PLANNING COMMISSION

CITY OF INDUSTRY

REGULAR MEETING AGENDA
APRIL 9, 2015 8:00 A.M.

CHAIRMAN MANUEL PEREZ
VICE CHAIRMAN MARK RADECKI
COMMISSIONER FRANK CONTRERAS
COMMISSIONER BERT SPIVEY
COMMISSIONER ANDRIA WELCH

Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California

Addressing the Planning Commission:

- ***Agenda Items:*** *Members of the public may address the Planning Commission on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a three-minute time limit per person for any item listed on the Agenda. Anyone wishing to speak to the Planning Commission is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the Secretary prior to the Agenda item being called by the Secretary prior to the individual being heard by the Planning Commission.*
- ***Public Comments (Non-Agenda Items):*** *Anyone wishing to address the Planning Commission on an item not on the Agenda may do so during the "Public Comments" period. In order to conduct a timely meeting, there will be a three-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the Planning Commission from taking action on a specific item unless it appears on the posted Agenda. Anyone wishing to speak to the Planning Commission is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the Secretary prior to the Agenda item being called by the Secretary and prior to the individual being heard by the Planning Commission.*

Americans with Disabilities Act:

- *In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.*

Agendas and other writings:

- *In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 East Stafford Street, Suite 100, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Friday 9:00 a.m. to 5:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.*

1. Call to Order
2. Flag Salute
3. Roll Call
4. Public Comments

5. **PUBLIC HEARINGS**

5.1 Public Hearing regarding Conditional Use Permit 14-11 submitted by Verizon Wireless to establish and operate a 60 foot tall wireless telecommunications facility located at 17766 Rowland Street.

Consideration of Resolution No. PC 2015-03 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 14-11 TO ALLOW THE ESTABLISHMENT AND OPERATION OF A 60 FOOT TALL WIRELESS TELECOMMUNICATIONS FACILITY LOCATED AT 17766 ROWLAND AVENUE WITHIN THE "I" – INDUSTRIAL ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF.

RECOMMENDED ACTION: Adopt Resolution No. PC 2015-03.

5.2 Public Hearing regarding Conditional Use Permit 15-1 submitted by Verizon Wireless to establish and operate a 60 foot tall wireless telecommunications facility located at 253 Vineland Avenue.

Consideration of Resolution No. PC 2015-04 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 15-01 TO ALLOW THE ESTABLISHMENT AND OPERATION OF A 60 FOOT TALL WIRELESS TELECOMMUNICATIONS FACILITY LOCATED AT 253 VINELAND AVENUE WITHIN THE "I" – INDUSTRIAL ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF.

RECOMMENDED ACTION: Adopt Resolution No. PC 2015-04.

6. Adjournment. Next regular meeting: Thursday, May 14, 2015 at 8:00 a.m.

PLANNING COMMISSION

ITEM NO. 5.1

CITY OF INDUSTRY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

MEMORANDUM

To: Planning Commission April 2, 2015

From: Troy Helling

Subject: Conditional Use Permit 14-11 - 60 foot tall wireless telecommunications facility

Introduction

Section 17.70.040 of the Municipal Code allows wireless telecommunications facilities in the "M" Industrial zone with approval of a Conditional Use Permit by the Planning Commission. Conditional Use Permit 14-11 has been proposed by Verizon Wireless (Attachment 1) for a wireless telecommunications facility and monopole at 17766 Rowland Street.

As shown in the attached site plan, elevations and photo simulations (Attachments 2, 3 and 5 respectively), the wireless facility would be an observable monopole cell tower, which is defined as a wireless telecommunication facility that is neither a fully camouflaged wireless telecommunications facility nor a fully stealth. The monopole would have an overall height of 60 feet. The wireless facility itself would accommodate 12 panel antennas and one microwave dish at the midway point of the pole. In addition, the project would include five equipment enclosures, an emergency generator, and an electrical meter within a 15 foot by 44 foot (600 square foot) enclosure secured by a six foot tall chain-link fence.

Location and Surroundings

As shown on location map (Attachment 4), the site is located at 17766 Rowland Street on the south side of Rowland Street. The cell site is located approximately 650 feet south of Rowland Street at the rear of the property. The project site is surrounded by industrial uses.

Staff Analysis

Zoning and General Plan Designations

The proposed project is consistent with the underlying Zoning ("M" – Industrial) designation and the ("E" Employment) General Plan designation. The proposed project is designed as an observable monopole, which according to Section 17.70.040 (A) 3 of the Municipal Code, are allowed in an industrial zone subject to the approval of a Conditional Use Permit and under specific development standards.

Development and Design Standards

The site complies with the following wireless telecommunication facilities standards in Chapter 17.70 of the Industry Municipal Code: An observable wireless telecommunications facility is allowed subject to approval of a Conditional Use Permit under section 17.48 of the Municipal Code. In particular, the proposed project:

- Meets footprint requirement. Section 17.70.060 (A) 2 of the Municipal Code requires

the project to be designed as small as technically possible. The proposed project would be contained within an enclosure that is 600 square feet, which is consistent with the size of enclosures of other observable wireless telecommunication facilities.

- Meets parking and landscape standards. Section 17.70.060 (A) 3 of the Municipal Code requires that there be no net loss of required parking or landscaping. The proposed project is located at the rear of the property and will not remove parking or landscaping.

- Meets height limits. Section 17.70.060 (A) 8 of the Municipal Code requires that monopoles not exceed 65 feet in height and the proposed monopole would be 60 feet tall.

- Meets co-location requirements. Section 17.70.060 (A) 1 of the Municipal Code requires that new wireless telecommunications facilities not be built if co-location on existing facilities would provide sufficient coverage, new capacity, and service quality with less environmental or aesthetic impact. As shown in Attachment 5, co-location on existing facilities was analyzed and determined not to be feasible in providing adequate coverage.

- Meets design standards. Specifically, Section 17.70.060 (B) 1 of the Municipal Code states that observable wireless telecommunications facilities must be located in the rear of the subject property. As shown on attachment 2, the project would be located on the southern (rear) side of the site and partially shielded from direct public view by the building itself.

- Meets colors and non-reflective material standards. Section 17.70.060 (A) 6 and 7 of the Municipal code states that paint colors must be selected to minimize visual impacts by blending with the surrounding environment and buildings and exterior surfaces must be constructed of non-reflective materials. The proposal would be painted light grey and will be non-reflective to blend in with surrounding buildings and sky.

Findings

According to Section 17.70.080 of the Municipal Code, a Conditional Use Permit for a new wireless telecommunications facility may be granted when the following findings are made:

- The proposed wireless telecommunications facility has been designed to achieve compatibility with the surrounding industrial community to the maximum extent reasonably feasible. The facility has been placed at the rear of the property and is partially screened from public view.

- An alternative configuration will not increase community compatibility or is not reasonably feasible. The applicant studied colocating on nearby existing cell sites and found that the other existing sites were not able to provide the coverage that the project site does. The applicant also studied co-locating on the adjacent existing wireless facility and found that the antennas would have to be located further down on the monopole such that it would not offer the necessary height to provide the necessary coverage (Attachment 5).

