



PALMDALE

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Pursuant to Title 14 of the California Code of Regulations, Sections 15072 and 15073, as amended to date, this is to advise that the City of Palmdale, which is the lead agency overseeing this project, has completed a Mitigated Negative Declaration for the proposed project described below.

Project No.: Conditional Use Permit 17-017 and Site Plan Review 19-013

Project Location: A proposed approximately 900 square-foot lease area located approximately 700 feet east of 50th Street East and approximately 50 feet north of the East Avenue M/Columbia Way right-of-way on real property at the northeast corner of East Avenue M/Columbia Way and 50th Street East identified as Assessor's Parcel Number 3386-028-005, City of Palmdale, County of Los Angeles.

Project Description: A request to install a new unmanned wireless telecommunications facility disguised as a water tower at a property located at the north-east corner of East Avenue M/Columbia Way and 50th Street East. The property is currently being used as farmland. The faux water tower would be located approximately 700 feet east of 50th Street East and approximately 50 feet north of the East Avenue M/Columbia Way right-of-way. The tower and equipment will occupy an approximately 900 square-foot lease area and will rise to a height of 60 feet.

Public Review Period: The Mitigated Negative Declaration is available for public review and comment pursuant to California Code of Regulations, Title 14, Sections 15072 and 15073 (California Environmental Quality Act). All comments must be submitted in writing to the address below. Please refer to this project by the file/index numbers listed above. If you have no comment, no reply is necessary. The City of Palmdale does not limit public comments to only the circulation period. Comments can be submitted for consideration up until final action is taken by a vote of the approving authority. The review period has not been shortened pursuant to Section 15105 of the California Environmental Quality Act (CEQA) Guidelines. The comment period during which the City will receive comments on the Mitigated Negative Declaration is:

Starting Date: May 15, 2020

Ending Date: June 4, 2020

Public Hearing: The City of Palmdale Planning Commission is scheduled to make a decision regarding this project and the associated Mitigated Negative Declaration on June 11, 2020, in the City Council Chambers at 38300 Sierra Highway, Palmdale, California, 93550 at 7:00 p.m.

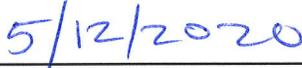
Responses and Comments: Please send your written comments to:

Benjamin Fiss, Senior Planner
City of Palmdale, Economic and Community Development Department
38250 Sierra Highway
Palmdale, California 93550
Phone (661) 267-5319, FAX (661) 267-5233
Email: bfiss@cityofpalmdale.org

Document Availability: Copies of the application, maps, plans, environmental documents, and other pertinent materials related to this application are available for public review at the Planning Division (38250 Sierra Highway) from 7:30 am to 6:00 pm Monday through Thursday. In addition, environmental documents are available for review at the Palmdale City Library (700 East Palmdale Boulevard, Palmdale, CA 93550). Additional information is also available on the City website at www.cityofpalmdale.org.



Carlene Saxton
Acting Planning Manager



Date

CITY OF PALMDALE

CONDITIONAL USE PERMIT 17-017 SITE PLAN REVIEW 19-013

INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

Prepared for:

CITY OF PALMDALE
38250 SIERRA HIGHWAY
PALMDALE, CA 93550

Prepared by:

EBI Consulting
1501 Quail Street
Newport Beach, CA 92660

May 2020

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1. INTRODUCTION

A. Purpose and Background of the Initial Study

The purpose of the Initial Study is to analyze and discuss the environmental impacts of the proposed project. The project will require the approval of a Conditional Use Permit and Site Plan Review.

B. Lead Agency: City of Palmdale

C. Technical Studies

- Geotechnical Investigation
Prepared by Toro International
Dated February 15, 2019
- A Preliminary Report that quantifies the Project's electromagnetic frequency (EMF) radiation exposures and power levels; and compares them with adopted standards
Prepared by Verizon Wireless
Dated August 22, 2019

2. PROJECT DESCRIPTION

A. Description of Project

A request to install a new unmanned wireless telecommunications facility disguised as a water tower at a property located at the northeast corner of East Avenue M / Columbia Way and 50th Street East. The property is currently being used as farmland. The faux water tower would be located approximately 700 feet east of 50th Street East and approximately 50 feet north of the East Avenue M / Columbia Way right-of-way. The tower and equipment will occupy an approximately 900 square-foot lease area and will rise to a height of 60 feet. Hereinafter, the "project".

B. Project Location

A proposed approximately 900 square-foot lease area located approximately 700 feet east of 50th Street East and approximately 50 feet north of the East Avenue M / Columbia Way right-of-way on real property at the northeast corner of East Avenue M/Columbia Way and 50th Street East identified as Assessor's Parcel Number 3386-028-005 (See FIGURE 1 – Aerial Map).

C. Project Setting

The project is located within the northeasterly portion of the City of Palmdale. The site is relatively flat and bounded by 50th Street East to the west and an unimproved (dirt) section of East Avenue M/Columbia Way to the south. It is currently used for

agricultural purposes and is surrounded by agricultural uses. The site is in the flight path for the Palmdale Airport/United States Air Force Plant 42 (See FIGURE 2 Surrounding Land Uses).

