California Fish and Game Code, at the same time the Notice of Determination is filed.

(b) Projects which are not exempt under the preceding section shall incur a fee in the amount established by Section 711.4.c.1 of the California Fish and Game Code, of Title 14 of the California Code of Regulations. All projects for which a (Mitigated) Negative Declaration has been prepared pursuant to Section 21080(c) of the Public Resources Code and these Guidelines shall incur a fee in the amount established by Section 711.4.d.3 of the California Fish and Game Code. All projects for which an EIR has been prepared pursuant to Section 21151 of the Public Resources Code and these Guidelines shall incur a fee in the amount established by Section 711.4.d.4 of the California Fish and Game Code.

1. When the Lead Agency acts in its own proprietary capacity in undertaking a project, the Lead Agency shall be considered the applicant and shall be responsible for payment of the fee incurred hereunder.

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2. When the Lead Agency is granting a license, permit or entitlement to an applicant, the project applicant shall be responsible for payment of the fee incurred hereunder.

3. Fees incurred hereunder shall be paid by the party responsible for such payment to the county clerk. The fee shall be paid at or before the time of filing the Notice of Determination with the county clerk. All checks for payment of the fees required by Section 711.4 of the California Fish and Game Code shall be payable to the county.

4. Only one fee shall be paid per project. In the event a project requires multiple Notices of Determination by Lead and/or Responsible Agencies, the fee shall be paid at or before the time the Lead Agency files the first Notice of Determination. Upon payment, the county clerk will issue an Environmental Filing Fee Cash Receipt. The applicant shall retain the receipt for presentation to any additional agencies whose approval may be required. A copy of the receipt shall be attached to any additional Notices of Determination that may be required for the same project. This copy shall suffice as documentation that the fee has been paid.

II. THE PRELIMINARY REVIEW PROCESS.

A. Receipt of Application.

(1) Where the following occurs, the Lead Agency may deem an application for a project not received for filing until such time as the required environmental documentation is sufficiently complete to enable the Lead Agency to complete environmental review under CEQA within the time limits set by another statutory scheme:

(a) The enabling legislation for a program requires the Lead Agency to take action on an application within a specified period of six months or less; and

(b) The enabling legislation provides that the project will be approved by operation of law if the Lead Agency fails to take any action within such specified time period; and

(c) The project involves the issuance of a lease, permit, license, certificate, or other entitlement for use.

Appendix E illustrates the time limits discussed in these Guidelines.

B. Determination of Exemption.

When an application is deemed complete, Staff shall first determine whether the application involves a "project," as that term is defined in Section I.B(10) of these Guidelines. If so, Staff shall then determine if the project is exempt from the requirements of CEQA under Section I.0 of these Guidelines. If Staff determines a project is exempt from the requirements of CEQA, a notice of exemption may be filed with the county clerk. A copy of the notice of exemption form is provided as Appendix F to these Guidelines.

C. Initial Study.

(1) General. If the project is subject to the requirements of CEQA, Staff shall conduct an Initial Study to determine if the project may have a significant effect on the environment, unless Staff can determine that the project will clearly have a significant effect. Even when it is clear from the outset that a project may have a significant effect, Staff may decide to prepare an initial study to enable the applicant to modify a project to mitigate adverse impacts or to assist the preparation of an EIR.

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- (2) Purposes. The purposes of an Initial Study are to:
- (a) Provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR, a Mitigated Negative Declaration or Negative Declaration.
 - (b) Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR, a Mitigated Negative Declaration or Negative Declaration is prepared.
 - (c) Assist the preparation of an EIR, if one is required, by:
 - 1. Focusing the EIR on the effects determined to be significant;
 - 2. Identifying the effects determined not to be significant;/Arid
 - 3. Explaining the reasons for determining that potentially significant effects would not be significant; and
 - 4. Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.
 - (d) Facilitate environmental assessment early in the design of a project.
 - (e) Provide documentation of the factual basis for the finding in a (Mitigated) Negative Declaration that a project will not have a significant effect on the environment.
 - (f) Eliminate unnecessary EIR's.
- (3) Early Consultation with Other Agencies and the Applicant.
- (a) As soon as it is determined that an initial study is to be prepared, the Lead Agency shall consult informally with all responsible agencies, trustee agencies, and agencies having jurisdiction by law over the project to obtain recommendations as to whether an EIR or a (Mitigated) Negative Declaration should be prepared.
 - (b) The Lead Agency may also consult with the applicant during or immediately after preparation of

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the Initial Study to determine if the applicant is willing to modify the project to reduce or avoid any significant effects identified in the study.

(c) If a project is of statewide, regional, or areawide significance under the criteria of Appendix J to these Guidelines, the Lead Agency shall also consult with the Southern California Association of Governments (SCAG) and transportation agencies as defined in Section 1.B(13) of these Guidelines. Any agency consulted under this subsection (c) which provides information to the Lead Agency shall be notified of, and provided copies of, environmental documents pertaining to the project.

(d) A project may be revised in response to an Initial Study so that potential adverse effects are eliminated or reduced to a point where no significant environmental effects would occur. In that case, a (Mitigated) Negative Declaration shall be prepared instead of an EIR. The mitigation should be in the form of changes in the project's plans or a firm commitment in writing from the applicant to implement the mitigation measures. If, however, the project would still result in one or more significant effects on the environment after mitigation measures are added to the project, an EIR shall be prepared. If mitigation measures substantially change the project after public notice of a proposed (Mitigated) Negative Declaration has been given pursuant to Section III.0 of these Guidelines, the Lead Agency shall re-notice the proposed (Mitigated) Negative Declaration as revised pursuant to Section III.0 of these Guidelines.

(4) contenta. The Initial Study shall contain the following information in brief form:

(a) A description of the project including its location;

(b) An identification of the environmental setting;

(c) An identification of the environmental effects by use of a checklist, provided entries are briefly explained to indicate that there is some evidence to support the entries. The brief explanation may be either through a narrative or a reference to another information source such as an attached map, photographs, or an earlier EIR or negative declaration. A reference to another document should include, where appropriate, a citation to the page or pages where the information is found;

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(d) A discussion of ways to mitigate the significant effects identified, if any;

(e) An examination of whether the project is compatible with existing zoning and plans; and

(f) The name of the person or persons who prepared or participated in the Initial Study.

An Initial Study form appears in Appendix G to these Guidelines.

(5) Results.

(a) If the agency determines that there is substantial evidence that any aspect of the project, either individually or cumulatively, may cause a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the Lead Agency shall do one of the following:

1. Prepare an EIR, or
2. Use a previously prepared EIR which the Lead Agency determines would adequately analyze the project at hand, or
3. Determine, pursuant to a program EIR, tiering, or another appropriate process, which of a project's effects were adequately examined by an earlier EIR or (Mitigated) Negative Declaration. Another appropriate process may include, for example, a master EIR or a master environmental assessment. The lead agency shall then ascertain which effects, if any, should be analyzed in a later EIR or (Mitigated) Negative Declaration.
4. The Lead Agency shall prepare a Mitigated Negative Declaration if there is substantial evidence that the project or any of its aspects may cause a significant effect on the environment but revisions in the project plans or proposals made by the applicant would avoid the effects to a point where clearly no significant effect on the environment would occur.
5. The Lead Agency shall prepare a Negative Declaration if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment.

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(b) A determination of the required environmental document to be prepared shall be made within thirty (30) days after an application is accepted as complete. This period may be extended up to 15 days upon consent of the applicant. If a draft environmental document is prepared under a contract to a public agency, the contract shall be executed within 45 days from the date on which an application requesting approval of the project is received and accepted as complete by the local agency, unless the local agency finds that a longer period of time is required due to compelling circumstances and the project applicant consents thereto. Appendix E illustrates the time limits discussed in these Guidelines.

D. Determination of De Minimis Exemption.

If the Lead Agency finds that, considering the record as a whole, a project involves no potential for adverse effect, either individually or cumulatively, on wildlife, as defined in Section 711.2 of the Fish and Game Code, no fee is required to be paid to the Department of Fish and Game.

(1) The Lead Agency must determine, on the basis of the Initial Study and the checklist, which is provided in Appendix G of these Guidelines, whether the proposed project may or will result in changes to the following resources:

- (a) Riparian land, rivers, streams, watercourses, and wetlands under state and federal jurisdiction;
- (b) Native plant life and the soil required to sustain habitat for fish and wildlife;
- (c) Rare and unique plant life and ecological communities dependent on plant life;
- (d) Listed threatened and endangered plants and animals and the habitat in which they are believed to reside;
- (e) All species of plants or animals listed as protected or identified for special management in the Fish and Game Code, the Public Resources Code, the Water Code, or regulations adopted thereunder; and
- (f) All species subject to the jurisdiction of the Department of Fish and Game and the ecological communities in which they reside.

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(2) Certificate of Fee Exemption. The Lead Agency, at the time it approves or determines to carry out a project subject to CEQA, must complete, if appropriate, a Certificate of Fee Exemption. The Planning Director must certify the contents of the Certificate of Fee Exemption. A form of the Certificate of Fee Exemption appears in Appendix H of these Guidelines, and includes the following:

- (a) The name and address of the project proponent;
- (b) A brief description of the project and its location, including county;
- (c) A statement that an initial study has been conducted by the Lead Agency so as to evaluate the potential for adverse environmental impact; and
- (d) A declaration that, when considering the record as a whole, there is no evidence before the Lead Agency that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which the wildlife depends.

Upon certification of the contents of the Certificate of Fee Exemption by the Planning Director, the Lead Agency shall retain the original Certificate of Fee Exemption as part of the environmental record, and submit two copies of the Certificate to the county clerk at the time of filing of a Notice of Determination for the project.

III. THE (MITIGATED) NEGATIVE DECLARATION PROCESS.

A. Decision to Prepare a Negative Declaration or Mitigated Negative Declaration.

- (1) A proposed Negative Declaration shall be prepared for a project subject to CEQA when the Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment.

A proposed Mitigated Negative Declaration shall be prepared for a project subject to CEQA when the Initial Study identified potentially significant effects but:

- (a) Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed Negative Declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect would occur; and

- (b) There is no substantial evidence before the Lead Agency that the project as revised may have a significant effect on the environment.

Appendix B lists circumstances in which a project will normally be considered to have a significant effect on the environment. Section I.B(12) of these Guidelines defines circumstances in which a project will normally be found to have significant environmental effects and in which an EIR might be prepared.

B. Contents.

A (Mitigated) Negative Declaration shall be written and include:

- (1) A brief description of the project as proposed, including the case number or a commonly used name for the project, if any;

- (2) The location of the project and the name of the project proponent;

- (3) A finding that the project will not have a significant effect on the environment;

- (4) An attached copy of the Initial Study documenting reasons to support the finding;

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(5) Mitigation measures, if a Mitigated Negative Declaration is required to avoid potentially significant effects;

(6) The location and custodian of the documents or other material which constitute the basis upon which the decision to adopt a (Mitigated) Negative Declaration is based; and

(7) If the project site is on any list of sites affected by hazardous waste and substances compiled pursuant to Section 65962.5 of the Government Code, the Lead Agency shall specify the list and include the information required by the statement set forth in Section 65962.5(f) of the Government Code.

The form for (Mitigated) Negative Declarations appears in Appendix I of these Guidelines.

C. Public Notice.

Notice that the Lead Agency proposes to adopt a (Mitigated) Negative Declaration shall be provided to the public within a reasonable period of time prior to adoption by the Lead Agency of the (Mitigated) Negative Declaration. Notice shall be given to all organizations and individuals who have previously requested such notice and shall also be given by at least one of the following procedures:

(1) Publication at least one time by the Lead Agency in a newspaper of general circulation in the area affected by the proposed project; or

(2) Posting of notice by the Lead Agency on and offsite in the area where the project is to be located; or

(3) Direct mailing to the owners and occupants of property contiguous to the project as such owners are shown on the latest equalized assessment roll.

Public Notice of the proposed (Mitigated) Negative Declaration may be given at the same time and in the same manner as public notice of the project required by any other law. Notice should be mailed to the county clerk at least twenty (20) days before the (Mitigated) Negative Declaration is to be adopted or at least thirty (30) days if the (Mitigated) Negative Declaration is required to be submitted to the State Clearinghouse. The county clerk will post the Notice for thirty (30) days before returning the Notice to the Lead Agency. This Notice should be retained in the environmental record for the project.

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D. Public Review.

The proposed (Mitigated) Negative Declaration shall be made available to the public for at least twenty (20) days from the date that a notice is published, posted, or mailed prior to final approval in order to provide an opportunity for members of the public to respond to the finding. This public review period shall be at least thirty (30) days where State Clearinghouse review is involved, pursuant to subsection (F) below, unless a shorter period is approved by the State Clearinghouse.

E. Review by Other Public Agencies.

(1) The Lead Agency shall consult with all Responsible Agencies, Trustee Agencies, and agencies having jurisdiction by law over the project prior to approving the Negative Declaration by sending a copy of the public notice and proposed (Mitigated) Negative Declaration to all such agencies. Further, pursuant to Section 21092.5(b) of the Public Resources Code, the Lead Agency shall notify any other Public Agency which comments on the (Mitigated) Negative Declaration within the comment periods specified by CEQA, by providing a copy of the public notice and proposed (Mitigated) Negative Declaration to that agency.