- The location of the wireless telecommunications facility on alternative sites will not increase community compatibility or is not reasonably feasible. The applicant studied building the facility on nearby sites but found that these sites were either not available or did not adequately cover the area that needed to be covered by this proposal

(Attachment 5). The facility would be located in an industrial area where the City would prefer wireless facilities to be located.

- The proposed facility is necessary to close a significant gap in coverage, increase network capacity, or maintain service quality, and is the least intrusive means of doing so. The location and height of this proposed facility is needed to close the gap in coverage and maintain service. The monopole is needed to fill in a low reception in the area will increase level of service in the area. (Attachment 5)

- The applicant has submitted a statement of its willingness to allow other wireless service providers to co-locate on the proposed wireless telecommunications facility if technically and economically feasible and where colocation would not harm community compatibility and, as shown on Attachment 5, agreed to allow a co-location in the future.

- The proposed wireless telecommunications facility has been located and designed for co-location to the maximum extent possible because the area below the existing antennas would accommodate for future expansion or co-location. The applicant has also agreed to allow co-location.

- Noise generated by equipment will not be excessive, annoying or detrimental to the public health, safety, and welfare. The project consists of electronic equiptment well as antennae mounted on a monopole. The only mechanical equipment would be an emergency generator. This type of equipment would not generate significant noise as referenced in the attached Initial Study. (Attachment 6)

Environmental Analysis

An Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to determine if the proposed use could have a significant impact on the environment (Attachment 6). The Initial Study determined that the proposed project would not have a significant effect on the environment and a negative declaration accompanies this application for approval by the Planning Commission. The Notice of Availability of a Negative Declaration (Attachment 6) was posted on the site, fire station 118, city hall and council chambers, and distributed to surrounding property owners on March 20, 2015.

Public Hearing

The required public hearing notice (Attachment 7), was posted on the site, fire station 118, city hall and council chambers, distributed to surrounding property owners, and published in the San Gabriel Tribune by March 20, 2015 and March 30, 2015.

Recommendation

Because the proposed project complies with the use and development standards of the Municipal Code, addresses environmental concerns, and satisfies the required CUP findings, Staff recommends that the Planning Commission adopt Resolution No. PC 2015-03 (Attachment 8) approving the Negative Declaration and Conditional Use Permit 14-11 with the Standard Requirements and Conditions of Approval contained therein.

Attachments

- Attachment 1: Application
- Attachment 2: Site Plan
- Attachment 3: Elevations
- Attachment 4: Location Map
- Attachment 5: Verizon Wireless Exhibits
- Attachment 6: Environmental Background: a) Notice of Availability of a Negative Declaration, b) Initial Study for Verizon Wireless, CUP 14-11, March 2015, PlaceWorks
- Attachment 7: Public Hearing Notice
- Attachment 8: Resolution No. PC 2015-03 approving the Negative Declaration and CUP 14-11 with findings and the Standard Requirements and Conditions of Approval contained therein.

Attachment 1
Application

CUP 14-11

CITY OF INDUSTRY

15625 East Stafford Street • Suite 101 • City of Industry • CA • 91744
Phone: (626) 333-2211 • Fax: (626) 961-6795
www.cityofindustry.org

CONDITIONAL USE PERMIT APPLICATION

It is the business owner's responsibility to complete this application and checklist and notify the City of Industry Planning Department immediately if there are any changes to the business entity which differs from the information provided on this application.

PROPOSAL

Location Address: 17766 ROWLAND AVE. (Street) INDUSTRY (City) 91748 (Zip + 4)

Describe *in detail* the type of business to be conducted and the daily operations of the business.

CELL SITE - WIRELESS TELECOMMUNICATIONS FACILITY

Days of operation: _____ Business Hours: _____ Number of Employees _____

APPLICANT INFORMATION JUSTIN ROBINSON

Applicant: VERIZON WIRELESS Title: PM Phone: 714-863-4366 Email: JUSTIN.ROBINSON@AMI-THAW.COM

Address: 1150 E. OCEAN BLVD. #906 (Street) LONG BEACH (City) 90802 (Zip + 4)

BUSINESS INFORMATION

Business Name (DBA): VERIZON WIRELESS

Corporation Name: _____

Mailing Address (if different then location address): 15505 SAND CANYON Bldg D-1 (Street) IRVINE (City) CA (State) 92618 (Zip + 4)

Phone: (949) 286-7000 Fax: _____ E-mail Address: _____

Business Owner Contact (If different than applicant): _____ Phone: _____

PROPERTY OWNER INFORMATION (MUST COMPLETE AND NOTARIZE THE PROPERTY OWNER CONSENT AFFIDAVIT)

Property Owner: STEVEN ELOFF Phone: (805) 545-8584

Address: 1357 MADRONE LN (Street) SAN LUIS OBISPO (City) 93401 (Zip + 4)

BUSINESS OWNER DECLARATION

I declare that the statements and information contained in this application are true and correct to the best of my knowledge and belief. I agree to conform with all requirements of zone, building, fire and all other applicable laws, ordinances and regulations pertaining to the operations of such business. Furthermore, I agree to notify the City of Industry Planning Department within ten (10) days of any change in the facts stated herein.

Name (print or type): JUSTIN ROBINSON Signature: _____ Date: 11/6/2014

SUBMITTAL CHECKLIST – MAKE SURE THE BELOW ITEMS ARE COMPLETE BEFORE SUBMITTING APPLICATION FOR APPROVAL

- ☑ Verify use is permitted (contact Planning Department at 626-333-2211)
- ☐ Obtain approval on Supplement A Form from LA County Fire Department
- ☑ Obtain approval on Refuse Application Form from Valle Vista Services
- ☑ Understand and accept standard conditions of approval (IMC Section 17.44.030)
- ☑ Provide Floor and Site Plan
- ☑ Provide copy of Owner's Affidavit
- ☑ Complete IMC Information Sheet

Under federal and state law, compliance with disability access laws is a serious and significant responsibility that applies to all California building owners and tenants with buildings open to the public. You may obtain information about your legal obligations and how to comply with disability access laws at the following agencies:

The Division of the State Architect at www.dgs.ca.gov/dsa/Home.aspx
The Department of Rehabilitation at www.rehab.cahwnet.gov
The California Commission on Disability Access at www.ccda.ca.gov."

To Be Completed By City Staff

Conditional Use Permit No. _____ Filing Date: _____ Accepted by: _____

Date Deemed Complete: _____ Date Approved: _____ Zoning/GP Designation: _____

Fees: ☐ Filing Fee _____ ☐ Environmental Fee Deposit _____ ☐ CA Dept Fish and Game Fee _____

Environmental Information Form

The Environmental Information Form is intended to provide the basic information necessary for the evaluation of your project to determine its potential environmental impacts. This review provides the basis for determining whether the project may have a significant impact on the environment, as required by state law, or more specifically, the California Environmental Quality Act (CEQA). After this information has been evaluated by the Planning Department, a determination will be made regarding the appropriate environmental documentation for your project, in accordance with the CEQA Guidelines.

If no significant environmental impacts are anticipated, or if impacts can be mitigated or avoided by a change or specific requirement in the project's design or operation, a Negative Declaration or Mitigated Negative Declaration will be prepared. If potential significant environmental impacts are identified, an Environmental Impact Report must be prepared, which focuses on the areas of concern identified by the Initial Study.