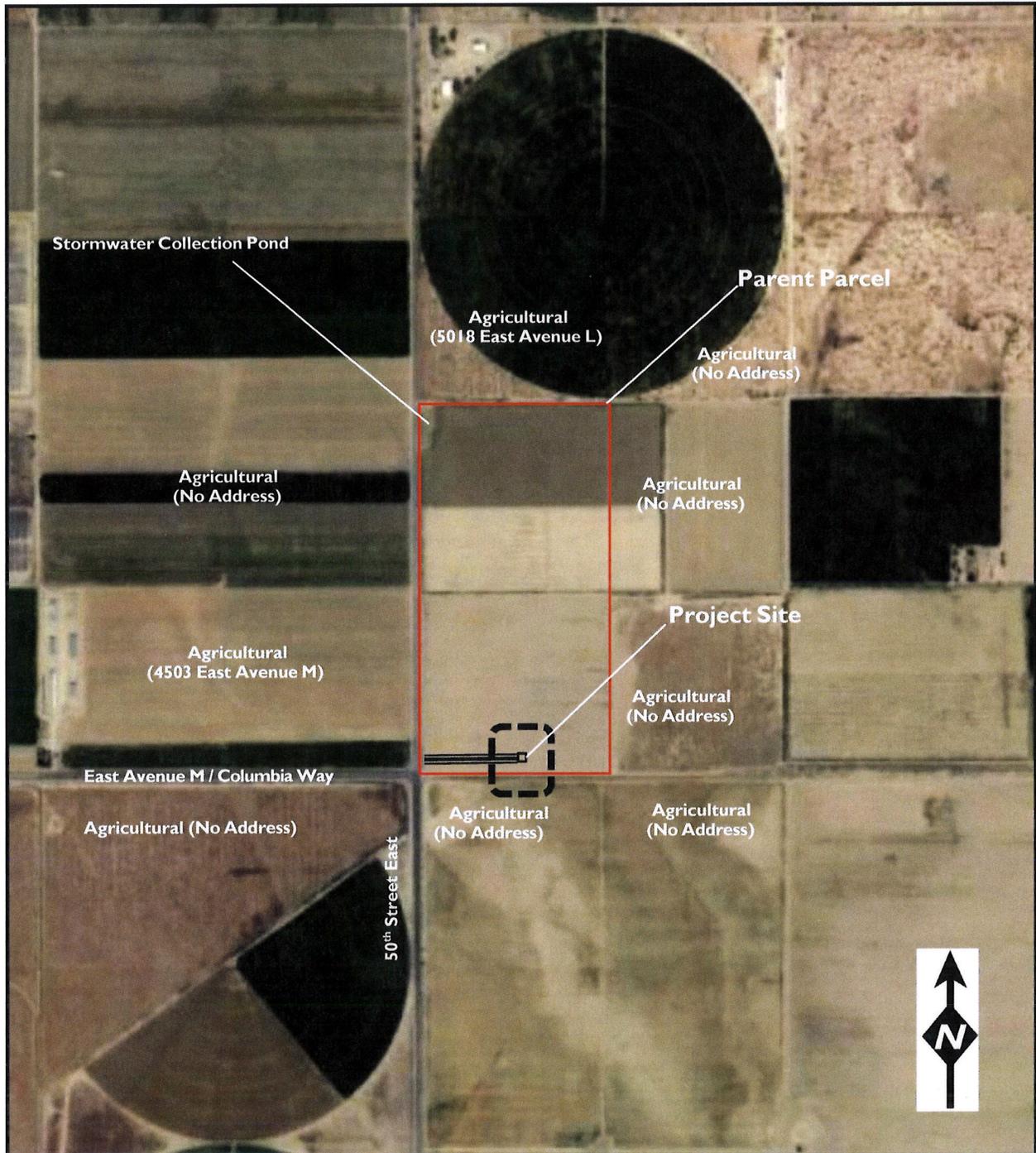
D. Project Components

Conditional Use Permit and Site Plan Review

E. Regulatory Requirements, Permits, and Approvals

- Conditional Use Permit
- Site Plan Review
- Notice of Proposed Construction or Alteration (FAA Form 7460-1) Building Permits

FIGURE 2
Surrounding Land Uses



3. ENVIRONMENTAL CHECKLIST

A. Background

1. Project Title:

Conditional Use Permit (CUP) 17-017
Site Plan Review (SPR) 19-013

2. Lead Agency Name and Address:

City of Palmdale
Economic and Community Development Department
Planning Division
38250 Sierra Highway
Palmdale, CA 93550

3. Contact Person and Phone Number:

Benjamin Fiss, Senior Planner
City of Palmdale
Economic and Community Development Department
Planning Division
38250 Sierra Highway
Palmdale, CA 93550
(661) 267-5319

4. Project Location:

The subject site, APN 3386-028-005 and an adjacent parcel under the same ownership APN 3386-028-008 are approximately 119 acres in size combined (78 acres and 41 acres respectively). Both sites are used as farmland. The proposed project will be located entirely on APN 3386-028-005.

5. Project Applicant's Name and Address:

Mr. Paul Kim
Eukon Group
65 Post, Suite 1000
Irvine, CA 92618

6. Existing Land Use / Zoning / General Plan:

	SURROUNDING LAND USES	ZONING	GENERAL PLAN
SITE	Vacant/Agricultural	Planned Industrial (M-	Industrial (IND)
NORTH	Vacant/Agricultural	Planned Industrial (M-	Industrial (IND)
SOUTH	Vacant/Agricultural, across Avenue M	Airport Industrial (M-3) / Los Angeles County Jurisdiction	Office Commercial (OC) / Los Angeles County Jurisdiction
EAST	Vacant/Agricultural	Planned Industrial (M-	Industrial (IND)
WEST	Vacant/Agricultural, across 50 th Street East	General Industrial (M-2)	Industrial (IND)

7. Surrounding Land Uses and Setting:

The project is located within the City of Palmdale northeast of the Palmdale Airport/United States Airforce Plant 42. The project site and surroundings consist primarily of agricultural fields with no structures.

B. Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact”, as indicated by the checklist on the following pages. Potentially significant impacts that are mitigated to “Less Than Significant” are not shown here.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resource |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

C. Determination

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

- MND 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 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.

5/12/2020

Date



Carlene Saxton
Acting Planning Manager

D. Evaluation of Environmental Impacts

Each of the responses in the following environmental checklist considers the whole action involved, including project-level, cumulative, on-site, off-site, indirect, construction, and operational impacts. A brief explanation is provided for all answers and supported by the information sources cited.

1. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone).
2. A “Less Than Significant Impact” applies when the proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
3. A “Less Than Significant Impact With Mitigation Incorporated” applies when the proposed project would not result in a substantial and adverse change in the environment after additional mitigation measures are applied.
4. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant” entries when the determination is made, an EIR is required.