(2) If a project involves the construction or alteration of a facility within one-fourth (1/4) mile of a school which project might reasonably be anticipated to emit hazardous or acutely hazardous air emissions, or which would handle acutely hazardous material or a mixture containing acutely hazardous material in a quantity equal to or greater than the quantity specified in subdivision (a) of Section 25536 of the Health and Safety Code, which may pose a health or safety hazard to persons who would attend or would be employed at the school, then the Lead Agency shall:

(a) Provide the relevant school district with written notice of the project not less than thirty (30) days prior to approval of the Negative Declaration; and

(b) Consult with that district regarding the potential impact of the project on the school.

(3) For purposes of paragraph (2) above, the terms "acutely hazardous material" and "hazardous air emissions" shall have the meanings attributed to them by Section 21151.8(c) of the Public Resources Code.

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F. Review of Projects of Statewide, Regional, or Areawide Significance.

(1) If a project is determined to be of statewide, regional or areawide significance, pursuant to the criteria in Appendix J of these Guidelines, the (Mitigated) Negative Declaration shall be submitted to the State Clearinghouse, transportation agencies as defined in Section I.B(13) of these Guidelines, and the Southern California Association of Governments (SCAG).

(2) If one or more state agencies is a Responsible Agency or Trustee Agency or possesses jurisdiction by law over the project, the (Mitigated) Negative Declaration shall be submitted to the State Clearinghouse for distribution to those agencies.

G. Final Approval/Finding.

Prior to approving the project, the decision-making body shall independently review and analyze the (Mitigated) Negative Declaration and any comments received during the public review period and approve or disapprove the (Mitigated) Negative Declaration. The Lead Agency shall not adopt a (Mitigated) Negative Declaration unless it finds that the (Mitigated) Negative Declaration reflects the independent judgement of the Lead Agency. Where mitigation measures eliminating significant effects are incorporated into the project, the Lead Agency shall approve a Mitigated Negative Declaration and make a finding that the project as approved will not have a significant effect on the environment.

As a result of the public review process for a Mitigated Negative Declaration, including administrative decisions and public hearings, the lead agency may conclude that certain mitigation measures are infeasible or otherwise undesirable. In those circumstances, the lead agency, prior to approving the project, may delete those mitigation measures and substitute for them other mitigation measures that the lead agency finds, after holding a public hearing on the matter, are equivalent or more effective in mitigating significant effects on the environment to a less than significant level and that do not cause any potentially significant effect on the environment. If those new mitigation measures are made conditions of project approval or are otherwise made part of the project approval, the deletion of the former measures and the substitution of the new mitigation measures shall not constitute an action or circumstance requiring recirculation of the mitigated negative declaration.

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If mitigation measures substantially change the project after public notice of a proposed (Mitigated) Negative Declaration has been given pursuant to Section III.0 of these Guidelines, the Lead Agency shall re-notice the proposed (Mitigated) Negative Declaration as revised pursuant to Section III.0 of these Guidelines.

H. Appeal c) Final Approval.

Approval of a (Mitigated) Negative Declaration by the Planning Director may be appealed in writing to the Planning Commission within ten (10) days of the decision. Approval of a (Mitigated) Negative Declaration by the Planning Commission may be appealed in writing to the City Council within ten (10) days of the decision. An appeal fee will be required in either case pursuant to Section I.F(4) of these Guidelines.

I. Notice of Determination.

After deciding to carry out or approve a project for which a (Mitigated) Negative Declaration has been approved, the Lead Agency shall file a Notice of Determination, as provided in Section VI.0 of these Guidelines.

J. Time Limit.

For a project involving a lease, license, permit, certificate, or other entitlement for use, a (Mitigated) Negative Declaration shall be completed within 105 days from the day the application is determined to be complete and the project shall be approved or disapproved within three (3) months from that date. A reasonable extension may be granted upon consent of the applicant. Appendix E illustrates the time limits discussed in these Guidelines.

K. Mitigation Monitoring.

If the Lead Agency has conditioned approval of a project for which a Mitigated Negative Declaration has been prepared upon the implementation of measures to mitigate potential adverse environmental effects or if such mitigation measures were incorporated into the project as a result of the Initial Study, the Lead Agency shall adopt a reporting or monitoring program pursuant to Part VII of these Guidelines.

L. Addenda to or subsequent environmental documents prepared after approval of a (Mitigated) Negative Declaration shall be processed according to Section V of these Guidelines.

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Chapter IV - THE EIR PROCESS

IV. THE EIR PROCESS.

A. Decision to Prepare an EIR.

(1) If the Lead Agency finds after an Initial Study, and despite any mitigation measures implemented under Section II or III of these Guidelines, that, in light of the whole record, the project may have a significant effect on the environment, the Lead Agency shall prepare or cause to be prepared an Environmental Impact Report.

(2) An EIR should be prepared whenever it can be fairly argued on the basis of substantial evidence that the project may have a significant effect on the environment. The existence of a public controversy over the environmental effects of a project shall not require preparation of an EIR if there is no substantial evidence, in light of the whole record, before the Lead Agency that the project may have a significant effect on the environment. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly inaccurate or erroneous, or evidence of social or economic impacts which do not contribute to, or are not caused by, physical impacts on the environment, is not substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.

(3) The Lead Agency shall prepare or cause to be prepared by contract, and certify the completion of, an EIR, or if appropriate, a modification, addendum, or supplement to an existing EIR, for any project involving, any of the following, unless an exemption exists under Section 21151.1 of the Public Resources Code.

(a) The burning of municipal wastes, hazardous wastes, or refuse-derived fuel, including, but not limited to tires, if the project is either construction of a new facility, or the expansion of an existing facility which burns hazardous waste which would increase its permitted capacity by more than ten (10%) percent.

(b) The issuance of a hazardous waste facilities permit to a "land disposal facility," as that term is defined in Section 25199.1(d) of the Health and Safety Code;

(c) The issuance of a hazardous waste facilities permit pursuant to Section 25200 of the Health and Safety Code, to an "offsite large treatment facility," as the term is defined in Section 25205.1(d) of the

Health and Safety Code and Section 21151.1(g) of the Public Resources Code and facilities that require preparation of an EIR pursuant to Section 96.04 of the City of Palmdale Zoning Code; and

(d) An open-pit mining operation which is subject to the permit requirements of the Surface Mining and Reclamation Act of 1975 and utilizes a cyanide heap-leaching process for the purposes of extracting gold or other precious metals.

B. Preparation of the Draft EIR.

(1) Notice of Preparation. Upon deciding that an EIR is required, the Lead Agency shall issue a Notice of Preparation, pursuant to Section VI.A of these Guidelines. The agencies notified shall have thirty (30) days in which to respond to the Notice and a draft EIR may not be circulated for public review until that time has elapsed. If an agency does not respond within the thirty (30) day period, the Lead Agency may assume that agency has no response and may ignore a late response.

(2) Early Consultation. Prior to completing a draft EIR, the Lead Agency may consult with any persons or organizations it believes may be concerned with the environmental effects of the project. The Lead Agency shall, upon the request of the applicant, provide for early consultation to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR. The Lead Agency may consult with persons identified by the applicant which the applicant believes will be concerned with the environmental effects of the project and may consult with members of the public who have made written request to be consulted on the project. A request by the applicant for early consultation shall be made not later than 30 days after the lead agency determines that an EIR will be required for the project, pursuant to Section II.C.5.b. of these Guidelines. The Lead Agency may charge and collect from the applicant a fee not to exceed the actual costs of the consultation.

(3) Means of Preparation.

(a) The Lead Agency may choose one of the following arrangements or a combination of them for preparing a draft EIR. In any case, the contract for preparation of a draft EIR shall be awarded within 45 days of the receipt of a complete development application and submittal of required fees by the applicant, unless the local agency finds that a longer period of time is

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required due to compelling circumstances and the project applicant consents thereto.

1. Preparing the draft EIR directly, with its own staff.
2. Contracting with another entity, public or private, to prepare the draft EIR.
3. Using an EIR previously certified by a public agency.
4. Executing a third party contract with the applicant giving the City the authority to govern the preparation of a draft EIR by an independent contractor.

(b) Before using a draft EIR prepared by another person, the Lead Agency shall independently review and analyze the draft EIR, and shall not approve the release, circulation, or use of the draft EIR unless it determines that the draft EIR reflects the independent judgement of the Lead Agency. The Lead Agency is responsible for the adequacy and objectivity of the draft EIR.

(c) If the Lead Agency chooses to prepare the draft EIR pursuant to Section IV.B.(3)(a)(1), IV.B.(3)(a)(2) or IV.B.(3)(a)(4) of these Guidelines, then the applicant shall make payment to the Lead Agency in order to defray the estimated reasonable costs to prepare and/or evaluate the draft EIR; the applicant shall not make direct payment to the contractor who is to prepare the draft EIR.

(4) Format.

(a) An EIR shall contain a table of contents or an index to assist readers in finding the analysis of different subjects and issues.

(b) An EIR shall contain a brief summary of the proposed actions and their consequences, which should not exceed fifteen (15) pages and which shall identify:

1. Each significant effect with proposed mitigation measures and alternatives that would reduce or avoid that effect.
2. Areas of controversy known to the Lead Agency including issues raised by agencies and the public; and

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3. Issues to be resolved including the choice among alternatives and whether or how to mitigate the significant effects.

(c) The information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts. Highly specialized and technical data, however, should be included in appendices rather than the main body of the report.

(d) The EIR should be prepared using natural and social science methodologies and include consideration of qualitative as well as quantitative factors.

(e) The EIR shall reference all documents used in its preparation and can incorporate any document by reference. The EIR shall state where an incorporated document will be available for inspection.

(f) An EIR prepared for a general or specific plan or zoning ordinance may be used as the foundation document for subsequent EIR's prepared for specific projects within the geographic area covered by the plan or ordinance.

(5, Contents. A draft EIR should be less than 150 pages in most cases and shall contain the following information:

(a) Deacription_of Project. A description of the project including the following information but only in sufficient detail to allow evaluation and review of the environmental impact:

1. The precise location and boundaries of the proposed project on a detailed map, preferably topographic. The location of the project shall also appear on a regional map.

2. A statement of the objectives sought by the proposed project.

3. A general description of the project's technical, economic, and environmental characteristics, considering the principal engineering proposals, if any, and supporting public service facilities.

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4. A statement describing the intended uses of the EIR, including a list of the approvals for which the EIR will be used, and all decisions on the project subject to CEQA.

5. If the project site is on any list of sites affected by hazardous waste and substances compiled pursuant to Section 65962.5 of the Government Code, then the Lead Agency shall specify the list and include the information required by the statement set forth in Section 65962.5(f) of the Government Code.

(b) Description of Environmental Setting. A description of the environment in the vicinity of the project, as it exists before commencement of the project, from both a local and regional perspective. Special emphasis should be placed on environmental resources that are rare or unique to that region and would be affected by the project. The EIR shall discuss any inconsistencies between the proposed project and applicable general and regional plans.

(c) Cumulative Impacts. Cumulative impacts shall be discussed when they are significant. The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness.

The following elements are necessary to an adequate discussion of cumulative impacts:

1. Either:

a. A list of past, present, and reasonably anticipated future projects producing related or cumulative impacts, including those projects outside the control of the Lead Agency, or

b. A summary of projections contained in an adopted general plan or related planning document which is designed to evaluate regional or areawide conditions. Any such planning document shall be referenced and made available to the public at a location specified by the Lead Agency; and

2. A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available; and

3. A reasonable analysis of the cumulative impacts of the relevant projects. An EIR shall examine reasonable options for mitigating or avoiding any significant cumulative effects of a proposed project.

(d) Environmental Impact. All phases of a project shall be considered when evaluating its impact on the environment: planning, acquisition, development, and operation. The following subjects shall be discussed, preferably in separate sections or paragraphs. The information required by subparagraphs 6 and 7, however, need be included only in EIR's prepared for the following: the adoption, amendment, or enactment of a plan, policy, or ordinance of a public agency; the adoption by a local agency formation commission of a resolution making determinations; or, a project requiring an Environmental Impact Statement under the National Environmental Policy Act of 1969.

1. The significant environmental effects of the proposed project, including direct and indirect and short- and long-term effects. A copy of the Initial Study shall be attached to the EIR to provide the basis for limiting the impacts discussed.

2. Any significant environmental effects which cannot be avoided if the proposal is implemented, including those which can be mitigated but not reduced to a less than significant level, and the reasons why the project is proposed notwithstanding these impacts.

3. Mitigation measures proposed to minimize the significant effects including avoidable, adverse impacts, and any inefficient and unnecessary consumption of energy. This discussion shall identify measures which will eliminate such impacts or reduce them to a less than significant level. Where several measures are available to mitigate an impact, each should be discussed and the basis for selecting a particular measure should be given. Energy conservation measures shall be discussed when relevant. If a mitigation measure would cause one or more significant

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impacts in addition to those which would be caused by the project as proposed, these shall be discussed, but in less detail than the effects of the project as proposed.

4. Housing, economic, and social factors shall be considered in deciding whether changes in a project are feasible to reduce or avoid significant impacts. With respect to a project which includes housing development, the Lead Agency shall not reduce the proposed number of housing units as a mitigation measure if it determines that there is another feasible specific mitigation measure available that will provide a comparable level of mitigation.

5. Archaeological, and/or historical impacts shall be considered and should be avoided or mitigated as set forth in Appendix K to these Guidelines.

6. The relationship between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity, including the cumulative and long-term effects of the proposed project which adversely affect the state of the environment. In addition, the reasons why the proposed project is believed by the proponent to be justified now, rather than reserving an option for future alternatives, should be explained.

7. Any significant irreversible environmental changes which would be involved if the proposed action is implemented, including uses of nonrenewable resources and irreversible commitments of resources, should be evaluated to assure proposed consumption is justified.