The City of Industry, as Lead Agency, is required to comply with CEQA. In order to assist us in completing this required environmental review, please provide us with the information outlined below. Please note that upon review of the submitted information, City staff may request additional supporting documentation to assist in the environmental analysis of your project to ensure compliance with CEQA.

This Environmental Information Form works in concert with the other applications. Both need to be completed in order for your application to be accepted as complete. If you need assistance in completing the Environmental Information Form, or have questions regarding the environmental review procedures, please contact the Planning Department at (626) 333-2211.

General Information

1. Name developer, agent, or project sponsor: JUSTIN ROBINSON Phone Number: 714-863-4361

   Address: 1750 E. OCEAN BLVD. #901 (Street) LONG BEACH (City) 90802 (Zip)

2. Project name: VERIZON AJAX Assessor's Parcel Number: 8264-010-043

   Address: 17766 ROWLAND AVE. (Street) INDUSTRY (City) 91748 (Zip)

Environmental Setting (Attach additional sheets and photos as necessary)

1. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects:

   SITE IS DEVELOPED - THIS IS AN INDUSTRIAL PROPERTY WITH MULTIPLE INDUSTRIAL BUILDINGS AND PARKING LOT. NO VEGETATION

2. Provide photographs of the site and describe any existing structures onsite and the use of the structures:

   INCLUDED

3. Describe the surrounding properties (north, east, south, and west of the project site), including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (industrial, commercial, etc.), intensity of land use (warehousing, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.).:

ALL SURROUNDING PROPERTIES ARE INDUSTRIAL.

4. Provide photographs of the surrounding uses and adjoining properties.

Project Description (attach additional sheets as necessary)

1. List and describe any other permits and approvals required for project implementation, including those required by local, regional, state, and/or federal agencies:

NONE

2. List any other development proposals associated with the project and its relationship to a larger project or series of projects, if any:

N/A

3. Demolition proposed: No: X Yes:____ Square feet:_____

4. Tentative development schedule including start and completion dates, and phasing if proposed:

2/1/15 - 5/1/15 NO PHASING

5. If commercial or office, indicate the type, whether neighborhood, city or regionally oriented, square footage, anticipated hours of operation, estimated employees per shift and number of shifts, and location of loading facilities and anticipated hours of loading/delivery operations:

N/A - UNMANNED WIRELESS TELECOM SITE

6. If industrial, manufacturing or warehouse, indicate the type and major function, square footage, anticipated hours of operation, estimated employees per shift and number of shifts, and location of loading facilities and anticipated hours of loading/delivery operations:

N/A

7. If institutional, indicate the type and major function, square footage, anticipated hours of operation, estimated employees per shift and number of shifts, location of loading facilities and anticipated hours of loading/delivery operations, and community benefits to be derived from project:

N/A

8. If the project involves an exception, conditional use permit, or re-zoning application, state this and indicate clearly why the application is required:

PROJECT WILL REQUIRE A CONDITIONAL USE PERMIT.

Potential Environmental Impacts

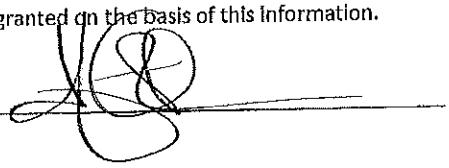
If any of the following items are applicable to your project please discuss (use a separate sheet as necessary).

	Yes	No
1. Change in existing features of any drainage ways or hills, or substantial alteration of any ground contours.		X
2. Change in scenic views or vistas from existing residential areas or public lands or roads.		X
3. Change in pattern, scale, or character of the general area of the project.		X
4. Result in significant amounts of solid waste or debris.		X
5. Change in or introduction of air emissions (e.g., dust, ash, smoke, fumes) or odors in the vicinity during grading and/or construction phases.		X
6. Change in surface water (e.g., channel, stream) or ground water quality or quantity.		X
7. Substantial alteration of existing drainage patterns that could lead to flooding on- or offsite.		X
8. Substantial change in noise or vibration levels in the project vicinity during grading and/or construction phases.		X
9. Substantial change in traffic patterns and circulation in the project vicinity.		X
10. Substantial change in topography of project site and/or vicinity.		X
11. Site located on filled land or on slopes of 10 percent or more.		X
12. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.		X
13. Substantial change in demand for public services and utilities and service systems (police, fire, water, wastewater, solid waste, electricity, gas, etc.)		X
14. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.)		X

What studies have been prepared for this site that might assist the City in reviewing the potential environmental impacts of the project? Some examples of such studies include environmental site assessment, soils and geology study, biological resources study, cultural resources study, hydrology study, etc. These studies may have been prepared for this project or some earlier development project. Supporting documentation or studies may answer questions and facilitate the processing of your application.

Certification

I am the legal owner of the property that is the subject of this application or have been authorized by the owner to act on his/her behalf regarding this application. I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further acknowledge that any false statements or information presented herein may result in the revocation of any approval or permit granted on the basis of this information.

Name of preparer: JUSTIN ROBINSON Preparer's signature: 

Date: 11/6/2014

CITY OF INDUSTRY

15625 East Stafford Street Suite 101 City of Industry CA 91744
(626) 333-2211 FAX (626) 961-6795
www.cityofindustry.org
planning@cityofindustry.org

PROPERTY OWNER CONSENT AFFIDAVIT FOR CONDITIONAL USE PERMIT APPLICATION

THIS FORM MUST BE NOTARIZED

BUSINESS DESCRIPTION commercial rental property

BUSINESS LOCATION ~~17776~~ Rowland St., City of Industry 17766/17770/17776

STATE OF CALIFORNIA)
COUTY OF LOS ANGELES) SS
CITY OF INDUSTRY)

DATE: 10-6-14

I/We, Steven Ecoff, Trustee of the Jack C Ecoff Family Trust, the **OWNER(s)** of the Real Property involved in this application, do hereby consent to the filing of this application. I/We do hereby appoint the following person(s) as my agent(s) to act on my behalf on the foregoing application:

OWNER'S AGENT: JUSTIN ROBINSON Phone No. ( ) 714 · 803 · 4366
(e.g. Property Manager) *(Printed Name of Agent)*

Address of Owner's Agent: 1750 E. OCEAN BLVD. #906 LONG BEACH, CA 90802
(Number) *(Street)* *(City)* *(State)* *(Zip)*

OWNER: Steven Ecoff, trustee
(Signature)

Address: 1357 Madrone Lane
(Number) *(Street)*
San Luis Obispo, CA 93401
(City) *(State)* *(Zip)*

OWNER: _____
(Signature)

Address: _____
(Number) *(Street)*
_____
(City) *(State)* *(Zip)*

NOTE: **A NOTARIZED OWNER'S AFFIDAVITY IS REQUIRED AS PARTY OF ALL APPLICATIONS. IF OWNERSHIP IS HELD OTHER THAN BY AND INDIVIDUAL, PROOF, IN THE FORM OF A SPECIAL POWER OF ATTORNEY, AUTHORIEZED CORPORATE RESOLUTION, PARTNERSHIP AGREEMENT OR OTHER ACCEPTABLE DOCUMENT(S) SHALL BE SUBMITTED TO THE CITY ALONG WITH THE NOTARIZED SIGNATURES OF THOSE OFFICERS AUTHORIZED TO SIGN ON BEHALF OF THE CORPORATION OR PARTNERSHIP. PLEASE NOTE THAT OUR APPLICATION MAY NOT BE DETERMINED TO BE COMPLTE UNLESS AND UNTIL OWNERSHIP CAN BE VERIFIED.**

FOR NOTARY USE ONLY

STATE OF _____)

COUNTY OF _____)

Subscribed and sworn to (or affirmed) before me this ___ day of _____ 20 _____

BY _____ BY Attorney
(Printed Name of Owner As Signed Above) (Printed Name of Owner As Signed Above)

Personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) who appeared to me.