4. ENVIRONMENTAL ANALYSIS

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
I AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

a) **Have a substantial adverse effect on a scenic vista?**

Less Than Significant Impact: The City of Palmdale has identified scenic vistas, areas, and view corridors in the General Plan Community Design Element and Environmental Resources Element. The General Plan identifies the following Scenic routes: Barrel Springs Road, Tierra Subida Avenue, Sierra Highway south of Avenue S, Elizabeth Lake Road, Pearblossom Highway, Bouquet Canyon Road, Godde Hill Road, and the Antelope Valley Freeway south of Rayburn Avenue. The proposed project is not located adjacent to or within the viewshed of a scenic highway corridor. Although the 60-foot tall tower will be visible from adjacent rights-of-way it has been designed to blend in with typical agricultural features and will, therefore, not disrupt aesthetically pleasing views from adjacent rights-of-way.

- b) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

No Impact: The project site does not contain any rock outcroppings, trees or buildings (historic or otherwise) and is not located along a scenic highway. Therefore, no impacts would occur.

- c) **In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

Less than Significant Impact: The project is located in a non-urbanized area. The existing visual character of the non-urbanized area is maintained in the design of the wireless telecommunication facility as a faux water tower and in the design of a walled equipment enclosure with faux wood siding.

As such, the proposed tower is intended to harmonize with the existing use of the site for agricultural purposes and will not substantially degrade the existing visual character or quality of the site.

- d) **Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?**

No Impact: Currently, there is no lighting generated by the project site. The proposed project will not create an unusual source of lighting or glare that will affect nighttime views or vistas in the area. Based on the City's General Plan – Environmental Resources Element, there are no facilities such as observatories and areas of nighttime viewing that would be impeded by nighttime light pollution.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
II AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?**

Less Than Significant Impact:

The proposed project is located within an area classified as Prime Farmland according to the most recent maps and data for Los Angeles County compiled by the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP). The proposed project is not, however, located within areas

classified as Unique Farmland or Farmland of Statewide Importance.

A strawberry field is presently located at the site. A small portion of the strawberry field (the 900 square foot lease area) would be converted to a nonagricultural use. Only 900 square feet of more than 17 square mile in the immediate area of Prime Farmland is proposed to be converted. The strawberry field would continue to operate after the wireless telecommunications facility is constructed. The project is important to the area as it will provide much needed improved cellular telephone service, which can assist the agricultural industry. It should also be noted that although the current use of land in the area is agricultural in nature and it is classified as Prime Farmland by the State of California, the area is zoned for industrial uses. As such, the conversion of Prime Farmland to nonagricultural use would have a less than significant impact.

b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

No Impact: The site is zoned Planned Industrial (M-4) with an Industrial (IND) General Plan designation. There is no conflict with existing zoning for agricultural use because of the underlying zoning and General Plan designations. Williamson Act contracts restrict the use of privately-owned land to agriculture and compatible open space uses under contract with local governments; in exchange, the land is taxed based on actual use rather than potential market value. Review of the Williamson Act database determined that the project site is not subject to a Williamson Act contract. Therefore, no impact would occur, and no mitigation is required.

c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

No Impact: The site is zoned M-4 with an Industrial General Plan land use designation. According to U.S. Forest Service maps, there is no forest land or any land that is designated for the conservation of forest land within the project area.

d) **Result in the loss of forestland or conversion of forestland to non-forest use?**

No Impact: There is no forest land or any land that is designated for the conservation of forest land within the project area.

- e) **Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use?**

Less than Significant Impact: According to the General Plan existing agricultural uses within the City’s jurisdiction are not intended for permanent agricultural production as the areas in which the agricultural uses occur have an Industrial (Ind) General Plan land use designation and are zoned M-1(Light Industrial), M-2 (General Industrial), or M-4 (Planned Industrial). The project does not involve any other changes in the existing environment which could result in conversion of farmland to nonagricultural use. The project does not preclude or disincentivize agricultural uses in the immediate area.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
III AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) **Conflict with or obstruct implementation of the applicable air quality plan?**

No Impact: The proposed Project will not conflict or obstruct the implementation of the applicable air quality plan.

Pursuant to the federal Clean Air Act (CAA), the Antelope Valley Air Quality Management District (AVAQMD) is required to reduce emissions of criteria pollutants for which the Mojave Desert Air Basin (MDAB or Basin) is in nonattainment (i.e., pollutants ozone [O₃] and particulate matter [PM₁₀ and PM_{2.5}]).

The AVAQMD's current air quality planning documentation, pursuant to State Implementation Plan (SIP) and the CAA requirements applicable at the Project site, includes the following separate documents: the AVAQMD 2004 Ozone Attainment Plan (State and Federal); the AVAQMD List and Implementation Schedule for District Measures to Reduce PM Pursuant to Health & Safety Code Section 39614(d); the 8-Hour Reasonably Available Control Technology – State Implementation Plan Analysis; the 2014 8-Hour Ozone Reasonably Available Control Technology (RACT) SIP Analysis – Supplemental Analysis; and the AVAQMD Federal 8-Hour Ozone Attainment Plan (Western Mojave Desert Non-attainment Area). The AVAQMD adopted the 2004 Ozone Plan in response to the designation of the western portions of the MDAB, including the Antelope Valley, as nonattainment areas for the O₃ National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) and in accordance with the Federal CAA requirement to prepare plans demonstrating attainment. The overall control strategy for the 2004 Ozone Plan is to implement all federal RACT rules to reduce O₃ precursors in the Antelope Valley (AVAQMD 2015a, AVAQMD 2015b).

The project would be subject to the AVAQMD's attainment plan for ozone (Attainment Plan) and the Rules in the SIP for the AVAQMD, which contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards (AVAQMD 2005). These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments (SCAG).

A project is consistent with the Attainment Plan if it is consistent with the population, housing, and employment assumptions that were used in the development of the attainment plan. The most recent Attainment Plan adopted by AVAQMD (AVAQMD 2008) incorporates SCAG's motor vehicle inventory. While the project would not generate population and is unmanned, routine maintenance and inspection of the facility would occur once a month. This minimal activity would result in a less than significant impact as related to consistency with the AVAQMD's Attainment Plan.