8. The growth-inducing impact of the proposed action, including the ways in which the proposed project could foster economic or population growth, either directly or indirectly, in the surrounding environment.

9. A statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant.

(e) Alternatives to the Proposed Action. Describe a range of reasonable alternatives to the project, or to

the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.

1. Purpose. Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (Public Resources Code Section 21002.1), the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

2. Selection of a range of reasonable alternatives. The range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one or more of the significant effects. The EIR should briefly describe the rationale for selecting the alternatives to be discussed. The EIR should also identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and briefly explain the reasons underlying the lead agency's determination. Additional information explaining the choice of alternatives may be included in the administrative record.

3. Evaluation of alternatives. The EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. A matrix displaying the major characteristics and significant environmental effects of each alternative may be used to summarize the comparison. If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed but in less detail than the significant effects of the project as proposed.

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4. "No project" alternative. The specific alternative of "no project" shall also be evaluated along with its impact. The "no project" analysis shall discuss the existing conditions, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. If the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.

5. Rule of reason. The range of alternatives required in an EIR is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project. The range of feasible alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision making

a. Feasibility. Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries (projects with a regionally significant impact should consider the regional context), and whether the proponent can reasonably acquire control or otherwise have access to the alternative site (or the site is already owned by the proponent). No one of these factors establishes a fixed limit on the scope of reasonable alternatives.

b. Alternative locations.

i. Key question. The key question and first step in analysis is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another

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location. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR.

ii. None feasible. If the lead agency concludes that no feasible alternative locations exist, it must disclose the reasons for this conclusion, and should include the reasons in the EIR. For example, in some cases there may be no feasible alternative locations for a geothermal plant or mining project which must be in close proximity to natural resources at a given location.

iii. Limited new analysis required. Where a previous document has sufficiently analyzed a range of reasonable alternative locations and environmental impacts for projects with the same basic purpose, the lead agency should review the previous document. The EIR may rely on the previous document to help it assess the feasibility of potential project alternatives to the extent the circumstances remain substantially the same as they relate to the alternative.

c. An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative.

(f) Organizations and Persons Consulted. The identity of all federal, state, or local agencies, other organizations and private individuals consulted in preparing the EIR, and the identity of the persons, firm, or agency which prepared the EIR.

C. Public Review of Draft EIR.

(1) consultation.

(a) After completing a draft EIR, the Lead Agency shall consult with and request comments from all Responsible Agencies, Trustee Agencies, and other agencies having jurisdiction by law with respect to the project. The Lead Agency shall also consult with any city or county which borders on the City of Palmdale, unless the Lead Agency and the city or county otherwise

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designate annually by agreement. The Lead Agency may also consult with persons or agencies which have special expertise with respect to any environmental impact involved.

(b) If a project involves the construction or alteration of a facility within one-fourth (1/4) mile of a public school and which project might reasonably be anticipated to emit hazardous or acutely hazardous air emissions, or which would handle acutely hazardous material or a mixture containing acutely hazardous material in a quantity equal to or greater than the quantity specified in subdivision (a) of Section 25536 of the Health and Safety Code, which may pose a health or safety hazard to persons who would attend or would be employed at the school, the Lead Agency shall:

1. Provide the relevant school district with written notice of the project not less than thirty (30) days prior to certification of the EIR; and
2. Consult with that district regarding the potential impact of the project on the school.

(c) For purposes of paragraph (2) above, the terms "acutely hazardous material" and "hazardous air emissions" shall have the meanings attributed to them by Section 21151.8(c) of the Public Resources Code.

(2) Nate. The Lead Agency shall provide public notice of the availability of the draft EIR and at the same time send a Notice of Completion to the Office of Planning and Research (OPR) pursuant to Section VI.B of these Guidelines. Notice shall be given to all organizations and individuals who have previously requested such notice and shall also be given by at least one of the following procedures:

- (a) Publication at least one time by the Lead Agency in a newspaper of general circulation in the area affected by the proposed project; or
- (b) Posting of notice by the Lead Agency on- and off-site in the area where the project is to be located; or
- (c) Direct mailing to the owners and occupants of property contiguous to the project as such owners are shown on the latest equalized assessment roll.

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Notice shall be filed with the county clerk; the county clerk will post the Notice for thirty (30) days before returning the Notice to the Lead Agency. This Notice should be retained in the environmental record for the project.

(3) Public Review Period. In order to allow sufficient opportunity for public comment, the draft EIR shall be made available to the public for at least thirty (30) days, but not more than ninety (90) days, after notice of completion is given. EIR's submitted to the State Clearinghouse shall be available for public review for at least forty-five (45) days, unless a shorter period is approved by the State Clearinghouse. A draft EIR shall be made available for review in a public area in the City Hall, in the Planning Department, and in the public library.

(4) Projects of Statewide, Regional or Areawide Significance. The Lead Agency shall use the State Clearinghouse whenever it distributes an EIR to state agencies for review. EIR's for projects deemed to be of statewide, regional or areawide significance under the criteria set forth in Appendix J shall be submitted to the State Clearinghouse, transportation agencies as defined in Section I.B(13) of these Guidelines, and the Southern California Association of Governments.

(5) Revised Draft EIR's.

(a) A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review but before certification. This can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. "Significant new information" requiring recirculation include, for example, a disclosure showing that:

1. A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.

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2. A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.

3. A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.

(b) Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modification in an adequate EIR.

(c) If the revision is limited to a few chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that have been modified.

(d) Recirculation of an EIR requires notice pursuant to Section IV.C(2), and consultation pursuant to Section IV.C(1).

(e) A decision not to recirculate an EIR must be supported by substantial evidence in the administrative record.

D. Evaluation of Comments by the Lead Agency.

Staff shall evaluate comments on environmental issues received from persons, organizations, and public agencies who reviewed the draft EIR and shall respond in writing to significant environmental issues raised. At least 10 days prior to certifying an EIR, the Lead Agency must provide written proposed responses to public agencies on timely comments made by those agencies. The response may be in the form of a revision of the draft EIR or an attachment to it.

E. The Final EIR.

(1) Preparation. The Lead Agency shall prepare a Final EIR consisting of:

(a) The draft EIR or a revision of the draft;

(b) Comments on the draft EIR received during the public review period either verbatim or in summary;

(c) A list of persons, organizations, and public agencies commenting on the draft EIR; and

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(d) The responses of the Lead Agency to significant environmental points raised in review and consultation processes, which may be in the form of a revision of the draft EIR or an attachment to it. Any comments raising major issues at variance to the Lead Agency's position shall be addressed in detail, including reasons why they were not accepted.

(2) Certification. The final EIR shall be presented for review and consideration to the decision-making body of the Lead Agency. Prior to approving a project for which an EIR was prepared, the Lead Agency shall certify that the Final EIR has been completed in compliance with CEQA and the State Guidelines, that the decision-making body or administrative official having final approval authority over the project has reviewed and considered the project, and that the EIR reflects the independent judgement of the Lead Agency. Staff may make this certification. If the Lead Agency cannot make this required certification, it may not approve this project at this time.

(3) Time Limits.

(a) For a project involving a lease, license, permit, certificate, or other entitlement for use, the Lead Agency shall complete and certify an EIR within one (1) year from the day the application is determined to be complete. If circumstances justify more time, a reasonable extension may be granted upon consent of the applicant.

(b) If no extension of time to certify an EIR is granted, the project shall be approved or disapproved within six (6) months after the expiration of the one year period to complete and certify the EIR. If a 90 day extension of time to certify an EIR is granted, however, the project shall be approved or disapproved within ninety (90) days after the certification of the EIR. However, whether or not an extension of time to certify an EIR is granted, a tentative subdivision map shall be approved or disapproved by the Planning Commission within fifty (50) days of the certification of an EIR, unless the applicant consents to a later decision.

Appendix E illustrates the time limits discussed in these Guidelines.

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F. Decision Whether to Approve or Carry Out the Project.

The Lead Agency shall review and consider the Final EIR before deciding whether to approve or carry out the project and shall not decide to approve or carry out the project for which an EIR was prepared unless either:

- (1) The project as approved will not have a significant effect on the environment, or
- (2) The Lead Agency has:
 - (a) Eliminated or substantially reduced all significant effects on the environment, where feasible, as shown in findings pursuant to Section IV.G of these Guidelines; and
 - (b) Determined that any remaining significant effects on the environment found to be unavoidable are acceptable due to overriding concerns set forth pursuant to Section IV.H of these Guidelines.

G. Findings

(1) The Lead Agency shall not approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects unless both of the following occur:

(a) The public agency makes one or more of the following findings with respect to each significant effect:

1. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency. This finding shall not be made if the Lead Agency has concurrent jurisdiction with another agency to deal with identified, feasible mitigation measures or alternatives.

3. Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

(b) With respect to significant effects which were subject to a finding under paragraph (a)3 above, the public agency finds that specific overriding economic, legal, social technological, or other benefits of the project outweigh the significant effects on the environment.

(2) The Lead Agency shall not approve or carry out a project for which an EIR has been certified without making a finding as to why each of the project alternatives identified in the EIR pursuant to Section IV.B(5)(e) of these Guidelines was rejected in favor of the project approved.

H. Statement of Overriding Considerations.

Where the decision to approve a project allows the occurrence of significant effects which are identified in the Final EIR, but which are not mitigated (as may be the case when findings are made pursuant to Section IV.G(1)(b) and (c) above), the decision-making body shall make a written statement of the overriding considerations supporting its decision, based on the Final EIR and other information in the record. Any such statement should be included in the record of the project and noted in the Notice of Determination and should include the specific overriding economic, legal, social, technological, or other benefits of the project that have been determined to outweigh the significant effects on the environment.

I. Appeal of Final Approval.

Approval of an EIR by the Planning Commission may be appealed in writing to the City Council within ten (10) days of the decision. An appeal fee will be required pursuant to Section I.F(4) of these Guidelines.

J. Notice of Determination.

After deciding to carry out or approve a project for which an EIR has been certified, the Lead Agency shall file a Notice of Determination, as provided in Section VI.0 of these Guidelines.

K. Mitigation Monitoring.

If the Lead Agency has made findings under Section IV.G(1) above, the Lead Agency shall adopt a reporting or monitoring program pursuant to Part VII of these Guidelines.

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Chapter V - SUBSEQUENT ENVIRONMENTAL DOCUMENTS

V. SUBSEQUENT ENVIRONMENTAL DOCUMENTS REQUIRED AFTER CERTIFICATION
OR APPROVAL OF ORIGINAL DOCUMENTS

A. Subsequent EIRs and (Mitigated) Negative Declarations

(1) When an EIR has been certified or a (mitigated) negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(a) Substantial changes are proposed in the project which will require major revisions of the previous EIR or (Mitigated) Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(b) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or (Mitigated) Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(c) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the (Mitigated) Negative Declaration was adopted, shows any of the following:

1. The project will have one or more significant effects not discussed in the previous EIR or (mitigated) negative declaration;

2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but

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the project proponents decline to adopt the mitigation measure or alternative.

(2) If changes to a project or its circumstances occur or new information becomes available after adoption of a (mitigated) negative declaration, the lead agency shall prepare a subsequent EIR if required under subsection A. Otherwise the lead agency shall determine whether to prepare a subsequent (mitigated) negative declaration, an addendum, or no further documentation.

(3) If the project was approved prior to the occurrence of the conditions described in the subsection A, the subsequent EIR or (mitigated) negative declaration shall be prepared by the public agency which grants the next discretionary approval for the project. In this situation no other Responsible Agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent (mitigated) negative declaration adopted.

(4) A subsequent EIR or subsequent (mitigated) negative declaration shall be given the same notice and public review as required under Section IV.0 or Section III.C. A subsequent EIR or (mitigated) negative declaration shall state where the previous document is available and can be reviewed.

B. Addendum to an EIR or (Mitigated) Negative Declaration

(1) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section V.A, calling for preparation of a subsequent EIR, have occurred.

(2) An addendum to an adopted (mitigated) negative declaration may be prepared if only minor technical changes or additions are necessary.

(3) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted (mitigated) negative declaration.

(4) The decision-making body shall consider the addendum with the final EIR, or adopted (mitigated) negative declaration prior to making a decision on the project.

(5) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section V.A should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

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C. Supplement to an EIR.

(1) The Lead or Responsible Agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if any of the conditions described in Section V.A(1) would require the preparation of a subsequent EIR, and only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation.

(2) The supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised.

(3) A supplement to an EIR shall be given the same kind of notice and public review as is given to a draft EIR under Section IV.C. A supplement to an EIR may be circulated by itself without recirculating the previous draft or final EIR.

(4) When the Lead Agency decides whether to approve the project, the decision-making body shall consider the previous EIR as revised by the supplemental EIR. A finding under Section IV.G shall be made for each significant effect shown in the previous EIR as revised.

VI. FILINGS REQUIRED BY CEQA.

A. Notice of Preparation.

(1) Immediately after deciding that an EIR is required for a project, the Lead Agency shall, by certified mail or other method which provides a record, send each Responsible Agency, Trustee Agency, agencies which provided information to the Lead Agency after consultation pursuant to Section II.C(3)(c) of these Guidelines, and agencies possessing jurisdiction by law with regard to the project, a Notice of Preparation stating that an EIR will be prepared. This Notice shall also be sent to every federal agency involved in approval or funding of the project. When one or more state agencies will be a Responsible Agency or a Trustee Agency, the Lead Agency shall send a Notice of Preparation to each state Responsible Agency and each Trustee Agency with a copy to the State Clearinghouse in the Office of Planning and Research. The Notice shall include the description and location of the project (by address or map) and the probable environmental effects of the project. The form for this Notice is provided in Appendix L of these Guidelines.