_____ **SEAL**
NOTARY PUBLIC

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of San Luis Obispo

Subscribed and sworn to (or affirmed) before me

on this 06 (Date) day of Oct. (Month), 2014 (Year),

by

(1) Steven P Ecoff (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) _____ (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature _____ (Signature of Notary Public)

MICHELLE BROOKE KOVAL
Commission # 2048105
Notary Public - California
San Luis Obispo County
My Comm. Expires Nov 5, 2017

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

Further Description of Any Attached Document

Title or Type of Document: Property Owner Consent Affidavit

Document Date: 10/6/14 Number of Pages: 1

Signer(s) Other Than Named Above: _____

CITY OF INDUSTRY
USE PERMIT
SUPPLEMENT A

Before any application for a can be accepted as complete, the applicant must obtain a Fire Department stamp of approval on this form. In order to obtain approval, the applicant must submit a **COMPLETED** application to the LOS ANGELES COUNTY FIRE PREVENTION DIVISION located at:

15660 E. STAFFORD STREET
CITY OF INDUSTRY, CA 91744
Phone: (626) 336-6950

The Fire Prevention Bureau has reviewed the application for _____

proposed at 17766 / 17770 / 17776 Rowland St. Industry 91748 City of Industry.
street *zip code*

OFFICE USE ONLY

Recommendation is:

☑ APPROVAL - The proposed use and building meets Fire Prevention requirements.

☐ DENIAL - The proposed use and/or building failed the minimum Fire Prevention requirements.

Comments:

☑ Provide U.L. approved, fire extinguisher(s) - minimum rating: 2A10BC
within 75 feet travel distance.

☐ Sprinkler system shall be monitored by a fire alarm company (100 sprinkler heads or more).

☐ Provide a 5-year certification test on the sprinkler system.

☐ Contact the Fire Department within 2 weeks after occupancy for field inspection.

_____ occupancy only.

File for the following permits:

☐ Flammable Liquids Storage or Use

☐ High-pile Stock. Commodity classification

☐ Other

☐ Do not occupy building until all Fire Department requirements are met.

Fire Department Stamp

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
APPROVED
by: _____ Date: 11-18-14
Subject to field inspection approval
Subject to conditions on plans
Subject to compliance with correction sheet requirements
The stamping of this plan and specification SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County/City Ordinance or State Law.

Checklist (completed by applicant)

☐ Complete Statement of Intended Use
☐ Complete Fire Extinguisher Requirements
☐ Complete Occupant Emergency Information Form
☐ Provide Statement of Intended Use Letter signed by Business Owner or Authorized Agent
☐ Complete Hazardous Materials Declaration
☐ Complete High-Piled Combustible Storage Declaration
☐ Include Floor and Site Plan
☐ Obtain stamp on Use Permit Supplement A

Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
1120 SANCTUARY PKWY, #150 GASA5REG
ALPHARETTA, GA 30009-7630

Call Sign	File Number
WQJQ694	0003864906
Radio Service	
WU - 700 MHz Upper Band (Block C)	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
11-26-2008	06-11-2009	06-13-2019	06-11-2009

Market Number	Channel Block	Sub-Market Designator
REA006	C	0

Market Name
West

1st Build-Out Date	2nd Build-Out Date	3rd Build-Out Date	4th Build-Out Date
06-13-2013	06-13-2019		

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast serviceor within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

This authorization is conditioned upon compliance with section 27.16 of the Commission's rules

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.

Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: VERIZON WIRELESS TELECOM INC.

ATTN: REGULATORY
VERIZON WIRELESS TELECOM INC.
1120 SANCTUARY PKWY (150 - GASA5REG
ALPHARETTA, GA 30004

Call Sign	File Number
KNLF645	
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0005798061

Grant Date	Effective Date	Expiration Date	Print Date
02-28-2007	01-23-2008	01-03-2017	01-24-2008

Market Number	Channel Block	Sub-Market Designator
BTA262	C	1

Market Name
Los Angeles, CA

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
12-07-2003	01-03-2007		

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

To view the geographic areas associated with the license, go to the Universal Licensing System (ULS) homepage at http://wireless.fcc.gov/uls and select "License Search". Follow the instructions on how to search for license information.