Additionally, all construction activities would be in compliance with AVAQMD regulatory measures, including AVAQMD rules pertaining to fugitive dust (Rule 403), visibility of emissions (Rule 401), and nuisance activities (Rule 402). Accordingly, no

impact would occur with respect to AQMP implementation, and no mitigation measure is required.

b) **Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

Less Than Significant Impact: The proposed project would contribute to air pollutant emissions during short-term construction. Project construction has potential to create air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated from construction workers traveling to and from the project site. Construction related emissions are associated with foundation work for the tower and trenching for the electrical lines. All construction activities would be in compliance with AVAQMD regulatory measures, including AVAQMD rules pertaining to fugitive dust (Rule 403), visibility of emissions (Rule 401), and nuisance activities (Rule 402). Accordingly, no impact would occur with respect to AQMP implementation, and no mitigation measure is required.

c) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

Less than Significant Impact: Construction activities, a source of organic gas emissions, will be limited to the tower, related ground equipment, utilities and access drive. During construction, various diesel-powered vehicles and equipment would be in use. Construction diesel emissions are temporary affecting an area for a period of days or perhaps weeks. Because of its temporary duration and the limited area of disturbance, health risks from construction emissions of diesel particulate would be less than significant.

The proposed project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

d) **Expose sensitive receptors to substantial pollutant concentrations?**

No Impact: The proposed project will not expose sensitive receptors to substantial pollutant concentrations. Wireless Telecommunication facilities are not reasonably anticipated to use and produce pollutants of substantial concentrations. The project site is also located in an undeveloped area with no sensitive receptors in proximity.

e) **Create objectionable odors affecting a substantial number of people?**

No Impact: The proposed project will not create objectionable odors affecting a substantial number of people. Wireless Telecommunications facilities are not reasonably anticipated to produce odors of substantial concentrations or engage in activities that produce substantial odors such as those produced by agricultural activities such as dairy and poultry farms and industrial activities such as oil refineries. Additionally, there are no residents and few people in the immediate vicinity of the Project either working in the fields or driving by on 50th Street East.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Natural Resource Review Report (see Appendix A)

Project Impacts and Mitigation Measures

- a) **No Impact:** The project site is intensively disturbed and currently used as a strawberry farm. Vegetation onsite is limited to the crops being cultivated. The proposed project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service (Appendix A). No sensitive species were identified within the study.

- b) **No Impact:** The proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service (Appendix A). No riparian habitat was identified within the study and no sensitive natural communities are present onsite.
- c) **No Impact:** As specified within Appendix A, the proposed project will not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No wetlands were identified on the site.
- d) **No Impact:** An area is a wetland if, under normal circumstances (1) the area has continuous or recurrent saturation of the upper soil caused by groundwater, shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions—that is, a lack of oxygen—in the upper soil; and (3) the area's vegetation is dominated by aquatic plants (hydrophytes) or lacks vegetation (SWRCB 2019). Site soils are well-drained (NRCS 2019), and there are no wetlands onsite. In addition, the proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nesting sites. No nesting sites or fish habitat were identified on the site. No impact would occur, and no mitigation is required.
- e) **No Impact:** City of Palmdale Municipal Code (PMC) Chapter 14.04 protects native desert vegetation including Joshua Trees, California junipers, and other species protected by the California Desert Native Plants Act. The project site consists of agricultural uses, more specifically, the cultivation of strawberries. Project development would not involve removal or disturbance of vegetation protected by PMC Chapter 14.04. No impact would occur, and no mitigation is required.
- f) **No Impact:** The project site is not subject to any adopted habitat conservation plan and is therefore subject to regulation by Federal, State and Local laws on a case-by-case basis. There is no adopted habitat conservation plan, natural community conservation plan, or other approved local regional or State habitat conservation plan applicable to the project site; therefore, no impacts associated with this issue would occur with the development of this project.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
V CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in Public Resources Code Section 21083.2 and 21084.1, and CEQA Guidelines Section 15064.5, respectively?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any Native American tribal cultural resources or human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

- a) **No Impact:** The project site is not currently identified as a historical resource pursuant to California Government Code §15064.5. and, therefore, will not cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5
- b) **No Impact:** The project site is not currently identified as an archaeological resource as defined in Public Resources Code Section 21083.2 and 21084.1, and CEQA Guidelines Section 15064.5. Therefore, the project will not cause a substantial adverse change in the significance of an archaeological resource as defined in Public Resources Code Section 21083.2 and 21084.1, and CEQA Guidelines Section 15064.5, respectively.
- c) **Less Than Significant Impact With Mitigations Incorporated:** While no paleontological localities lie directly within the project site, the possibility for such localities exist in the general region. Based on April 23, 2020, coordination with Native American tribes and to ensure that the project does not result in potentially significant impacts to paleontological resources, the project will incorporate Mitigation Measures CUL-1, CUL-2 and CUL-3 below.

Mitigation Measures: The following mitigation measures are necessary.

CUL-1: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered

area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

CUL-2: If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

CUL-3: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the Los Angeles County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan of renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

a) **Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

Less than Significant Impact: The proposed project consists of an unstaffed wireless telecommunications facility. Energy use is estimated at 5kWh/yr (less than one MWh/yr). Energy resources used during construction are anticipated to be minimal. The proposed project would not result in potentially significant

environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation.

b) **Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

Less than significant Impact: Construction and operation of the proposed Project would be required to comply with Title 24 of the California Code of Regulations. Compliance with this regulation would reduce any impact associated with an obstruction of a plan for renewable energy or energy efficiency. The impact would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

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

Project Impacts and Mitigation Measures

a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Less than Significant Impact: The project site is under the jurisdiction of the Antelope Valley Air Quality Management District (AVAQMD). The AVAQMD has set daily and annual Generate greenhouse gas significance thresholds for projects in its jurisdiction. Projects would have significant impact if they release more than 548,000 pounds of carbon dioxide (CO2) equivalent a day or more than 100,000 tons of CO2 equivalent a year. Short term construction GHG emissions will occur during trenching for the undergrounding of fiber optic cable and electricity, the construction of the enclosure and installation of the ground equipment and the installation of the wireless telecommunications facility. Construction-related emissions would be of limited scope and duration. The standby generator would

only be used during power outages and for short duration during testing. These emissions would not approach the emissions standard of 548,000 pounds daily set by the AVAQMD. Long-term operational emissions would stem from occasional maintenance trips and the power necessary to run the wireless telecommunications facility equipment. Operational emissions will not approach either the 548,000 daily significance threshold or the 100,000ton annual significance threshold therefore the project would have a less than significant impact.

b) **Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Less Than Significant Impact: The City of Palmdale Energy Action Plan was adopted in 2011. The plan provides goals and measures to reduce GHG emissions wherever possible while enhancing the local economy and reducing reliance on inefficient energy imports. The everyday operation of the proposed wireless telecommunications facility would not generate greenhouse gas emissions. Therefore, the project will not conflict with the plan or any other policies aimed at curbing GHG emissions.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of injury, damage or death involving?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Map issued by the State Geologist for the area or based upon on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Source: Geotechnical Investigation for Verizon Wireless Faux Water Tank and Equipment Enclosure Avenue N-2 – 50th Street East and East Avenue M, Palmdale, California prepared by Toro International dated February 15, 2019 (rev).