If the project site or any alternative site is on any list of sites affected by hazardous waste and substances compiled pursuant to Section 65962.5 of the Government Code, the Lead Agency shall specify the list and include the information required by the statement set forth in Section 65962.5(f) of the Government Code.

(2) A Notice of Preparation shall be provided prior to the certification of an EIR to all organizations and individuals who have previously requested such notice.

(3) The Notice of Preparation shall be filed with the county clerk. The county clerk will post the Notice for thirty (30) days before returning the Notice to the Lead Agency. The Notice should then be retained in the records of the Lead Agency until 180 days after the project is approved or disapproved by the Lead Agency.

B. Notice of Completion.

(1) When the draft EIR is completed, a Notice of Completion shall be filed with the State Clearinghouse in the Office of Planning and Research. The Notice shall include a brief description of the project, its proposed location, a statement of significant effects on the environment as a result of the project, an address where copies of the EIR are available, and the period during which comments will be

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received. A form for this Notice is provided in Appendix M of these Guidelines.

(2) A Notice of Completion shall be provided prior to the certification of an EIR to all organizations and individuals who have previously requested such notice and shall also be given to the public by at least one of the following procedures:

- (a) Publication at least one time in a newspaper of general circulation in the area affected by the proposed project; or
- (b) Posting of the public notice on- and off-site in the area where the project is to be located; or
- (c) Direct mailing to the owners and occupants of property contiguous to the project, as shown on the latest equalized assessment roll.

Public Notice of the proposed EIR may be given at the same time and in the same manner as public notice of the project required by any other law. Notice of Completion and Public Notice forms appear in Appendix M of these Guidelines.

(3) The Notice of Completion shall be filed with the county clerk. The county clerk will post the Notice for thirty (30) days before returning the Notice to the Lead Agency. The Notice should then be retained in the records of the Lead Agency until 180 days after the project is approved or disapproved by the Lead Agency. A copy of the Notice shall also be provided to agencies which provided information to the Lead Agency after consultation pursuant to Section II.C(3)(c) of these Guidelines.

C. Notice of Determination.

(1) For a (Mitigated) Negative Declaration. If the Lead Agency approves a project for which a (Mitigated) Negative Declaration has been prepared, the Lead Agency shall file a Notice of Determination which shall include:

- (a) An identification of the project including its case number and/or common name where possible and its location;
- (b) A brief description of the project;
- (c) The date on which the project was approved;

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(d) The determination that the project will not have a significant effect on the environment;

(e) A statement that a (Mitigated) Negative Declaration has been prepared pursuant to the provisions of CEQA;

(f) The mitigation measures which were made a condition of the approval of the project; and

(g) The address where a copy of the (Mitigated) Negative Declaration may be examined.

(2) **For an EIR.** If the Lead Agency approves a project for which an EIR has been prepared, the Lead Agency shall file a Notice of Determination which shall include:

(a) An identification of the project including its case number and/or common name where possible and its location;

(b) A brief description of the project;

(c) The date on which the project was approved;

(d) The determination whether the project as approved will have a significant effect on the environment;

(e) A statement that an EIR was prepared and certified pursuant to the provisions of CEQA;

(f) Whether mitigation measures were made a condition of the approval of the project;

(g) Whether findings regarding significant environmental effects were made pursuant to Section IV.G of these Guidelines;

(h) Whether a statement of overriding considerations was adopted for the project; and

(i) The address where a copy of the EIR and the record of the project approval may be examined.

(3) The Notice of Determination shall be filed with the county clerk within five (5) working days of approval of the project. The county clerk will post the Notice for thirty (30) days before returning the Notice to the Lead Agency with a notation showing the dates of posting. The Notice should then be retained in the records of the Lead Agency for at least nine (9) months. A copy of the Notice of

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Determination and the EIR or (Mitigated) Negative Declaration shall also be provided to agencies which provided information to the Lead Agency after consultation pursuant to Section II.C(3)(c) of these Guidelines. If the project requires discretionary approval from a state agency, the Notice of Determination shall also be filed with the State Clearinghouse in the Office of Planning and Research. A form for the Notice of Determination is provided in Appendix N of these Guidelines.

(4) The filing of the Notice of Determination with the county clerk starts a thirty (30) day statute of limitations on court challenges to the Lead Agency's approval under CEQA. (Public Resources Code Section 21167.) Failure to file a Notice of Determination will result in a larger statute of limitations.

(5) A Notice of Determination shall be provided to all organizations and individuals who have previously requested such notice.

(6) Each project proponent shall remit to the county clerk on or before the filing of the Notice of Determination, the fee required under Section I.F(5) of these Guidelines.

VII. MITIGATION MONITORING.

A. Program to Ensure Compliance.

If a reporting or monitoring program is required under Section III.K or Section IV.J of these Guidelines, the program shall be designed to ensure compliance with mitigation requirements during the implementation of the project. A reporting or monitoring program may include reporting obligations imposed on the applicant, inspection and regulatory enforcement activities of the Lead Agency or some other agency, and monitoring by the Lead Agency or some other agency specifically to enforce the mitigation measures imposed on the project.

B. Measures Requested by State and Federal Agencies.

If mitigation measures are requested by an agency having jurisdiction by law with respect to the project, the Lead Agency may request the Agency having jurisdiction by law to prepare a reporting or monitoring program.

C. Projects of Statewide, Regional or Areawide Concern.

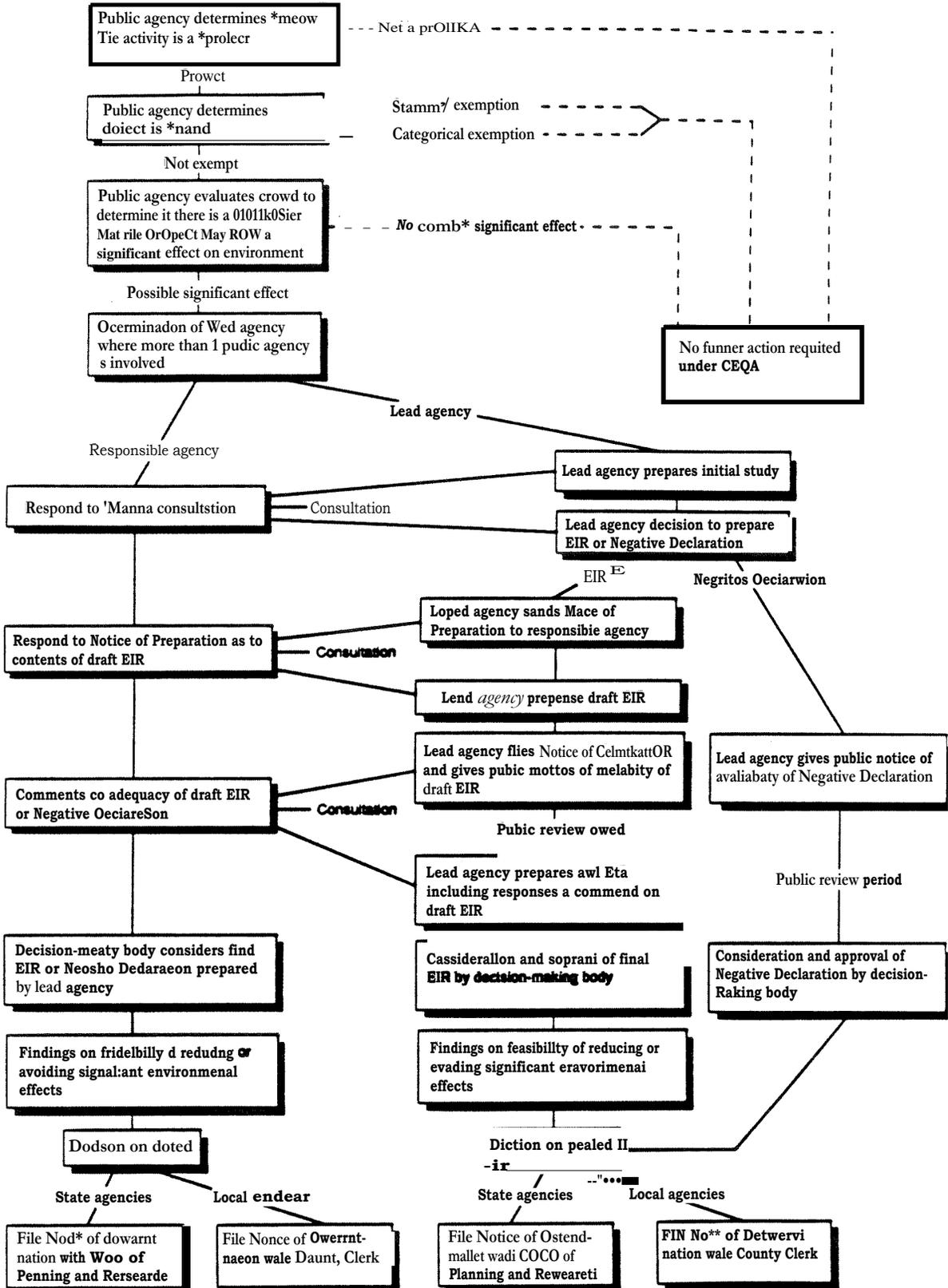
If a reporting or monitoring program is required for a project that is of statewide, regional, or areawide concern under the criteria set forth in Appendix J of these Guidelines, any transportation information resulting from that reporting or monitoring program shall be submitted to the Transportation Planning Group of SCAG along with a copy of the reporting or monitoring program.

D. Fees.

A fee covering all costs and expenses, including any consultants' fees, incurred by the City in performing reporting or monitoring programs as described in Paragraph A above, shall be charged to the applicant.

APPENDIX A

CEQA PROCESS FLOW CHART



NOTE: This flow *tart is intended merely to 'Wands Si. EIR process contaminated by twee Guldeinee. The language contained in the Guidelines commie in case of discrepencies.

APPENDIX B

SIGNIFICANT EFFECTS

A project will normally have a significant effect on the environment if it will:

- a. Conflict with adopted environmental plans and goals of the community where it is located;
- b. Have a substantial, demonstrable, negative aesthetic effect;
- c. Substantially affect a rare or endangered species of animal or plant or the habitat of the species;
- d. Interfere substantially with the movement of any resident or migratory fish or wildlife species;
- e. Breach published national, state, or local standards relating to solid waste or litter control;
- f. Substantially degrade water quality;
- g. Contaminate a public water supply;
- h. Substantially degrade or deplete ground water resources;
- i. Interfere substantially with ground water recharge;
- j. Disrupt or adversely affect a prehistoric or historic archaeological site or a property of historic or cultural significance to a community or ethnic or social group; or a paleontological site except as part of a scientific study;
- k. Induce substantial growth or concentration of population;
- l. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system;
- m. Displace a large number of people;
- n. Encourage activities which result in the use of large amounts of fuel, water, or energy;
- o. Use fuel, water, or energy in a wasteful manner;
- p. Increase substantially the ambient noise levels for adjoining areas;
- q. Cause substantial flooding, erosion or siltation;
- r. Expose people or structures to major geologic hazards;
- s. Extend a sewer trunk line with capacity to serve new development;
- t. Substantially diminish habitat for fish, wildlife or plants;
- u. Disrupt or divide the physical arrangement of an established community;
- v. Create a potential public health hazard or involve the use, production or disposal of materials which pose a hazard to people or animal or plant populations in the area affected;
- w. Conflict with established recreational, educational, religious or scientific uses of the area;
- x. Violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations;
- y. Convert prime agricultural land to nonagricultural use or impair the agricultural productivity of prime agricultural land;
- z. Interfere with emergency response plans or emergency evacuation plans.

APPENDIX C

LIST OF CATEGORICAL EXEMPTIONS

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Note: A categorical exemption may not be used for the following projects:

- a. A project where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;
- b. When the cumulative impact of successive projects of the same type in the same place, over time is significant;
- c. A project which may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within an official state scenic highway, designated pursuant to Article 2.5 (commencing with Section 260) of Chapter 2 of Division 1 of the Streets and Highways Code, unless the project consists of improvements as mitigation for a project for which a (mitigated) negative declaration has been approved or an environmental impact report has been certified; and
- d. A project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

Class 1: Existing Facilities. Class 1 consists of the operation, repair, maintenance, or minor alteration of existing public or private structures facilities, mechanical equipment, or **topographical features**, involving negligible or no expansion of use beyond that previously existing, including but not limited to:

- a. Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- b. Existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services;
- c. Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities except where the activity will involve removal of a scenic resource including a stand of trees, a rock outcropping, or an historic building;
- d. Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood;
- e. Additions to existing structures provided that the addition will not result in an increase of more than:
 1. 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or
 2. 10,000 square feet if:
 - A. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
 - B. The area in which the project is located is not environmentally sensitive.
- f. Addition of safety or health protection devices for use during construction of or in conjunction with existing structures, facilities, or mechanical equipment, or topographical features including navigational devices;

APPENDIX C

LIST OF CATEGORICAL EXEMPTIONS

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- g. New copy on existing on and off-premise signs;
- h. Maintenance of existing landscaping, native growth, and water supply reservoirs (excluding the use of economic poisons, as defined in Division 7, Chapter 2, California Agricultural Code);
- i. Maintenance of fish screens, fish ladders, wildlife habitat areas, artificial wildlife waterway devices, streamflows, springs and waterholes, and stream channels (clearing of debris) to protect fish and wildlife resources;
- j. Fish stocking by the California Department of Fish and Game;
- k. Division of existing multiple family rental units into condominiums;
- 1. Demolition and removal of individual small structures listed in this subsection except where the structures are of historical, archaeological, or architectural significance:
 - 1. Single-family residences not in conjunction with the building of two or more such units. In urbanized areas, up to three single-family residences may be demolished under this exemption.
 - 2. Apartments, duplexes, and similar structures, with no more than four dwelling units if not in conjunction with the demolition of two or more such structures. In urbanized areas, this exemption applies to single apartments, duplexes, and similar structures designed for not more than six dwelling units if not demolished in conjunction with the demolition of two or more such structures.
 - 3. Stores, motels, offices, restaurants, and similar small commercial structures if designed for an occupant load of 30 persons or less, if not constructed in conjunction with the demolition of two or more such structures. In urbanized areas, the exemption also applies to commercial buildings on sites zoned for such use, if designed for an occupant load of 30 persons or less if not demolished in conjunction with the demolition of four or more such structures.
 - 4. Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.
- m. Minor repairs and alterations to existing dams and appurtenant structures under the supervision of the Department of Water Resources.
- n. Conversion of a single family residence to office use.
- o. The conversion of existing commercial units in one structures from single to condominium type ownership.