FCC 601-MB
August 2007

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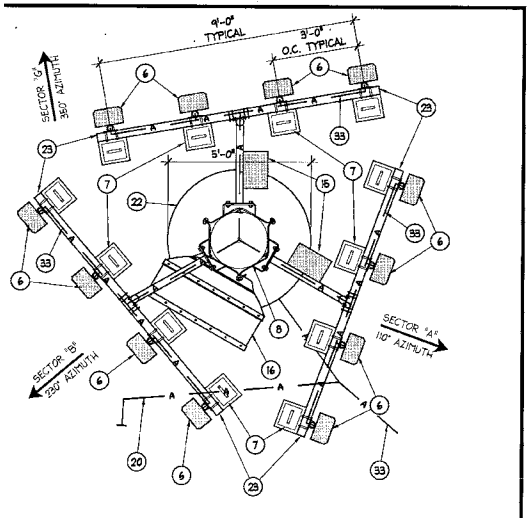
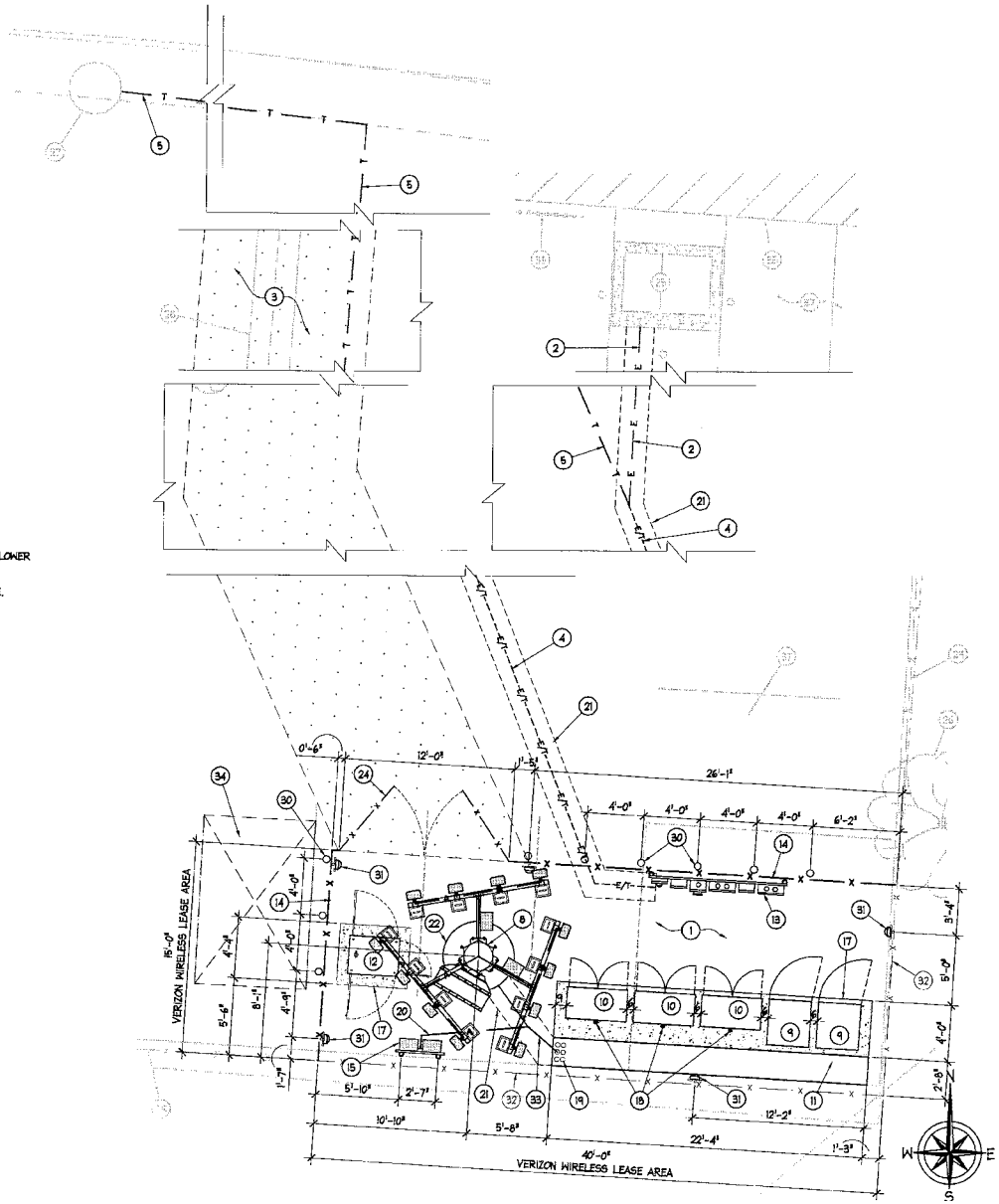
Attachment 2
Site Plan

CUP 14-11
Site Plan

NOTES:

1. NEW VERIZON WIRELESS 15'-0" X 40'-0" (600 SQ. FT.) EQUIPMENT LEASE AREA LOCATED ON EXISTING GROUND LEVEL, WITH NEW GATE/CHAINLINK FENCE AND EXISTING CHAINLINK FENCE ENCLOSURE.
2. NEW VERIZON WIRELESS CONDUITS FOR POWER RUN FROM RELOCATED TRANSFORMER POINT OF CONNECTION TO LEASE AREA.
3. NEW VERIZON WIRELESS 12' WIDE ACCESS ROUTE FROM ROWLAND AVE.
4. NEW VERIZON WIRELESS CONDUITS FOR POWER/TELCO RUN FROM EXISTING POINT OF CONNECTIONS TO LEASE AREA.
5. NEW VERIZON WIRELESS CONDUITS FOR TELCO RUN FROM EXISTING UTILITY POLE POINT OF CONNECTIONS TO LEASE AREA.
6. NEW VERIZON WIRELESS (12) 8' PANEL ANTENNAS, (4) ANTENNAS PER SECTOR MOUNTED ON NEW ANTENNA ARM.
7. NEW VERIZON WIRELESS (12) RRU'S, (4) RRU'S PER SECTOR.
8. NEW VERIZON WIRELESS 60' HIGH MONOPOLE.
9. NEW VERIZON WIRELESS (2) COMMSCOPE EQUIPMENT CABINET.
10. NEW VERIZON WIRELESS (3) LTE EQUIPMENT CABINETS.
11. NEW VERIZON WIRELESS CABLE TRAY.
12. NEW VERIZON WIRELESS 10 KW EMERGENCY BACK-UP GENERATOR WITH EXHAUST VENT PIPE EXTENDING 12' ABOVE GRADE ON NEW CONCRETE PAD.
13. NEW VERIZON WIRELESS ELECTRICAL PANEL, TELCO CABINETS AND EMERGENCY GENERATOR RECEPTACLE MOUNTED ON A NEW H-FRAME.
14. NEW VERIZON WIRELESS CHAINLINK FENCE WITH SLATS.
15. NEW VERIZON WIRELESS (4) RAYCAPS, (2) MOUNTED ON MONOPOLE AND (2) MOUNTED ON H-FRAME NEAR EQUIPMENT CABINETS.
16. NEW VERIZON WIRELESS 4' MICROWAVE ANTENNA.
17. NEW VERIZON WIRELESS CONCRETE PAD FOR EQUIPMENT CABINETS AND GENERATOR.
18. NEW VERIZON WIRELESS GPS ANTENNAS MOUNTED TO EQUIPMENT CABINETS, (3) TOTAL.
19. NEW VERIZON WIRELESS CONDUITS STUB-UPS.
20. NEW VERIZON WIRELESS (2) HYBRID FIBER CABLE RUN (±61') FROM LOWER RAYCAP UP TO UPPER RAYCAP.
21. NEW VERIZON WIRELESS CABLE TRENCH.
22. NEW VERIZON WIRELESS 5' DIAMETER MONOPOLE CONCRETE FOUNDATION.
23. NEW VERIZON WIRELESS ANTENNA ARMS.
24. NEW VERIZON WIRELESS 6' WIDE DOUBLE CHAINLINK ACCESS GATES.
25. EXISTING TRANSFORMER ON CONCRETE PAD TO BE RELOCATED (BY OTHERS)
26. EXISTING POLE
27. EXISTING P.O.L. FOR TELCO
28. EXISTING CONCRETE FLOW LINE
29. EXISTING CHAINLINK FENCE
30. NEW VERIZON WIRELESS BOLLARD.
31. NEW VERIZON WIRELESS (5) SERVICE LIGHTS (3) MOUNTED ON EXISTING BUILDING WALL AND (2) MOUNTED ON THE H-FRAME WITH TIMER SWITCH AT THE ENTRY.
32. EXISTING CHAINLINK FENCE WITH NEW SLATS
33. NEW VERIZON WIRELESS COAX CABLE RUN (±91') FROM LOWER EQUIPMENT UP TO UPPER ANTENNA.
34. NEW VERIZON WIRELESS NON EXCLUSIVE PARKING SPACE.
35. EXISTING BUILDING
36. EXISTING MONUMENT SIGN (TYP.)
37. EXISTING PARKING





REV:	DATE/BY:	REVISION DESCRIPTION:
0	04-29-14 JAY	90% ZONING SET
1	05-08-14 JAY	100% ZONING SET
2	05-14-14 JAY	CLIENT REVISIONS
3	05-23-14 JAY	CLIENT REVISIONS

CONSULTANT:

SITE BUILDER:

verizonwireless
15505 SAND CANYON AVE.
BUILDING 'D' 1st. FLOOR
IRVINE, CA. 92618
PHONE (949) 286-7000

A&E DEVELOPMENT:

ACO ARCHITECTS - INC.
26170 ENTERPRISE WAY #600
LAKE FOREST, CA 92630
TEL: 949-716-9940
FAX: 949-297-4788

ENGINEER:

SITE INFO:

SITE NAME:
AJAX

SITE ADDRESS:
17766 ROWLAND AVE.
CITY OF INDUSTRY, CA. 91748

SHEET TITLE:
ENLARGED SITE PLAN

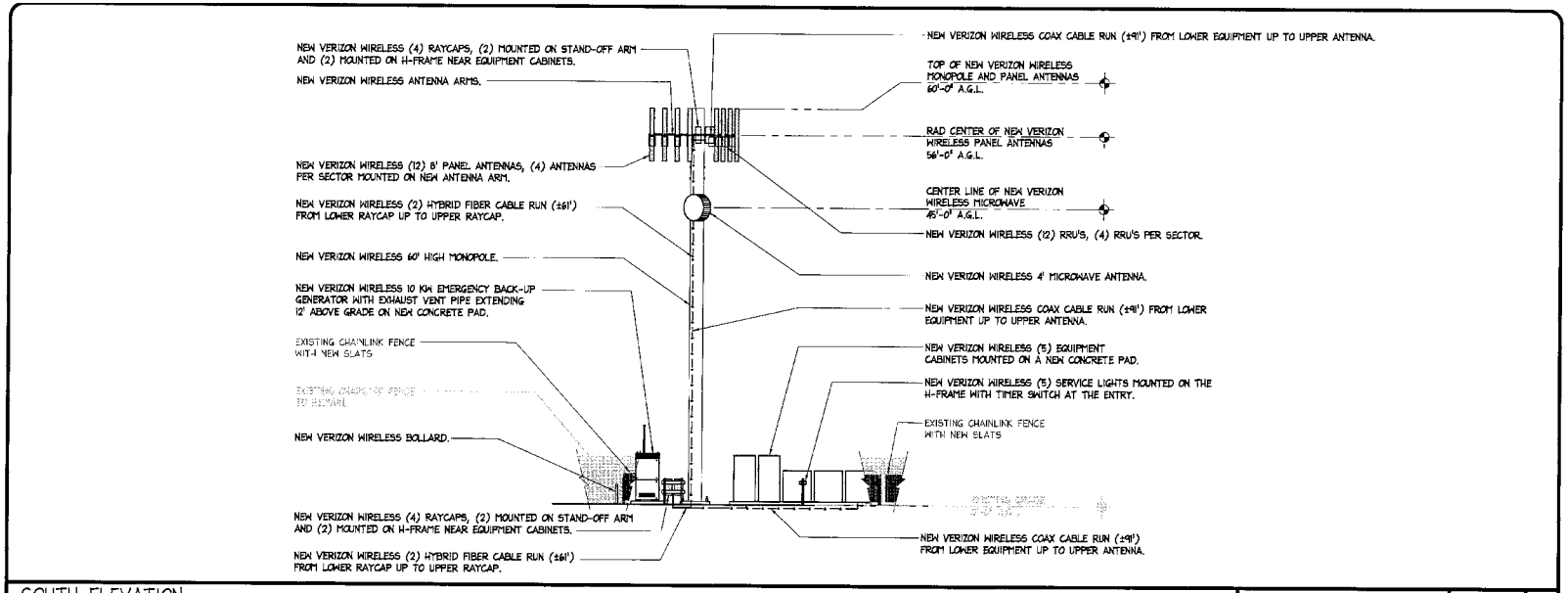
DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:

SHEET NUMBER:

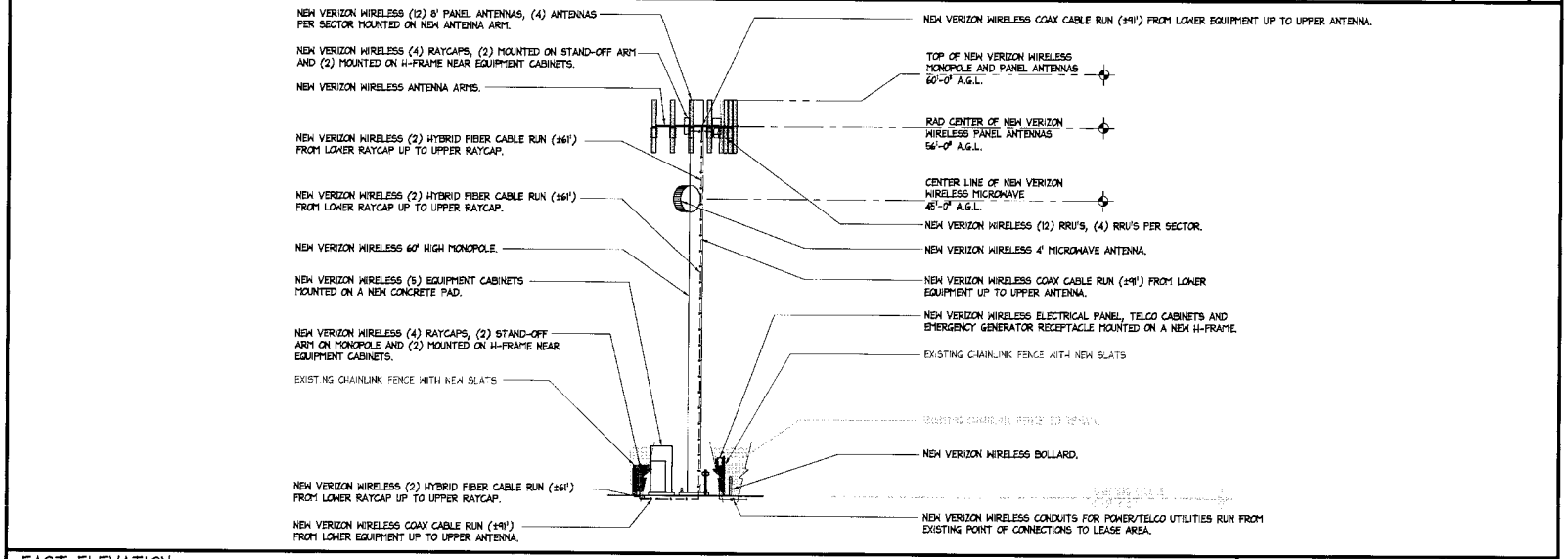
Attachment 3
Elevations

CUP 14-11
Elevations



SOUTH ELEVATION

SCALE: 1/8" = 1'-0" 1



EAST ELEVATION

SCALE: 1/8" = 1'-0" 2

REV:	DATE/BY:	REVISION DESCRIPTION:
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1	05-08-14 JAY	100% ZONING SET
2	05-14-14 JAY	CLIENT REVISIONS
3	05-23-14 JAY	CLIENT REVISIONS

CONSULTANT:

SITE BUILDER:

verizonwireless
15505 SAND CANYON AVE.
BUILDING 'D' 1st. FLOOR
IRVINE, CA. 92618
PHONE (949) 286-7000