- a) **Directly or indirectly cause potential substantial adverse effects, including the risk of injury, damage or death involving?**

Less Than Significant Impact: Based upon the Geotechnical Investigation, the soils and geology are adequate for the construction of the wireless telecommunications facility. Furthermore, soils contamination has not been identified and the site does not require soils remediation. Therefore, the proposed project would not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death.

- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Map issued by the State Geologist for the area or based upon on other substantial evidence of a known fault?**

Less Than Significant Impact: Based on the Earthquake Fault Zones Exhibit in the City of Palmdale's General Plan, the proposed project site is not identified as being within the Alquist-Priolo Earthquake Fault Zone. The Geotechnical Investigation in Appendix B notes that the nearest active fault is the San Andreas-1857 Rupture Fault, which is approximately 7.65 miles away. Therefore, the project is outside of known Alquist-Priolo area.

- ii) **Strong seismic ground shaking?**

Less Than Significant Impact: The Geotechnical Investigation notes that the subject site is in seismically active Southern California. Based on Earthquake Fault Zones Exhibit S-3 in the General Plan, the proposed project is located within Seismic Shaking Zone 1 and is subject to seismic ground shaking and failure.

In accordance with the California Building Code (California Code of Regulations, Title 24) structural seismic design requirements will be based on the Seismic Design Category (SDC) for the proposed structure. The SDC is based on the structure's Occupancy Category and on the level of anticipated soil modified ground motion. The Geotechnical Investigation prepared for the project has determined that the 2016 California Building Code seismic zone for use in the seismic design formula at this location is Site Class D. Compliance with the seismic design requirements specified by the California Building Code will reduce the potential impacts from seismic ground shaking on building structures.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact: The Geotechnical Investigation notes that subsurface soil encountered consists of loose and very dense silty sand as well as stiff silty clay. Groundwater was not encountered during drilling; however, the maximum depth of the borehole is 31.5 feet below the ground surface. Therefore, based on the above-mentioned information, the subsurface soil at the subject site is not likely to liquefy during an earthquake.

Based on the Aquifers and Groundwater Surface Exhibit in the City of Palmdale's General Plan and the data provided in Appendix XX, the proposed project site is located outside of the aquifer boundary.

iv) Landslides

No Impact: Palmdale General Plan Slope Category Exhibit LU3 characterizes the proposed project area as having slopes of 15 percent or less. The Geotechnical Investigation notes that the proposed site as well as the overall site is a relatively flat area with slopes of less than 2%. Impacts from landslides should not reasonably be anticipated.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact: The Geotechnical Investigation notes that the upper 24 to 36 inches of the subsurface soil materials under the proposed location of the equipment slab may consist of organics and/or be disturbed. It is recommended that the upper 36 inches of the subsurface materials be removed and replaced with compacted fills. Onsite soils may be re-used provided all deleterious materials are removed. As such, the project would not result in substantial soil erosion or the loss of topsoil. Therefore, the project will result in a less than significant impact.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact: Based on the Geotechnical Investigation in Appendix B, the project is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

Less Than Significant Impact: The Safety Element of the General Plan notes that a soil's potential to expand when wet and shrink when dry depends on the type and amount of clay in the soil. Soils with certain types of clay tend to swell or expand when its water content is increased. They also shrink disproportionately when dry. The Geotechnical Investigation notes that the site for the proposed tower and equipment enclosure is primarily underlain by silty sand to sand and silty clay. Based on the Soil Expansion Potential Exhibit S-10 of the General Plan, the proposed project is in an area of low potential for soil expansion.

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

No Impact: The project does not include any septic tanks or alternative wastewater disposal systems are not proposed for the project. Therefore, the project will have no impact.

- f) **Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?**

No Impact: Based on the Geotechnical Investigation (Appendix B, the site is not located on a rock formation. As such, the project would not directly or indirectly destroy a unique paleontological resource, site or geologic feature.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, emission or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Impact implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) **Create a significant hazard to the public or the environment through the routine transport, use, emission or disposal of hazardous materials?**

Less Than Significant Impact: The project would include the occasional use of an emergency diesel fueled generator. The proposed wireless telecommunication facility would not require the routine transport, use, emission or disposal of hazardous materials. Therefore, the project will result in a Less Than Significant Impact.

- b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Less Than Significant Impact: The only hazardous materials maintained on-site are a small amount of diesel fuel within the emergency power generator. The generator is maintained and tested on a regular basis to ensure proper function. Any incident involving the release of diesel fuel would be insignificant. As such, the proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

No Impact: The proposed wireless telecommunication facility is located more than a quarter mile from the nearest existing school and no schools are currently proposed in the vicinity of the project. Therefore, the project would not emit hazardous emissions or require the handling of hazardous or acutely hazardous materials, substances, or water within one-quarter mile of an existing or proposed school.

- d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No Impact: The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Environmental Protection Agency regulations, California Government Code Section 65962.5. According to the OEHHA (Office of Environmental Health Hazard Assessment) the site is located within Census Tract 6037900201 there are no permitted Treatment, Storage and Disposal Facilities or generators of hazardous waste within the census tract. Therefore, the project will not create a significant hazard to the public or environment by disturbing a site on a list of hazardous materials.