Class 2: Replacement or Reconstruction. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to:

- a. Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent.
- b. Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.
- c. Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.
- d. Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.

APPENDIX C

LIST OF CATEGORICAL EXEMPTIONS

Page 3

Class 3: New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel or to be associated with a project within a two year period. Examples of this exemption include but are not limited to:

- a. Single-family residences not in conjunction with the building of two or more such units. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.
- b. Apartments, duplexes, and similar structures, with no more than four dwelling units if not in conjunction with the building or conversion of two or more such structures. In urbanized areas, exemption applies to single apartments, duplexes, and similar structures designed for not more than six dwelling units if not constructed in conjunction with the building or conversion of two or more such structures.
- c. Stores, motels, offices, restaurants, and similar small commercial structures not involving the use of significant amounts of hazardous substances, if designed for an occupant two or more such structures. In urbanized areas, the exemption also applies to commercial buildings on sites zoned for such use, if designed for an occupant load of 30 persons or less if not constructed in conjunction with the building of four or more such structures and if not involving the use of significant amounts of hazardous substances.
- d. Water main, sewage, electrical, gas, and other utility extensions of reasonable length to serve such construction.
- e. Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

Class 4: Minor Alterations to Land. Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of mature, scenic trees except for forestry and agricultural purposes. Examples include but are not limited to:

- a. Grading on land with a slope of less than 10 percent, except that grading shall not be exempt in a waterway, in any wetland, in an officially designated (by federal, state, or local government action) scenic area, or in officially mapped **areas of severe geologic hazard**;
- b. New gardening or landscaping;
- c. Filling of earth into previously excavated land with material compatible with the natural features of the site;
- d. Minor alterations in land, water, and vegetation on existing officially designated wildlife management areas or fish production facilities which result in improvement of habitat for fish and wildlife resources or greater fish production;
- e. Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc;
- f. Minor trenching and backfilling where the surface is restored;
- g. Maintenance dredging where the spoil is deposited in a spoil area authorized by all applicable state and federal regulatory agencies;
- h. The creation of bicycle lanes on existing **rights-or-way**.

APPENDIX C

LIST OF CATEGORICAL EXEMPTIONS

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Class 5: Minor Alterations in Land Use Limitations. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to:

- a. Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel;
- b. Issuance of minor encroachment permits;
- c. Reversion to acreage in accordance with the Subdivision Map Act.

Class 6: Information Collection. Class 6 consists of basic data collection, research, experimental management and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded.

Class 7: Actions by Regulatory Agencies for Protection of Natural Resources. Class 7 consists of actions taken by regulatory agencies as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment. Examples include but are not limited to wildlife preservation activities of the State Department of Fish and Game. Construction activities are not included in this exemption.

Class 8: Actions by Regulatory Agencies for Protection of the Environment. Class 8 consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption.

Class 9: **Inspections.** Class 9 consists of activities limited entirely to inspections, to check for performance of an operation, or quality, health, or safety of a project, including related activities such as inspection for possible mislabeling, misrepresentation, or adulteration of products.

Class **10: Loans.** Class 10 consists of loans made by the Department of Veterans Affairs under the Veterans Farm and Home Purchase Act of 1943, mortgages for the purchase of existing structures where the loan will not be used for new construction and the purchase of such mortgages by financial institutions. Class 10 includes but is not limited to the following examples:

- a. Loans made by the Department of Veterans Affairs under the Veterans Farm and Home Purchase Act of 1943.
- b. Purchases of mortgages from banks and mortgage companies by the Public Employees Retirement System and by the State Teachers Retirement System.

Class **11: Accessory Structures.** Class 11 consists of construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to:

APPENDIX C

LIST OF CATEGORICAL EXEMPTIONS

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- a. On-premise signs;
- b. Small parking lots;
- c. Placement of seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar items in generally the same locations from time to time in publicly owned parks, stadiums, or other facilities designed for public use.

Class 12: Surplus Government Property Sales. Class 12 consists of sales of surplus government property except for parcels of land located in an area of statewide, regional, or areawide concern identified in Section 15206(b)(4) of the State CEQA Guidelines. However, even if the surplus property to be sold is located in any of those areas, its sale is exempt if:

- a. The property does not have significant values for wildlife habitat or other environmental purposes, and
- b. Any of the following conditions exist:
 1. The property is of such size, shape, or inaccessibility that it is incapable of independent development or use; or
 2. The property to be sold would qualify for an exemption under any other class of categorical exemption in these Guidelines; or
 3. The use of the property and adjacent property has not changed since the time of purchase by the public agency.

Class 13: Acquisition of Lands for Wildlife Conservation Purposes. Class 13 consists of the acquisition of lands for fish and wildlife conservation purposes including preservation of fish and wildlife habitat, establishing ecological reserves under Fish and Game Code Section 1580, and preserving access to public lands and waters where the purpose of the acquisition is to preserve the land in its natural condition.

Class 14: Minor Additions to Schools. Class 14 consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less. The addition of portable classrooms is included in this exemption.

Class 15: Minor Land Division. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Class 16: Transfer of Ownership of Land in Order to Create Parks. Class 16 consists of the acquisition or sale of land in order to establish a park where the land is in a natural condition or contains historic sites or archaeological site and either;

- a. The management plan for the park has not been prepared, or
- b. The management plan proposes to keep the area in a natural condition or preserve the historic or archaeological site. CEQA will apply when a management plan is proposed that will change the area from its natural condition or significantly change the historic or archaeological site.

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LIST OF CATEGORICAL EXEMPTIONS

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Class 17: Open Space Contracts or Easements. Class 17 consists of the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area. The cancellation of such preserves, contracts, interests, or easements is not included and will normally be an action subject to the CEQA process.

Class 18: Designation of Wilderness Areas. Class 18 consists of the designation of wilderness areas under the California Wilderness System.

Class 19: Annexations of Existing Facilities and Lots for Exempt Facilities. Class 19 consists of only the following annexations:

- a. Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing environmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities.
- v. Annexations of individual small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures.

Class 20: Changes in organization of Local Agencies. Class 20 consists of changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. Examples include but are not limited to:

- a. Establishment of a subsidiary district;
- b. Consolidation of two or more districts having identical powers;
- c. Merger with a city or a district lying entirely within the boundaries of the city.

Class 21: Enforcement Actions by Regulatory Agencies. Class 21 consists of:

- a. Actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use issued, adopted, or prescribed by the regulatory agency or enforcement of a law, general rule, standard, or objective, administered or adopted by the regulatory agency. Such actions include, but are not limited to, the following:
 - 1. The direct referral of a violation of lease, permit, license, certificate, or entitlement for use or of a general rule, standard, or objective to the Attorney General, District Attorney, or City Attorney as appropriate, for judicial enforcement;
 - 2. The adoption of an administrative decision or order enforcing or revoking the lease, permit, license, certificate, or entitlement for use or enforcing the general rule, standard, or objective.
- b. Law enforcement activities by peace officers acting under any law that provides a criminal sanction;
- c. Construction activities undertaken by the public agency taking the enforcement or revocation action are not included in this exemption.

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Class 22: Educational or Training Programs Involving No Physical Changes. Class 22 consists of the adoption, alteration, or termination of educational or training programs which involve no physical alteration in the area affected or which involve physical changes only in the interior of existing school or training structures. Examples include but are not limited to:

- a. Development of or changes in curriculum or training methods.
- b. Changes in the grade structure in a school which do not result in changes in student transportation.

Class 23: Normal Operations of Facilities for Public Gatherings. Class 23 consists of the normal operations of existing facilities for public gatherings for which the facilities were designed, where there is a past history of the facility being used for the same or similar kind of purpose. For the purposes of this section, "past history" shall mean that the same or similar kind of activity has been occurring for at least three years and that there is a reasonable expectation that the future occurrence of the activity would not represent a change in the operation of the facility. Facilities included within this exemption include, but are not limited to, racetracks, stadiums, convention centers, auditoriums, amphitheatres, planetariums, swimming pools, and amusement parks.

Class 24: Regulations of Working Conditions. Class 24 consists of actions taken by regulatory agencies, including the Industrial Welfare Commission as authorized by statute, to regulate any of the following:

- a. Employee wages,
- b. Hours of work, or
- c. Working conditions where there will be no demonstrable physical changes outside the place of work.

Class 25: Transfers of Ownership of Interest In Land to Preserve Open Space. Class 25 consists of the transfers of ownership of interests in land in order to preserve open space. **Examples** include but are not limited to:

- a. Acquisition of areas to preserve the existing natural conditions;
- b. Acquisition of areas to allow continued agricultural use of the areas;
- c. Acquisition to allow restoration of natural conditions;
- d. Acquisition to prevent encroachment of development into flood plains.

Class 26: Acquisition of Housing for Housing Assistance Programs. Class 26 consists of actions by a redevelopment agency, housing authority, or other public agency to implement an adopted Housing Assistance Plan by acquiring an interest in housing units. The housing units may be either in existence or possessing all required permits for construction when the agency makes its final decision to acquire the units.

Class 27: Leasing New Facilities.

- a. Class 27 consists of the leasing of a newly constructed or previously unoccupied privately owned facility by a local or state agency where the local governing authority determined that the building was exempt from CEQA. To be exempt under this section, the proposed use of the facility:

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1. Shall be in conformance with existing state plans and policies and with general, community, and specific plans for which an EIR or Negative Declaration has been prepared;
 2. Shall be substantially the same as that originally proposed at the time the building permit was issued;
 3. Shall not result in a traffic increase of greater than 10% of front access road capacity; and
 4. Shall include the provision of adequate employee and visitor parking facilities.
- b. Examples of Class 27 include, but are not limited to:
1. Leasing of administrative offices in newly constructed office space;
 2. Leasing of client service offices in newly constructed retail space;
 3. Leasing of administrative and/or client service offices in newly constructed industrial parks.

Class 28: Small Hydroelectric Projects at Existing Facilities. Class 28 consists of the installation of hydroelectric generating facilities in connection with existing dams, canals, and pipelines where:

- a. The capacity of the generating facilities is 5 megawatts or less;
- b. Operation of the generating facilities will not change the flow regime in the affected stream, canal, or pipeline including but not limited to:
 1. Rate and volume of flow;
 2. Temperature;
 3. Amounts of dissolved oxygen to a degree that could adversely affect aquatic life; and
 4. Timing of release.
- c. New power lines to connect the generating facilities to existing power lines will not exceed one mile in length if located on a **new** right of way and will not be located adjacent to a wild or scenic river;
- d. Repair or reconstruction of the diversion structure **will** not raise the normal maximum surface elevation of the impoundment;
- e. There will be no significant upstream or downstream passage of fish affected by the project;
- f. The discharge from the power house will not be located more than 300 feet from the toe of the diversion structure;
- g. The project will not cause violations of applicable state or federal water quality standards;
- h. The project will not entail any construction on or alteration of a site included in or eligible for inclusion in the National Register of Historic Places; and
- i. Construction will not occur in the vicinity of any rare or endangered species.

Class 29: Cogeneration Projects at Existing Facilities. Class 29 consists of the installation of cogeneration equipment with a capacity of 50 megawatts or less at existing facilities meeting the conditions described in this section.

- a. At existing industrial facilities, the installation of cogeneration facilities will be exempt where it will:
 1. Result in no net increases in air emissions from the industrial facility, or will produce emissions lower than the amount that would require review under the **new source review rules applicable in the county**, and
 2. Comply with all applicable state, federal, and local air quality laws.

APPENDIX C

LIST OF CATEGORICAL EXEMPTIONS

Page 9

- b. At commercial and institutional facilities, the installation of cogeneration facilities will be exempt if the installation will:
1. Meet all the criteria described in subsection (a);
 2. Result in no noticeable increase in noise to nearby residential structures;
 3. Be contiguous to other commercial or institutional structures.