- e) **For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?**

Less than Significant Impact with Mitigation Incorporated: The project is located within the Palmdale Airport/United States Air Force (USAF) Plant 42 Airport Influence Area of the Los Angeles County Airport Land Use Plan.

The proposed wireless communication facility is located within Accident Potential Zone 1 (APZ1) of United States Air Force Plant 42 as identified in the Air Installation Compatible Use Zone Report (AICUZ, December 2011). Communications uses such as the one proposed are permissible within Accident Potential Zone 1 as specified in SLUCM Item 47 with the following restriction: no passenger terminals and no major above ground transmission lines in APZ I.

The proposed project is also within 20,000 feet of an existing runway and could potentially penetrate the airspace control surface, as specified in Section 4.5 of the AICUZ.

The proximity of the project to an existing runway will require the filing of a Notice of Proposed Construction or Alteration (FAA Form 7460-1) with the Federal Aviation Administration (FAA) to determine whether the proposed 60-foot transmission tower height is permissible in proximity to runways and does not impede navigation signal reception. This mitigation measure will ensure that the project will not result in a safety hazard to the airport.

The project is unmanned and, therefore, once operational airport noise would not impact residents or those working within the project.

- f) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

No Impact: The project is located along East Avenue M/Columbia Way which is not designated as an Evacuation Route in the Palmdale General Plan. Furthermore, the project is unmanned and not located within any public right-of-way. As proposed, the project would not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

- g) **Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

No Impact: The Project is not located in or near state responsibility areas or lands classified as very high fire severity zones and is not surrounded by unmaintained brush. Therefore, the Project will not directly or indirectly expose people to a significant risk of loss, injury or death involving wildland fires.

Mitigation Measures

- HAZ-1:** Submittal of the proposed project to the Federal Aviation Administration (FAA) for review by filing of a Notice of Proposed Construction or Alteration (FAA Form 7460-1) to determine whether the proposed 60-foot transmission tower height is permissible in proximity to runways and does not impede navigation signal reception and the submittal of the conclusions to the City for review.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact	
X HYDROLOGY AND WATER QUALITY. Would the project:					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river or through the addition of impervious surfaces, in a manner that would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iv) or impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) **Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

No Impact: The project is required and has been designed to comply with a Storm Water Pollution Prevention Plan (SWPPP) during construction and is required to submit a Standard Urban Storm Water Mitigation Plan SUSMP to address drainage

by implementing Best Management Practices (BMPs). The project, however, does not require the use of water and would not create any water or waste discharges.

- b) **Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

No Impact: The project does not require the use of water and therefore would not be pumping any water and will not have any connection to the local water supply. Furthermore, construction, use and maintenance of the wireless telecommunications facility would not interfere with groundwater recharge because any stormwater runoff will be addressed on-site via infiltration.

- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river or through the addition of impervious surfaces, in a manner that would:**

- i) **Result in substantial erosion or siltation on- or off-site;**
- ii) **substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;**
- iii) **create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**
- iv) **impede or redirect flood flows?**

No Impact: The proposed project would include an approximately 155 square foot equipment enclosure that is constructed on a concrete pad. The addition of approximately 160 square feet of impervious area to the subject site would not substantially alter the existing drainage pattern, result in substantial erosion or siltation, substantially increase surface runoff in a manner which would create flooding and impede or redirect flood flows. Therefore, the project will not cause a drainage impact.

- d) **In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

No Impact: The project site is located within Flood Zone X (an area outside the 100-year and 500-year floodplains) as depicted on FEMA Community Map #060144, Panel #06037C0450F dated September 26, 2008. The project site has an approximate elevation of 4,455 feet above sea level. As such, it would not be subject to inundation by seiche, tsunami or mudflow. Furthermore, the project has

been designed to address proper drainage to avoid any such impact. Therefore, no project inundation impact is anticipated.

e) **Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

No Impact: Compliance with the Storm Water Pollution Prevention Plan (SWPPP) and National Pollutant Discharge Elimination System (NPDES) would manage runoff of storm water or polluted runoff to levels that result in less-than-significant impacts. Development of the project site would potentially result in an increase in the amount of impervious surface, resulting in an increase in runoff volumes and velocity; reduce infiltration; increase flow frequency, duration, and peak; and result in faster time to reach peak flow. However, the project is required to accommodate the existing storm flows in the project vicinity. Furthermore, implementation of the project would include the implementation of BMPs that would remove pollutants from runoff coming from the project site. Because BMPs would be installed, impacts associated with this issue would be reduced to below a level of significance.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

a) **Physically divide an established community?**

No Impact: The project site is surrounded by agricultural fields and vacant land. Furthermore, the project consists of installation of a relatively small utility structure on a large field setback significantly from nearby roadways. As such, the project will not divide an established community.

- b) **Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

No Impact: The project is consistent with various policies of the General Plan as specified below:

Objective L1.3: Ensure compatibility between land uses which have different functions, requirements, and impacts.

Policy L1.3.1: On the Land Use Map, designate land uses in consideration of topography, environmental constraints, availability of infrastructure, and intensity of adjacent uses.

Policy L1.3.3: Through the development review process, evaluate proposals with respect to their impacts on adjacent properties, including their impacts on existing uses of those properties, and require that project designs employ appropriate techniques to increase compatibility between uses.

Policy L1.4.2: Establish the following standards in and adjacent to Alquist-Priolo Earthquake Fault zones and other active fault zones as determined based on geotechnical analysis, in order to protect residents, property and infrastructure systems from damage by seismic activity: (General Plan Amendment 96-4, adopted by City Council April 9, 1997. General Plan Amendment 98-3, adopted by City Council June 10, 1998.)

3. Require placement of roads, utilities and other infrastructure to be located outside of active fault zones, where feasible.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) **Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

No Impact: The project site is not located within a known mineral resource. The project area is classified as an area of undetermined mineral resource significance according to the State of California Division of Mines and Geology Map and the General Plan. Therefore, impacts associated with this issue would be less than significant.