LBDC182
4/20/95

APPENDIX D

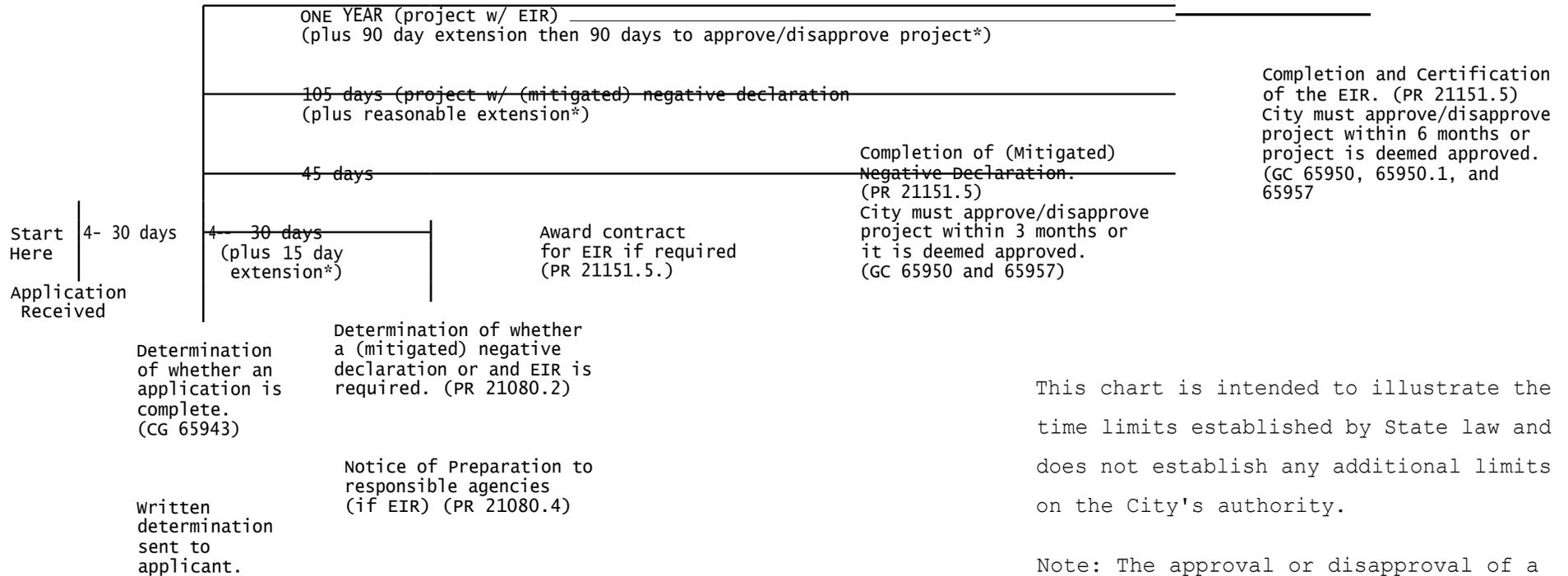
LIST OF STATUTORY EXEMPTIONS

The following is a partial list of statutory exemptions which are available pursuant to the Public Resources Code 21080 et sea, and other provisions of state law, as listed below, which should be referred to whenever additional detail or clarification is necessary. This list is not exclusive of other available exemptions. This list is provided for convenience, therefore if there is any conflict between this list and state law, the state law controls.

1. Projects undertaken by a local agency to implement a rule or regulation imposed by a state agency, board, or commission under a certified regulatory program pursuant to Section 21080.5 of the Public Resources Code. Any site-specific effect of the project which was not analyzed as significant effect in the plan or other written documentation required by Section 21080.5 is not exempt from the requirements of CEQA.
2. A project involving any feasibility or planning studies for possible future actions which the agency, board, or commission, has not approved, adopted, or funded does not require the preparation of an EIR or negative declaration but does require consideration of environmental factors. This section does not apply to the adoption of a plan that will have a legally binding effect on later activities.
3. Activities or approvals pursuant to the California Coastal Act by local governments which are necessary for the preparation and adoption of a local coastal program pursuant to Division 20 of the Public Resources Code; provided, however, that certification of a local coastal program by the California Coastal Commission pursuant to Chapter 6 (commencing with Section 30500) of Division 20 the Public Resources Code shall not be exempt.
4. Adoption by a city or county of an ordinance to implement the provisions of Sections 65852.1 or 65852.2 of the Government Code.
5. The conversion of an existing rental mobilehome park to a resident initiated subdivision, cooperative, or condominium for mobilehomes if the conversion will not result in an expansion of or change in existing use of the property.
6. Local agencies are exempt from the requirement to prepare an EIR or negative declaration on the adoption of timberland preserve zones under Government Code Sections 51100 et seq.
7. The adoption of a local ordinance exempting a jurisdiction from solar shade control requirements pursuant to Section 25985 of the Public Resources Code.
8. Approval by a local agency of a large family day care home providing family day care for 7 to 12 children, pursuant to Section 1597.46(b) of the Health & Safety Code.
9. Any project which only involves the repiping, redesign, or use of reclaimed water by a nonresidential structure necessary to comply with a requirement issued by a public agency pursuant to Section 13554(a) of the Health & Safety Code.

APPENDIX E

TIME LIMITS FOR PRIVATE DEVELOPMENT PROJECTS



This chart is intended to illustrate the time limits established by State law and does not establish any additional limits on the City's authority.

Note: The approval or disapproval of a tentative subdivision map must usually occur within 50 days of the notice of exemption, adoption of a (mitigated) negative declaration, or certification of an EIR. (GC 66452.1)

* Consent of applicant required for any extension.

APPENDIX F

NOTICE OF EXEMPTION

TO: Los Angeles County Clerk
Environmental Filings
12400 Imperial Hwy, Rm 1101
Norwalk, CA 90650

FROM: City of Palmdale
Planning Department
38306 9th Street East
Palmdale, CA 93550

Applicant:

Address:

Project Title:

Description of Project:

Project Location:

Agency Approving Project:

Date of Approval:

Exempt Status and
Reason for Exemption:

Contact Person and
Telephone Number:

Dated:

Molly Bogh, Director of Planning
City of Palmdale

MEB:lob/wp

APPENDIX G

**CITY OF PALMDALE
PLANNING DEPARTMENT
INITIAL STUDY
QUESTIONNAIRE**

APPLICATION NO:

NAME OF APPLICANT:

LOCATION OF PROJECT:

EXISTING GENERAL PLAN
LAND USE DESIGNATION:

PROPOSED GENERAL PLAN
LAND USE DESIGNATION:

EXISTING ZONING:

PROPOSED ZONING:

PRESENT LAND USE:

LOCATION MAP:

Initial. Study
Title
Page 2 of — Pages

I. APPLICABILITY OF THE INITIAL STUDY

- A. Is the proposed action a "project" as defined by CEQA? (See Section I. of the City's CEQA Guidelines. If more than one application is filed on the same site, consider them together as one project.) Yes No
- i. If the project qualifies for one of the Categorical Exemptions listed in Section 6.C. of the City's CEQA Guidelines, is there a reasonable possibility that the activity will have a significant effect due to special circumstances? YES No N/A

II. INITIAL STUDY REVIEW

- A. Does the project require a 30-day State Clearinghouse review? _____ Yes _____ No
1. The lead agency is a state agency.
 2. There is a State "responsible agency" (any public agency which has discretionary approval over the project).
 3. There is a State "trustee agency", (California Department of Fish and Game, State Department of Parks and Recreation, University of California, and State Lands Commission).
 4. The project is of Statewide or areawide significance including the following:
 - (A) A proposed local general plan, element, or amendment thereof for which an EIR was prepared.
 - (B) A project which would interfere with the attainment or maintenance of State or national air quality standards including:
 - (1) A proposed residential development of more than 500 dwelling units.
 - (2) A proposed shopping center or business establishment employing more than **1,000** persons or encompassing more than 500,000 square feet of floor space.
 - (3) A proposed commercial office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor space.
 - (4) A proposed hotel/motel development of more than 500 rooms.
 - (5) A proposed industrial, manufacturing or processing plant, or industrial park planned to house more than 1,000 persons occupying more than 40 acres of land, or encompassing more than 650,000 square feet of floor area.
 - (C) A project which would substantially affect sensitive wildlife habitats including but not limited to riparian lands, wetlands, bays, estuaries, marshes, and habitats for rare and endangered species as defined by Fish and Game Code Section 903.
 - (D) A project which would interfere with attainment of regional water quality standards as stated in the approved areawide waste water management plan.

III. PROJECT ASSESSMENT

A. Project Description:

B. Description of the Project Site: (Describe the project site as it exists at the present time, including information on topography, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and use of the structures.)

C. Surrounding Land Uses:

- North:
- East:
- South:
- West:

D. Is the proposed project consistent with:

	Yes	NO	N/A
City of Palmdale General Plan	___	___	___
Applicable Specific Plan	___	___	___
City of Palmdale Zoning Ordinance	___	___	___
South Coast Air Quality Management Plan	___	___	___
Congestion Management Plan	___	___	___
Regional Comprehensive Plan	___	___	___

E. Have any of the following studies been submitted?

- | | |
|--|---|
| <input type="checkbox"/> Geology Report | <input type="checkbox"/> Historical Report |
| <input type="checkbox"/> Hydrology Report | <input type="checkbox"/> Archaeological Report |
| <input type="checkbox"/> Soil Report | <input type="checkbox"/> Paleontological Study |
| <input type="checkbox"/> Traffic Study | <input type="checkbox"/> Line of Sight Exhibits |
| <input type="checkbox"/> Noise Study | <input type="checkbox"/> Visual Analysis |
| <input type="checkbox"/> Biological Study | <input type="checkbox"/> Slope Map |
| <input type="checkbox"/> Native Vegetation Preservation Plan | <input type="checkbox"/> Fiscal Impact Analysis |
| <input type="checkbox"/> Solid Waste Generation Report | <input type="checkbox"/> Air Quality Report |
| <input type="checkbox"/> Public Services/
Infrastructure Report | <input checked="" type="checkbox"/> Hazardous Materials/Waste |

(Studies may be reviewed by contacting the case planner at 805/267-5200)

IV. **DETERMINATION**

On the basis of this initial evaluation: (Select one)

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 the mitigation measures described on an attached sheet have been added to the project. 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 significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." 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, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

This initial study was prepared by: _____

Date _____
Laurie Lile/Asoka Herath, Principal Planner

Date _____
Molly Bogh, Director of Planning

V. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, **program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or (mitigated) negative declaration. In this case a discussion should identify the following:**

A. Earlier analyses used.

Identify earlier analyses 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 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.

Potentially
Significant
Potentially Unless Less Than
Significant Mitigation Significant No
Impact Incorporated Impact Impact

(NOTE: ALWAYS START A NEW PAGE HERE. Page length 53 MAXIMUM. DO NOT DELETE HEADER. MOVE PAGE BREAK AND HEADER TOGETHER IF NECESSARY.)

VI. EVALUATION OF ENVIRONMENTAL IMPACTS
(Explanation of all answers is required).

A. Earth

Based on the geotechnical or soils study for the project, review by the City's Engineering Department, and/or the General Plan Update:

1. Soils

- a. Are there any areas of potential differential settlement on the project site which could significantly impact development of the proposed project?

- b. Is the site in an area of high shrink/swell (hydrocompaction) potential which could significantly impact development of the proposed project?

- c. Is the site in an area of potential subsidence?

- d. Will the project result in a significant increase in wind or water erosion of soils, either on- or off-site?

- e. Could the project result in siltation deposition, or erosion which may modify a stream channel, or adversely affect downstream flood control facilities?

Substantiation for responses to A.1.a, b, c, d, and e.

2. Earthquakes

Based on the Alquist-Priolo Special Studies Zone Act Maps/Fault-Rupture Hazard Zones in California (1985), or the geotechnical report for the project site:

- a. Is the site in a fault rupture hazard zone?

Potentially
Significant
Potentially Unless less Than
Significant Mitigation Significant No
Impact Incorporated Impact Impact

If yes:

i. Is there an active or potentially active fault on the project site?

ii. Does the project include a school, emergency or public facility, day care center, nursing home, or high rise building?

b. Is the site in a zone subject to seismic ground shaking, ground failure, or liquefaction?

Substantiation for responses to A.2.a. and b.

3. 514.,P_e_a

Based on the U. S. G. S. Topographic Map, the slope map submitted for the project, the geotechnical report for the project, and/or a site inspection:

a. Does the project site contain slopes of 10% or greater?

b. Is any significant modification of major landforms proposed?

c. Is the project in an area of landslide risk, or are landslides present on the project site?

d. Will project grading create slopes, on- or off-site, that could be subject to landslides, mudslides, or erosion?

Substantiation for responses to A.3.a, b, c and d.

4. Quarry Zone

Based on a site inspection, the City's General Plan Land Use Map, and/or the Significant Gravel Resource Area Maps of the State Department of Mines and Geology:

Potentially
Significant
Potentially Unless
Significant Mitigation
Impact Incorporated
Less Than
Significant No
Impact Impact

- a. Would development of the project impede the extraction of significant mineral resource deposits?

Substantiation for response to A.4.a.

B. Air

Based on the criteria in the South Coast Air Quality Management Handbook for the Preparation of EIRs (1987), the Air Quality Study prepared for the proposed project, the South Coast Air Quality Management Plan and EIR (1991), and/or the land use proposed:

1. Emissions

- a. Will the project result in significant air emissions or deterioration of ambient air quality either from stationary or mobile sources?

- b. Could the proposed project produce potentially toxic air emissions?

- c. Will the project potentially result in the creation of objectionable odors?

- d. Could the project result in the alteration of air movement, moisture or temperature, or any change in climate either locally or regionally?

Substantiation for responses to B.1.a, b, c, and d.

C. Water

1. Natural Streams, Springs, and Wetlands

Based on the type of project, the U.S.G.S. Topographic Maps, the exhibits and studies submitted for the project, and/or a site inspection:

- a. Does the project site contain a blue-line stream, spring, seep or wetland?