- b) **Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

No Impact: The proposed project is not located within the Mineral Resource Extraction (MRE) land use area of the City's General Plan or the Quarry and Reclamation (QR) zone. The project will, therefore, not result in the loss of availability of a locally important resource recovery site.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII NOISE. Would the project:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

- a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Less Than Significant Impact: The project site is in an area of agricultural uses. Noise is expected to be limited to construction of the facility and the occasional use of an emergency generator. The equipment that operates on-going at the site may produce very low-level noise (humming) below the standards established in the Noise Element of the General Plan. It is also important to note that the site is within the Noise Contour of the Palmdale Airport/United States Air Force Plant 42. The project construction will generate short-term noise during site preparation and equipment and foundation installation activities. Chapter 8.28, the City's Noise Ordinance specifies that no person shall perform any construction work on any Sunday, or any other day after 8:00 p.m. or before 6:30 a.m. The project construction schedule will comply with the City's Noise Ordinance. The project does not operate as a noise intensive use. The facility will be operated remotely and regularly unmanned. The facility will require periodic maintenance to wash, inspect, and repair panels and equipment, and mow vegetation for fire fuel management. These activities are not considered noise intensive, and are not expected to exceed the 65 A-weighted decibel (dBA) sound pressure, equivalent (Leq, averaged) at the nearest residentially designated land, as required by the General Plan Noise Element (City of Palmdale 1993). The project is expected to result in less-than-significant impacts to expose persons to or generate noise levels in excess of noise requirements.

- b) **Generation of excessive ground borne vibration or ground borne noise levels?**

No Impact: The proposed project would not include the development of land uses that would generate excessive ground-borne vibration or noise of use construction activities that would have such effects. No structures are proposed that would require substantial footings where the use of heavy pile drivers would be required. The project therefore will not have an impact on ground born vibration or ground born noise levels.

- c) **For a project located within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

Less Than Significant Impact: The project site is located within the 65 dbA CNEL contour of the Palmdale Regional Airport. The proposed wireless telecommunications facility is unmanned, and no personnel would be stationed at the site. Routine maintenance and inspection of the facility would occur once a month. As such, the project would not reasonably expose people working in the project area to excessive noise levels.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) **Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

No Impact: Although East Avenue M/Columbia Way is unpaved adjacent to the project, paving, improvement or roadway extensions or the development of other infrastructure are not proposed in conjunction with the unmanned wireless telecommunications facility. The project is designed to enhance existing service and will not be introducing new service to an area that was previously unserved. Therefore, the project will not induce substantial unplanned population growth in the area.

b) **Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

No Impact: The proposed project is located on a vacant parcel of land and, therefore, will not displace anyone. Furthermore, the site is zoned for industrial uses and, therefore, will not occupy land that could be used for housing.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

a) **Fire Protection**

No Impact: Since the project is unmanned it will not necessitate additional fire resources. The nearest Fire Stations are Fire Station 129 located at 6th Street West and Avenue M and Fire Station 135 located on 20th Street East south of East Avenue K in the City of Lancaster. Additional Fire facilities are also located at the Palmdale Airport. The unmanned wireless telecommunications facility would not result in the alteration or construction of governmental facilities which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.

b) **Police Protection**

No Impact: Since the facility is unmanned it is not anticipated to require any additional police protection. The nearest Sheriff's Station is located at

750 E Avenue Q, Palmdale, CA 93550 and 501 W Lancaster Blvd, Lancaster, CA 93534. The unmanned wireless telecommunications facility would not result in the alteration or construction of governmental facilities which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection.

c) **Schools**

No Impact: The school located nearest to the project site is Eastside High School located at 3200 E Avenue J 8, Lancaster, CA 93535 approximately 4 miles away. The unmanned wireless telecommunications facility would not result in the alteration or construction of governmental facilities which would cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for schools.

d) **Parks**

No Impact: The unmanned wireless telecommunications facility would not result in the alteration or construction of governmental facilities which would cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for parks.

e) **Other Public Facilities**

No Impact: The unmanned wireless telecommunications facility would not result in the alteration or construction of governmental facilities which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities.

Mitigation Measures: No mitigation measures are necessary.

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

Project Impacts and Mitigation Measures

- a) **Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

No Impact: The proposed wireless telecommunications facility is unmanned. As such, the project would not increase the use of existing neighborhood or regional parks or other recreational facilities.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

No Impact: The proposed wireless communication facility is unmanned. As such, the project does not include recreational facilities or require the expansion of recreational facilities.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII TRANSPORTATION. Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(1)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curve or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

a) **Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?**

No Impact: The proposed project is limited to construction, use and maintenance of an unstaffed wireless telecommunication facility located outside of the public right-of-way. The nearest adjacent public right-of-way is the unimproved (dirt) segment of E Avenue M / Columbia Way. This segment of roadway is not proposed for improvement by this Project. 50th Street East is a partially improved roadway Regional Arterial. The negligible increase over existing traffic levels would not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities including the Circulation Element of the General Plan.

b) **Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b)(1)?**

No Impact: CEQA Guidelines Section 15064.3, Subdivision (b)(1) creates a rebuttable presumption of no significant transportation impacts for land use projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor. The proposed project is not located within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor. Therefore, the project will not conflict with or be inconsistent with the subject CEQA guidelines found in Section 15064.3 Subdivision (b)(1).

- c) **Substantially increase hazards due to a geometric design feature (e.g., sharp curve or dangerous intersections) or incompatible uses (e.g. farm equipment)?**

No Impact: Hazards such as sharp (roadway) curves or dangerous intersections are not associated with the proposed project. The proposed project is limited to construction, use and maintenance of an unstaffed wireless telecommunication facility and will not construct, expand, or improve any new roadways. Because the facility is unstaffed, only periodic maintenance visits (approximately once per month) would be required. Many non-farm vehicles already travel along 50th Street East. As such, interference with incompatible uses such as farm equipment would be minimal and are not substantially increased.

- d) **Result in inadequate emergency access?**

No Impact: The project consists of construction, use and maintenance of an unstaffed wireless telecommunications facility. As such, the facility will not require any emergency access beyond the proposed access and parking provided for regular maintenance of the project. The proposed project is located along an unpaved public road and is not altering or blocking any emergency access to others.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) to Public Resources Code Section 5024.1. In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

- a) **No Impact:** California Assembly Bill 52 (AB 52) requires lead agencies to consult with California Native American Tribes that request such consultation prior to the agency’s release of a Notice of Preparation of a Mitigated Negative Declaration. The City of Palmdale sent AB 52 letters to Native American Tribes in the area to inform them about the project and to offer an opportunity to consult or comment prior to the public circulation of the Notice of Preparation. Consultation has not been requested by any of the tribes notified. The proposed project will not impact Tribal cultural resources listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).

- b) **Less than Significant Impact with Mitigation Incorporated:** The proposed project will not impact Tribal cultural resources determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) to Public Resources Code Section 5024.1. In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. Previous agricultural activities within the project site have not uncovered any tribal cultural resources. However, these findings do

not preclude the existence of previously unknown Tribal Cultural Resources located below the ground surface that may be encountered during construction excavations associated with the project. Implementation of CUL-1 and CUL-3 would reduce potentially significant impacts to previously unknown tribal cultural resources to a less-than-significant level.

Mitigation Measures: The following mitigation measures are necessary.

- TCR-1:** The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this plan. This plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.
- TCR-2:** Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?**

Less Than Significant Impact: No water, sewer or gas service is required or needs to be relocated as a result of the project. Electrical and fiber optic connections would be provided from existing facilities adjacent to the project. Minimal trenching is required for the new connections. These temporary construction impacts are minimal. As such, the project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects.

- b) **Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

No Impact: No water service would be required for the project. Therefore, sufficient water supply is available to serve the project.

- c) **Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

No Impact: No sewer service would be required for the project. Therefore, adequate sewer capacity is available to serve the project.

- d) **Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

No Impact: No solid waste would be generated by the project. Therefore, the project will not exceed capacity of local infrastructure or otherwise impair the attainment of solid waste reduction goals.

- e) **Comply with federal, state and local management and reduction statutes and regulations related to solid waste?**

No Impact: No solid waste would be generated by the project. Therefore, the project will comply with Federal, State, and local management and reduction statutes and regulations related to solid waste.

Mitigation Measures: No mitigation measures are necessary.

	Po te nti all	Less Than Signifi cant Impact	Less Than Signif icant	No Imp act
XX WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) **Substantially impair an adopted emergency response plan or emergency evacuation plan?**

No Impact: The project is not located in or near state responsibility areas or lands classified as very high fire severity zones. Multiple potential hazards are assessed in the City of Palmdale’s Emergency Operations Plan. The project location is not mentioned in said plan. The project is located completely on private property and will not obstruct emergency access. As such, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan.

- b) **Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

No Impact: The project is unmanned and therefore will not have any occupants. Furthermore, the project is not located in or near state responsibility areas or lands classified as very high fire severity zones. As such, the project would not expose

potential occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds and other factors.

- c) **Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

No Impact: The project is not located in or near state responsibility areas or lands classified as very high fire severity zones. Additionally, the project is unstaffed. As such, the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment is not required.

- d) **Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

No Impact: The project is not located in or near slopes, downstream flooding or landslide areas. The project site has an approximate elevation of 4,455 feet above sea level. As such, it would not be subject to inundation by seiche, tsunami or mudflow. As such, the project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

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

A significant impact may occur if a project would 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. The project site is intensively disturbed and currently used as a strawberry farm. Vegetation onsite is limited to the cash crops being cultivated. The proposed project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service (Appendix A). No sensitive species were identified within the study. The footprint of the proposed project is very small given the vast amount of vacant land on the site and in the surrounding area.

No sensitive cultural, historic, paleontological, or Native American resources were identified on the project site, such that it is unlikely that important examples of major period of California prehistory and history are present at the project site. While the possibility of unknown buried resources exist that may potentially be uncovered during project ground-disturbance activities, implementation of mitigation measures CUL-1 through CUL-3 as well as TCR-1 and TCR-2 would reduce potentially significant impacts to less-than-significant levels.

No Effect

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?)**

A significant impact may occur if a project, in conjunction with other related projects in the area of the proposed project, would result in impacts that are less than significant when viewed separately, but would be significant when viewed together. The proposed project consists of the installation of a new unmanned wireless telecommunications facility disguised as a water tower and associated equipment. The project will require mitigation measures resulting from potential impacts to Cultural Resources, Hazards and Hazardous Materials and Tribal Cultural Resources. There are no previously approved or existing improvements or projects on the site or in the immediate area. Due to the modest scale of the project, minimal project impacts, proposed mitigation measures, and general absences of valued resources on the project site and immediate surroundings, the project is not anticipated to contribute substantially to any cumulative impact.

No Effect

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

A significant impact may occur if a project has the potential to result in significant impacts, as discussed in the preceding sections. As identified in this Initial Study, the proposed project has the potential to result in less than significant impacts with mitigation measures. The project will require mitigation measures resulting from potential impacts to Hazards and Hazardous Materials. Implementation of HAZ-1 would reduce potential impacts to less than significant levels.

With the implementation of mitigation measures, the project will not adversely affect human beings, either directly or indirectly. The project will have a beneficial effect on human beings by increasing the availability of cellular service to the area. The project impact on human beings and the environment are anticipated to be less than significant.

Less than significant impact with mitigations incorporated: Mitigation measures are addressed in respective categories which have a finding of Less than significant impact with mitigations incorporated.

5. REFERENCES

Air Force Plant 42 Air Installation Compatible Use Zone Study (2011) prepared by Geo-Marine, Inc. and Weston Solutions, performed this AICUZ Study for Aeronautical Systems Center (ASC) and Air Force Plant 42 for the United States Department of Defense

California Department of Conservation - Farmland Mapping & Monitoring Program (Agriculturally Related Maps)
<https://www.conservation.ca.gov/dlrp/fmmp/Pages/LosAngeles.aspx>

City of Palmdale General Plan – Adopted by City Council January 25, 1993
<https://www.cityofpalmdale.org/279/General-Plan>

City of Palmdale Municipal Code
<https://www.codepublishing.com/CA/Palmdale/>

Federal Aviation Administration (FAA) Engineering Design & Construction
<https://www.faa.gov/forms/index.cfm/go/document.information/documentID/186273>

Los Angeles County Airport Land Use Plan (Revised December 1, 2004)
http://planning.lacounty.gov/assets/upl/data/pd_alup.pdf