Potentially
Significant
Potentially Unless Less than
Significant Mitigation Significant No
Impact Incorporated Impact Impact

b. Will the project include changes in the course or volume of water in a local stream or wetland which require Department of Fish and Game or Army Corps of Engineers permits?

c. Will the project result in the loss of, or changes to, significant stands of riparian vegetation?

Substantiation for responses to C.1.a, b and c.

2. Other Surface Waters

Based on a site inspection, and review of the Map of Aqueduct Facilities (Dept. of Water Resources, East Branch Hydrology Palmdale Area), and/or the General Plan:

If the project is adjacent to or near the California Aqueduct:

a. Could the project result in a significant increase in runoff of storm or nuisance water toward the aqueduct?

b. Will the project be significantly affected by storm or nuisance water runoff flowing through aqueduct culverts or pools?

Substantiation for responses to C.2.a and b.

Based on a review of the General Plan and/or a site inspection:

c. Is the project located above Lake Palmdale where urban runoff could significantly impact the lake?

d. Is the project located in an inundation area below Lake Palmdale dams, or Littlerock Dam?

Substantiation for responses to C.2.c and d.

Based on review of the FIRM Map, the Master Plan of Drainage and/or review by the Department of Public Works/Engineering:

**Potentially
Significant
Potentially Unless
Significant Mitigation
Impact Incorporated Impact Impact**
**Less Than
Significant No
Impact Impact**

e. Is the site in an area of flood hazard as shown on the FIRM Map, or as identified by the Engineering or Public Works Departments?

f. Will the project result in a significant increase in peak runoff that could increase flood hazard off-site?

g. Would development of the project impede the implementation of the City's Master Plan of Drainage or Drainage Management Plan?

Substantiation for responses to C.2.e, f, and g.

h. Will any aspect of the project result in discharge of materials into surface waters, or in any alteration of surface water quality, including but not limited to, temperature, dissolved oxygen, or turbidity?

i. Will the project result in the significant alteration of the direction or rate of flow of groundwater?

Substantiation for responses to C.2.h and i.

Based on the type of project, project submittals and exhibits, and/or a site inspection:

j. Could the project result in a change in the quantity or quality of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?

k. Could the project result in a substantial reduction in the amount of water otherwise available for public water supplies?

Substantiation for responses to C.2.j and k.

Potentially
Significant
Potentially Unless
Significant Mitigation
Impact Incorporated
Less Than
Significant
No
Impact Impact

D. Plant Life

Based on a site inspection, the biological report, and/or the Native Vegetation Preservation Plan submitted for the project:

1. Is there a significant stand of desert vegetation on the site which will be adversely impacted by the project?

2. Will the project result in a reduction of the numbers of any unique, rare, or endangered species of plants?

3. Will the project result in the introduction of invasive, non-native species of plants into an area; or will the project create a barrier to the normal replenishment of existing native plant species?

4. Will the project result in a significant reduction in 'acreage of native vegetation?

Responses to D.1, 2, 3, and 4.

E. Animal Life

Based on the biology report submitted for the project and/or a site inspection: will the proposal result in:

1. Will the project result in a significant loss of biological diversity?

2. Will the project result in the reduction of the numbers of any unique, rare or endangered species of animals?

3. Is the project located in a Significant Ecological Area where the introduction of animals associated with urbanization could adversely affect native species; or where the project will result in a barrier to the migration or movement of animals?

Potentially
Significant
Potentially Unless Less Than
Significant Mitigation Significant No
Impact Incorporated Impact Impact

4. Will the project cause significant deterioration of, or loss of, existing fish or wildlife habitat?

Substantiation for responses to E.1, 2, 3 and 4.

F. **Noise**

1. If the project is residential or noise sensitive, will it expose people to severe noise levels because it is located:

- a. adjacent to the Freeway?
- b. within 200 feet of the railroad?
- c. adjacent to an existing or future arterial street?

Substantiation for responses to F.1.a, b, and c.

2. Is the proposed project within the Plant 42 over-flight area, or the 65 CNEL boundary?

Substantiation for response to F.2.

3. Will the project generate a noise level exceeding 65 CNEL at the project boundary after construction that could significantly impact an adjoining land use?

Substantiation for response to F.3.

G. **Light or Glare**

Based on the type of project, and/or project submittals and exhibits:

1. Will the project produce significant new sources of Light or glare that would disturb neighboring uses or significantly change the light environment visible from other areas of the City?

Substantiation for response to G.1.

Potentially
Significant
Potentially Unless Less Than
Significant Mitigation Significant No
Impact Incorporated Impact Impact

H. Land Use

1. Will the project result in a substantial alteration of the present or planned land use of an area?

2. Are adjoining or planned land uses greatly different from that of the proposed project so that a potentially substantial interface problem would be created?

3. If the project is located within the Plant 42 AICUZ zone, does it conflict with the joint land use policies established for those zones?

Substantiation for responses to H.1, 2, and 3.

I. Natural Resources

1. Will the project result in a significant increase in the rate of use of any natural resources?

2. Will the project result in the substantial depletion of any non-renewable natural resources?

Substantiation for responses to I.1. and 2.

J. Risk of Upset

1. Will the project result in a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation) in the event of an accident or upset condition?

Substantiation for response to J.1.

2. Will the project result in possible interference with any emergency response plan or emergency evacuation plan?

Substantiation for response to J.2.

Potentially
Significant
Potentially Unless Less Than
Significant Mitigation Significant No
Impact Incorporated Impact Impact

3. Is the site included on any known State Hazardous Waste Site list?

Substantiation for response to J.3.

4. Is the project within or adjacent to a high fire hazard area as shown in the General Plan, identified by the Los Angeles County Fire Department or based on a site inspection?

Substantiation for response to J.4.

K. Population

Based on the type of project:

1. Will the project significantly alter the location, distribution, density, or growth rate of the human population of an area?

Substantiation for response to K.1.

L. Housing

Based on the type of project:

1. Will the project create a significant demand for additional housing?

2. Will the project result in displacement of people from existing housing on the site?

Substantiation for responses to L.1. and 2.

M. Transportation/Circulation

Based on review of the type of project, project exhibits, a site inspection, and/or review of the Institute of Transportation Engineers, Trip Generation or the applicant's traffic study:

Potentially
Significant
Potentially Unless Less Than
Significant Mitigation Significant No
Impact Incorporated Impact Impact

1. What is the estimated number of average daily vehicle trips, and a.m. and p.m. peak hour trips, generated by the proposed project?
_____ ADT; _____ a.m. peak, _____ p.m. peak.

2. Will the traffic generated by this project cause a reduction of Level of Service at an intersection or on a street segment?

Substantiation for responses to **M.1.** and 2.

3. Does circulation within the project prevent the safe and orderly flow of people and vehicles, including emergency vehicles?

Substantiation for response to M.3.

4. Will the project create or experience access problems as designed, or create any obstruction to the safe flow of traffic?

Substantiation for response to M.4.

5. Could the project result in a significant alteration to rail or air traffic?

Substantiation for response to M.5.

6. Will the project create a significant shortage of parking?

Substantiation for response to M.6.

N. Public Services

1. FIRE PROTECTION
What is the roadway distance and location of the nearest fire station: _____

Potentially
Significant
Potentially Unless Less Than
Significant Mitigation Significant No
Impact Incorporated Impact Impact

a. Will the project result in a need for significant additional fire protection services?

Substantiation for response to N.1. and N.1.a.

2. POLICE PROTECTION

Are there any aspects of the project that would create a significant impact to police protection?

Substantiation for response to N.2.

3. SCHOOLS

a. In what elementary and high school attendance area is the project?

b. Approximately how many students will the project generate?

c. Would the students generated by the project significantly contribute to the affected schools exceeding their designed capacity?

Substantiation to response to N.3.c.

4. PARKS AND RECREATION

Will the proposed project result in an impact on the quality or quantity of existing parks or recreational facilities, including trails or bicycle paths?

Substantiation for response to N.4.

5. PUBLIC FACILITIES

Will the proposed project have a significant impact on maintenance of public facilities, including roads, drainage facilities, slopes, open space and trails?

Substantiation for response to N.5.

Potentially
Significant
Potentially Unless Less Than
Significant Mitigation Significant No
Impact Incorporated Impact Impact

6. LIBRARY SERVICES
Will the project result in a significant impact to library services due to increased population?

Substantiation for response to N.6.

7. OTHER GOVERNMENTAL SERVICES
Will the project have a significant impact on a government service or agency not listed above?

Substantiation for response to N.7.

O. Energy

1. Will the project result in the use of substantial amounts of fuel or energy?

2. Will the project result in a substantial increase in demands upon existing sources of energy, or require the development of new sources of energy?

Substantiation for responses to 0.1. and 2.

P. Utilities

Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

1. Power or natural gas?

2. Communications systems?

3. Water?

4. Sanitary sewer?

5. Solid waste disposal?

Substantiation for responses to P.1, 2, 3, 4, and 5.

Q. Human Health

Based on the type of project:

Potentially
Significant
Potentially Unless Less Than
Significant Mitigation Significant No
Impact Incorporated Impact Impact

1 Will the project create any health hazard or potential health hazard (excluding mental health)?

2. Will the project result in the exposure of people to potential health hazards?

Substantiation for responses to Q.1. and 2.

R. **Aesthetics**

1. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

Substantiation for response to R.1.

S. **Cultural Resources**

1. Will the proposal result in the alteration or destruction of a prehistoric or historic archaeological site, or historic structure(s)?

Site inspection performed by: _____

2. Will the proposal result in potential adverse impacts on paleontological resources?

Substantiation for responses to S.1.and 2.

T. **Public Controversy**

1. Is the project or action environmentally controversial in nature or can it reasonably be expected to become controversial upon disclosure to the public?

Substantiation for response to T.1.

Potentially
Significant
Potentially Unless less Than
Significant Mitigation Significant No
Impact Incorporated Impact Impact

VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future).

3. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant).

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

APPENDIX I

CITY OF PALMDALE

(MITIGATED) NEGATIVE DECLARATION

38306 9th Street East
Palmdale, California, 93550

CASE NUMBER:

APPLICANT:

ADDRESS:

PROJECT DESCRIPTION:

PROJECT LOCATION:

On the basis of the Initial Study prepared for the project, it has been determined that the project would not have a potential for a significant effect on the environment; or the project has been modified to incorporate the mitigation measures listed below so that it would not have a potentially significant effect on the environment. A copy of said Initial Study is available for review at the Palmdale Planning Department, 38306 9th Street East, Palmdale, CA 93550. This document constitutes a (mitigated) negative declaration. '

InsertiklialLiaamtaiUltailtLal

1.

RESPONSIBLE AGENCIES: (any public agency which has discretionary approval power over the project).

TRUSTEE AGENCIES: (could include California Department of Fish and Game, State Lands Commission, State Department of Parks and Recreation, and University of California).

Notice Pursuant to Section 21092.5 of the Public Resources Code:

A Public Hearing will be held in the Palmdale Council Chambers, 708 East Palmdale Boulevard, Palmdale, California, on (DATE) at 7:00 p.m. to consider this project. At that time, any interested person is welcome to attend and be heard on this matter.

Prior to the Public Hearing, the public is invited to submit written comments on this (Mitigated) Negative Declaration to the Palmdale Planning Department, attention: , 38306 9th Street East, Palmdale, CA 93550; or phone 805/267-5200. Please refer to the Case Number listed above.

Molly Bogh,
Director of Planning

Date

APPENDIX J

PROJECTS OF STATEWIDE, REGIONAL OR AREAWIDE SIGNIFICANCE

Projects meeting the criteria listed in this appendix shall be deemed to be of statewide, regional, or areawide significance. EIR's or (Mitigated) Negative Declarations prepared by the Lead Agency on a project described below shall be submitted to the State Clearinghouse and should be submitted also to the Southern California Association of Governments (SCAG).

The Lead Agency shall determine that a proposed project is of statewide, regional, or areawide significance if the project meets any of the following criteria:

- a. The project is a proposed local general plan, element, or amendment thereof for which an EIR was prepared.
- b. A project has the potential for causing significant effects on the environment extending beyond the city or county in which the project would be located. Examples of the effects include generating significant amounts of traffic or interfering with the attainment or maintenance of state or national air quality standards. Projects subject to this paragraph include:
 1. A proposed residential development of more than 500 dwelling units.
 2. A proposed shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space.
 3. A proposed commercial office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor space.
 4. A proposed hotel/motel development of more than 500 rooms.
 5. A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or encompassing more than 650,000 square feet of floor area.
- c. A project which would result in the cancellation of an open space contract made pursuant to the California Land Conservation Act of 1965 (Williamson Act) for any parcel of 100 or more acres.
- d. A project for which an EIR was prepared which would be located in, and have a substantial impact upon, one of the following areas of critical environmental sensitivity:
 1. The Lake Tahoe Basin.
 2. The Santa Monica Mountains Zone.
 3. The California Coastal Zone as defined in, and mapped pursuant to, Section 30103 of the Public Resources Code.
 4. An area within 1/4 mile of a wild and scenic river as defined by Section 5093.54 of the Public Resources Code.
 5. The Sacramento-San Joaquin Delta, as defined in Water Code Section 12220.
 6. The Suisun Marsh as defined in Public Resources Code Section 29101.
 7. The jurisdiction of the San Francisco Bay Conservation and Development Commission as defined in Government Code Section 66610.
- e. A project which would substantially affect sensitive wildlife habitats including, but not limited to riparian lands, wetlands, bays, estuaries, marshes, and habitats for rare and endangered species as defined by Fish and Game Code Section 2062.
- f. A project which would interfere with attainment of regional water quality standards as stated in the approved areawide waste treatment management plan.
- g. A project which would provide housing, jobs, or occupancy for 500 or more people within 10 miles of a nuclear power plan.

APPENDIX K

ARCHAEOLOGICAL IMPACTS

- I. CEQA applies to effects on historic and prehistoric archaeological resources
- II. Public agencies should seek to avoid damaging effects on an archaeological resource whenever feasible. If avoidance is not feasible, the importance of the site shall be evaluated using the criteria outlined in Section III.
 - A. In-situ preservation of a site is the preferred manner of avoiding damage to archaeological resources. Preserving the site is more important than preserving the artifacts alone because the relationship of the artifacts to each other in the site provides valuable information that can be lost when the artifacts are removed. Further, preserving the site keeps it available for more sophisticated future research methods. Preservation may also avoid conflict with religious or cultural values of groups associated with the site.
 - B. Avoiding damage may be accomplished by many approaches, including:
 1. Planning construction to miss archaeological sites;
 2. Planning parks, greenspace, or other open space to incorporate archaeological sites;
 3. "Capping" or covering archaeological sites with a layer of soil before building tennis courts, parking lots, or similar facilities. Capping may be used where:
 - a. The soils to be covered will not suffer serious compaction;
 - b. The covering materials are not chemically active;
 - c. The site is one in which the natural processes of deterioration have been effectively arrested; and
 - d. The site has been recorded.
- III. If the Lead Agency determines that a project may affect an archaeological resource, the agency shall determine whether the effect may be a significant effect on the environment. If the project may cause damage to an important archaeological resource, the project may have a significant effect on the environment. For the purposes of CEQA, and "important archaeological resource" is one which:
 - A. Is associated with an event or person of:
 1. Recognized significance in California or America history, or
 2. Recognized scientific importance in prehistory.
 - B. Can provide information which is both of demonstrable public interest and useful in addressing scientifically consequential and reasonable or archaeological research questions;
 - C. Has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind;
 - D. Is at least 100 years old and possesses substantial stratigraphic integrity; or
 - E. Involves important research questions that historical research has shown can be answered only with archaeological methods.

- IV. If an archaeological resource is not an important archaeological resource, both the resource and the effect on it shall be noted in the Initial Study or EIR but need not be considered further in the CEQA process.
- V. If avoidance of the important archaeological resource is not feasible, the Lead Agency should include an excavation plan for mitigating the effect of the project on the qualities which make the resource important under Section III.
- A. If an excavation plan is prepared, it shall:
1. Be a brief summary of the excavation proposed as part of a mitigation plan;
 2. Be available for review only on a need-to-know basis;
 3. Not include the specific location of any archaeological resources if the plan will be made known to the general public.
- B. An excavation plan may:
1. List and briefly discuss the important information the archaeological resources contain or are likely to contain;
 2. Explain how the information should be recovered to be useful in addressing scientifically valid research questions and other concerns identified in subdivision (a);
 3. Explain the methods of analysis and, if feasible, display of excavated materials;
 4. Provide for final report preparation and distribution; and
 5. Explain the estimated cost of and time required to complete all activities undertaken under the plan.
- C. The Lead Agency may require a mitigation plan to be carried out as a condition of approval of the project.
- VI. A public agency following the federal clearance process under the National Historic Preservation Act or the National Environmental Policy Act may use the documentation prepared under the federal guidelines in the place of documentation called for in this appendix.
- VII. Limitations on Mitigation
- Special rules apply to mitigating significant effects on important archaeological resources.
- A. If it is not feasible to revise the project to avoid an important archaeological resource, the Lead Agency shall require the project applicant to guarantee to pay one half of the cost of mitigating the significant effect of the project on important archaeological resources.
1. In determining the payment to be required from the applicant, the Lead Agency shall consider the in-kind value of project design or expenditures intended to permit any or all important archaeological resources or California Native American Culturally significant sites to be undisturbed or preserved in place.
 - a. Consideration of in-kind values does not require a dollar for dollar set-off against the payment by the project applicant.
 - b. In deciding on an appropriate set-off, the Lead Agency shall consider such factors as whether the project design or expenditures would provide other benefits to the applicant and whether the design or expenditures required special changes in the project plans.

2. When it decides to carry out or approve the project, the Lead Agency shall, if necessary, reduce the mitigation measures specified in the EIR to those which can be funded with:
 - a. The money guaranteed by the project applicant, and
 - b. Money voluntarily guaranteed by any other person or persons for the mitigation.
 3. In order to allow time for interested persons to provide a voluntary funding guarantee, the Lead Agency shall not decide to carry out or approve a project having a significant effect on important archaeological resources until 60 days after completing the final EIR on the project.
 4. In no event shall the Lead Agency require the applicant to pay more for mitigation within the site of the project than the following amounts:
 - a. One half of one percent of the projected cost of the project, if the project is a commercial or industrial project.
 - b. Three fourths of one percent of the projected cost of the project for a housing project consisting of one unit.
 - c. If a housing project consists of more than one unit, three fourths of one percent of the projected cost of the first unit plus the sum of the following:
 - i. \$200 per unit for any of the next 99 units,
 - ii. \$150 per unit for any of the next 400 units,
 - iii. \$100 per unit for units in excess of 500.
- B. Unless special or unusual circumstances warrant an exception, the field excavation phase of an approved mitigation plan shall be completed within 90 days after the applicant receives the final approval necessary to begin physical development of the project.
1. With a phased project, the mitigation measures shall be completed within 90 days after approval is granted for the phased portion to which the specific mitigation measures apply.
 2. The project applicant can elect to extend the time limits for completing the field excavation phase of the approved mitigation plan.
 3. A mitigation plan shall not authorize violation of any law protecting American Indian cemeteries.
- C. Excavation as part of a mitigation plan shall be restricted to those parts of an important archaeological resource that would be damaged or destroyed by the project unless special circumstances require limited excavation of an immediately adjacent area in order to develop important information about the part of the resource that would be destroyed.
- D. Excavation as mitigation shall not be required for an important archaeological resource if the Lead Agency determines that testing or studies already completed have adequately recovered the scientifically consequential information from and about the resource, provided that the determination is documented in the EIR.
- E. The limitations on mitigation shall not apply to:
1. A public project if the Lead Agency decides to comply with other provisions of CEQA that apply to mitigation of significant effects, and
 2. A private project if the applicant and the Lead Agency jointly elect to comply with other provisions of CEQA that apply to mitigation of significant effects.

- F. The time and cost limitations described in this section do not apply to surveys and site evaluation activities intended to determine whether the project location contains archaeological resources, and if so, whether the archaeological resources are important as defined in this appendix.

VIII. Discovery of Human Remains

- A. In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
1. The coroner of the county in which the remains are discovered has been informed and has determined that no investigation of the cause of death is required, and
 2. If remains are of Native American origin,
 - a. The descendants from the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or
 - b. The Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission.
- B. Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.
1. The Native American Heritage Commission is unable to identify a descendant;
 2. The descendant identified fails to make a recommendation; or
 3. The landowner or his authorized representative rejects the recommendation of the descendant, and the dedication by the Native American Heritage Commission fails to provide measures acceptable to the landowner.
- C. If the human remains are discovered before the Lead Agency has finished the CEQA process, the Lead Agency shall work with the Native American Heritage Commission and the applicant to develop and agreement for treating or disposing, with appropriate dignity, of the human remains and any associated grave goods. Action implementing such an agreement is exempt from:
1. The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).
 2. The requirements of CEQA and the Coastal Act.
- IX. As part of the objectives, criteria, and procedures required by Section 21082 or as part of conditions imposed for mitigation, a Lead Agency should make provisions for archaeological sites accidentally discovered during construction. These provisions should include an immediate evaluation of the find. If the find is determined to be an important archaeological resource, contingency funding and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures should be available. Construction work could continue on other parts of the building site while archaeological mitigation takes place.

Appendix M

NOTICE OF COMPLETION

To: Office of Planning and Research
State of California
1400 Tenth Street
Sacramento, California 95814

Project Title

Project Location - Specific

Project Location - City

Project Location - County

Description of Nature, Purpose, and Beneficiaries of Project

Lead Agency

Division

Address Where Copy of EIR is Available

Review Period

Contact Person

Area Code

Phone

Extension

Mau to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

SCH 411

Pro** Titles

Lead Agency: Contact Perim
Strati Address: Phone:
City: Zip: County:

Project Locatlee

County: City/Nearest Commtmiry:
Cross Streets: Zip Code: Total Acres:
Assessor's Parcel No. Section: Twp, Base:
Within 2 Miles: State Hwy Oh Waterways:
Airports: Railways: Schools:

Document Typo

CEQA: 0 NOP 0 Supplement/Subsequent NEPA: 0 NOI Other: 0 Joint Document
0 Early Cons 0 EIR (Prior SCH No.)
0 Draft EIR 0 Draft EIS 0 Final Document
0 Nei Dec 0 Other Other

Local Action Typo

C General Plan Update 0 Specific Plan CI Rezone CI Annexation
0 General Plan Amendment 0 Muter Plan 0 Prezons 0 Redevelopment
General Plan Element 0 Planned Unit Development 0 Use Permit CI Coastal Permit
C Community Ran 0 Sits Plan 0 Land Division (Subdivision, Parcel Map, Tract Map, etc.) 0 Other

Dovolopinont Typo

[2 Residential: Units Acres
E] Office: Stat. Acres &Offset
Commercial: Soft. Acres Employees
(2 Industrial: Soft. Acres &PgPloYees
7 Educational
Recreational
0 Water Facilities: Type MOD
0 Transportation: Type
CI Minim Mineral
0 Power: Type walls
0 Waste Treatment Type
0 Hazardous Waste Type
CI Other

Project issues Discussed In Deensumet

(2 Aesthetic/Visual 0 Flood Plain/Flooding 0 Schools/Universities C3 Winn Quality
12 Agricultural Land 0 For Lnai/Pira Hazard CI Sap& Symms CI Water Supply/Groundwater
C Air Quality 0 Goologionainniel 0 Sewer Capacity Wednalf/RiPirion
Archeological/Historical CI Minna Soil ErosiocConnecticeIGnding Wildlifs
Coastal Zone Nona CI Solid Woos CI Growth Inducing
Drainage/Absorption 0 PopulationMoun* Halmos C] Toxic/Hazardous CI Landau
0 Economicaobs 0 Publics Serviate/Fecilities (2 Traffic/Carolinas CI Cumulative Effects
0 Fiscal itaenntioo/Porks CI Vein/non 0 Other

Present Land UseZenknbeessest Pbin Use

Project Description

NOTE:Clearinghouse will assign identification numbers for all new projects. If a SCH number already gremlin a project(e.g. from a Notice of Preparation or previ.00s draft document) please !!!! it in.

Reviewing Agencies Checklist

KEY

- S** = Document sent by lead agency
- X** = Document sent by SCH
- /** = Suggested distribution

Rootage Agency

Boating & Waterways

Coastal Commissiat

Coastal Conservancy

Colorado River Board

Conservation

Fish & Game

Forestry

Office of Hiscric Presav

Parks & Recreation

Reclamation

S.F. Bay Conservation & Development Commission

Water Resources (DWR)

Business, Transportatation & Housing

Aeronautics

California Highway Patrol

___ CALTRANS District # _____

___ Department of Transportatation Planning (headquarters)

___ Housing & Community Development

Food & Agriculture

Health & Welfare

Health Services _____

State a Consumer Service*

General Services _____

___OLA (Schools)

Environmental Affairs

___ Air Resources Board

APCD/AQMD

___ California Waste Management Board

SWRCB: Cleat Water Grants

SWRCB: Delta Unit

SWRCB: Water Quality

SWRCB: Water Rights

Regional WQCB I _____

Youth & Adult Corrections

Corrections

independent Commissions & Offices

Energy Commission

Native American Heritage Commission

___ Public Utilities Commission

Santa Monica Mountains Conservancy

State Lands Commission

___ Tahoe Regional Planning Agency

Other _____

Public Review Polled (to be filled in by lead agency)

Starting Date _____

Ending Date _____

Signature _____

Date _____

Lead Agency (Correlate 11 applicable):

Consulting Firm: _____

Address: _____

City/State/Zip: _____

Contact _____

Phone: (____) _____

For SCH Lisa Only

Date Received at SCH _____

Date Review Starts _____

Date to Agencies _____

Date to SCH _____

Clearance Date _____

Notes:

Applicant' _____

Address: _____

City/S area _____

APPENDIX N

NOTICE OF DETERMINATION

TO: Los Angeles County Clerk
Environmental Filings
12400 Imperial Hwy. Rm 1101
Norwalk, CA 90650

FROM: City of Palmdale
Planning Department
38306 9th Street East
Palmdale, CA 93550

Case Planner:

Applicant:

Address:

Case:

Description of Project:

Location:

The (PROJECT TITLE) was approved by the (HO-PC-CC) of the City of Palmdale on (DATE), 1995. It has been determined that the project will not have a significant effect on the environment and the (HO-PC-CC) approved a (Mitigated) Negative Declaration for the project in compliance with the provisions of the California Environmental Quality Act, as amended.

The mitigation measures which were made a condition of approval of the project are:

1.

The document is on file and available for review at the City of Palmdale, Planning Department, 38306 9th Street East, Palmdale, California 93550

Dated:

Molly Bogh, Director of Planning
City of Palmdale

MEB:lob/wp