A&E DEVELOPMENT:

ACO ARCHITECTS - INC.
26170 ENTERPRISE WAY #600
LAKE FOREST, CA 92630
TEL: 949-716-9940
FAX: 949-297-4788

ENGINEER:

SITE INFO:

SITE NAME:
AJAX

SITE ADDRESS:
17766 ROWLAND AVE.
CITY OF INDUSTRY, CA. 91748

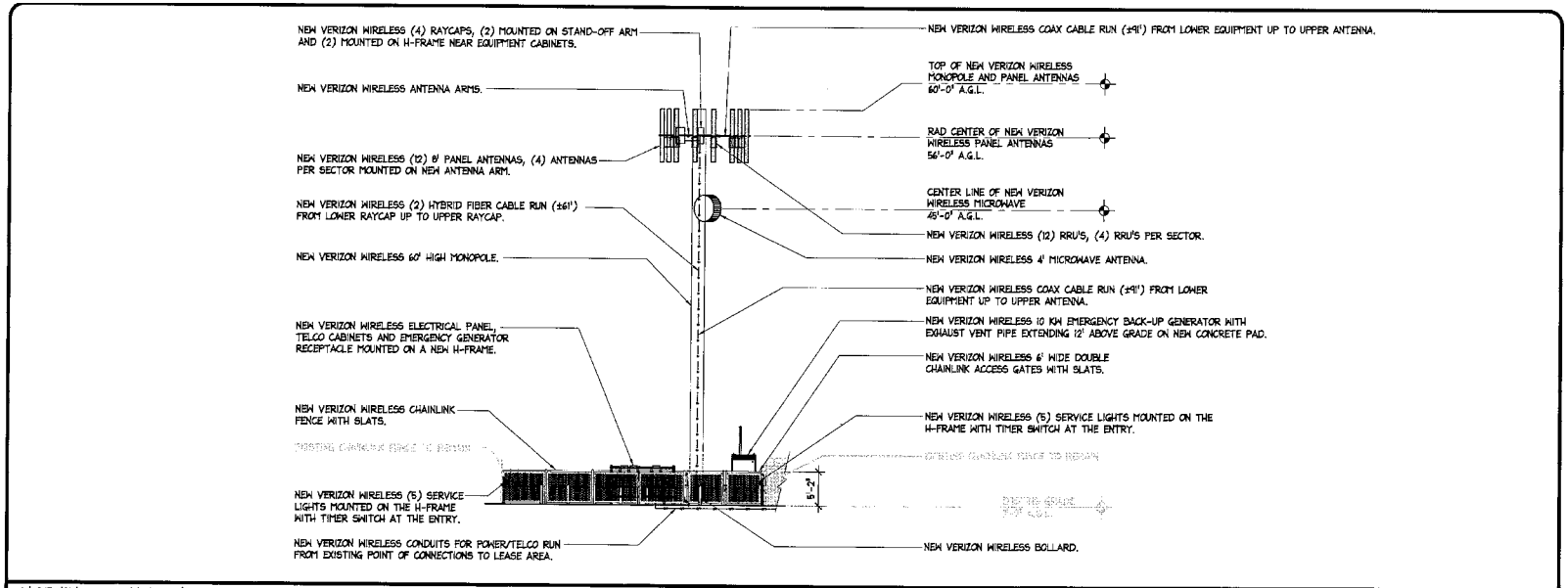
SHEET TITLE:
ARCHITECTURAL ELEVATIONS

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:

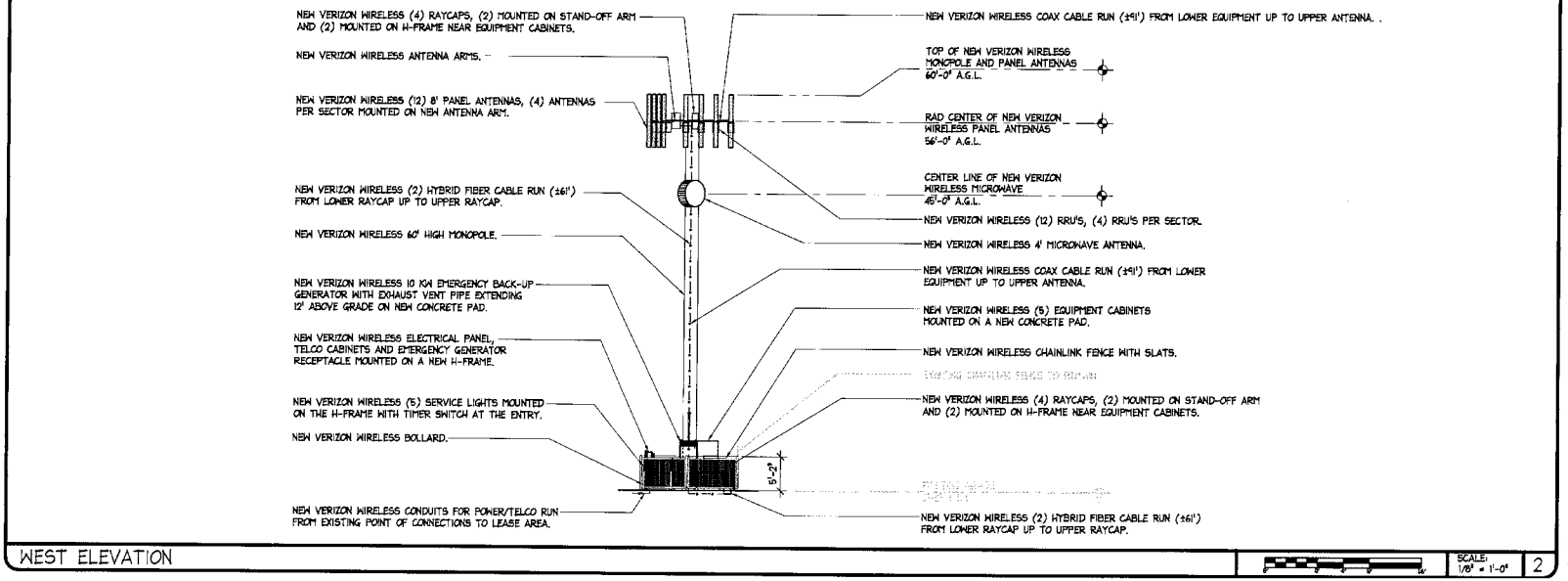
SHEET NUMBER:
A-3

CUP 14-11
Elevations



NORTH ELEVATION

SCALE: 1/8" = 1'-0" | 1



WEST ELEVATION

SCALE: 1/8" = 1'-0" | 2

REV:	DATE/BY:	REVISION DESCRIPTION:
0	04-29-14 JAY	90% ZONING SET
1	05-08-14 JAY	100% ZONING SET
2	05-14-14 JAY	CLIENT REVISIONS
3	05-23-14 JAY	CLIENT REVISIONS

CONSULTANT:

SITE BUILDER:

verizon wireless
15505 SAND CANYON AVE.
BUILDING 'D' 1st. FLOOR
IRVINE, CA. 92618
PHONE (949) 286-7000

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TEL: 949-716-9940
FAX: 949-297-4788

ENGINEER:

SITE INFO:

SITE NAME:
AJAX

SITE ADDRESS:
17766 ROWLAND AVE.
CITY OF INDUSTRY, CA. 91748

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:

SHEET NUMBER:
A-4

Attachment 4
Location Map

CUP 14-11
Location Map

Attachment 5
Verizon Wireless Exhibits

AERIAL MAP

COPYRIGHT: GOOGLE MAPS, 2014

EXISTING

PROPOSED

PHOTO PROVIDED BY: MMI TITAN

DRAFTLINK
SIMS@DRAFTLINK.NET

MMI TITAN INC. 25071 ALICIA DRIVE DANA POINT, CA 92629 CONTACT: JUSTIN ROBINSON	verizon wireless 15505 SAND CANYON AVENUE, IRVINE, CA 92618	**BIG DALTON** 253 VINELAND AVENUE, CITY OF INDUSTRY, CA 91746	**VIEW** A	**SHEET** 1 / 5

AERIAL MAP

COPYRIGHT: GOOGLE MAPS, 2014

EXISTING

PROPOSED

PHOTO PROVIDED BY: MMI TITAN

DRAFTLINK
SIMS@DRAFTLINK.NET

MMI TITAN INC. 25071 ALICIA DRIVE DANA POINT, CA 92629 CONTACT: JUSTIN ROBINSON	verizon wireless 15505 SAND CANYON AVENUE, IRVINE, CA 92618	**BIG DALTON** 253 VINELAND AVENUE, CITY OF INDUSTRY, CA 91746	**VIEW** B	**SHEET** 2 / 5

AERIAL MAP

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EXISTING

PROPOSED

PHOTO PROVIDED BY: MMI TITAN

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MMI TITAN INC. 25071 ALICIA DRIVE DANA POINT, CA 92629 CONTACT: JUSTIN ROBINSON	verizon wireless 15505 SAND CANYON AVENUE, IRVINE, CA 92618	**BIG DALTON** 253 VINELAND AVENUE, CITY OF INDUSTRY, CA 91746	**VIEW** C	**SHEET** 3 / 5

AERIAL MAP

COPYRIGHT: GOOGLE MAPS, 2014

EXISTING

PROPOSED

PHOTO PROVIDED BY: MMI TITAN

DRAFTLINK
SIMS@DRAFTLINK.NET

MMI TITAN INC. 25071 ALICIA DRIVE DANA POINT, CA 92629 CONTACT: JUSTIN ROBINSON	verizon wireless 15505 SAND CANYON AVENUE, IRVINE, CA 92618	**BIG DALTON** 253 VINELAND AVENUE, CITY OF INDUSTRY, CA 91746	**VIEW** D	**SHEET** 4 / 5

AERIAL MAP

COPYRIGHT: GOOGLE MAPS, 2014

EXISTING

PROPOSED

PHOTO PROVIDED BY: MMI TITAN

DRAFTLINK
SIMS@DRAFTLINK.NET

MMI TITAN INC. 25071 ALICIA DRIVE DANA POINT, CA 92629 CONTACT: JUSTIN ROBINSON	verizon wireless 15505 SAND CANYON AVENUE, IRVINE, CA 92618	**BIG DALTON** 253 VINELAND AVENUE, CITY OF INDUSTRY, CA 91746	**VIEW** E	**SHEET** 5 / 5

Verizon Wireless
17766 Rowland Avenue
City of Industry

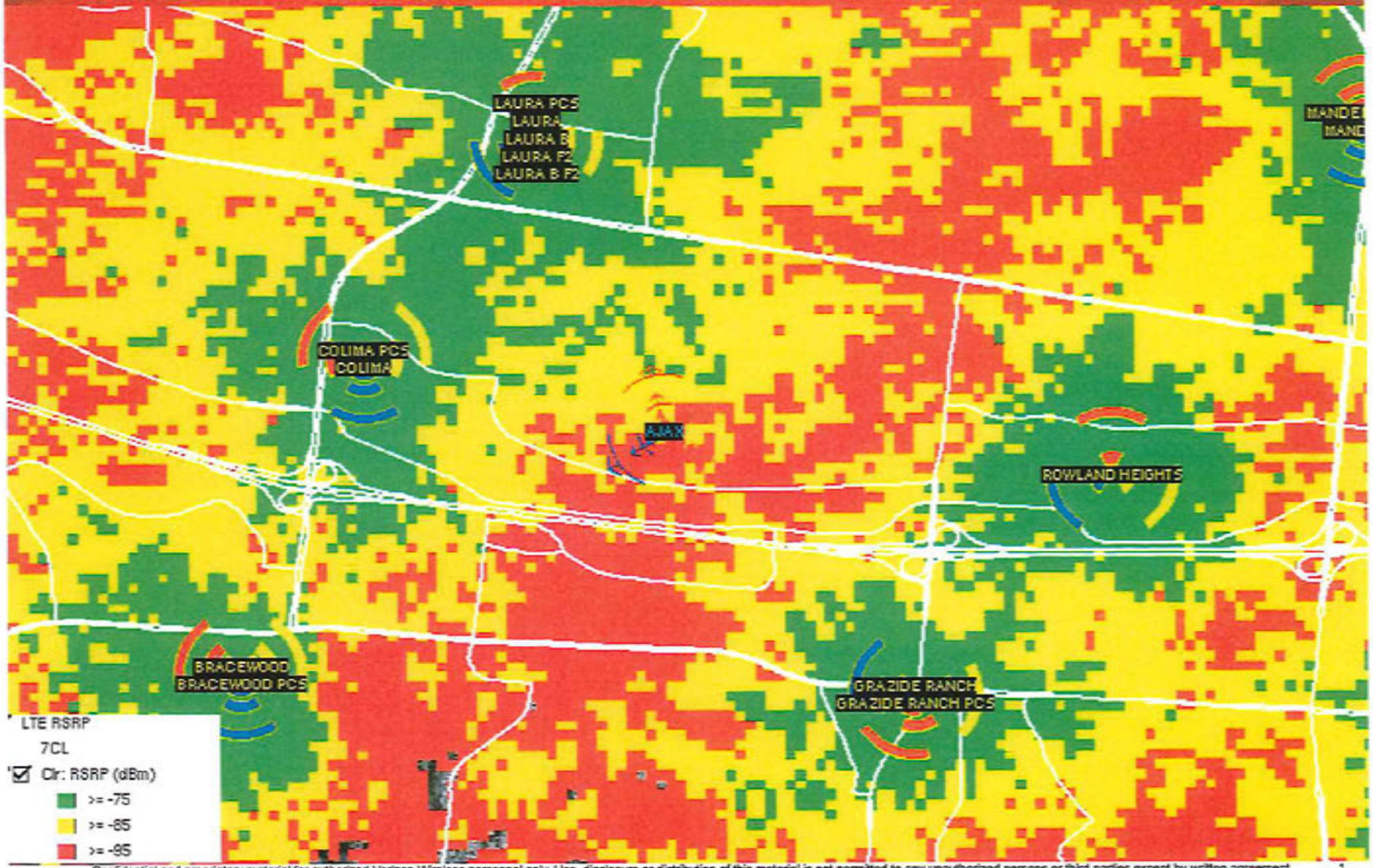
Conditional Use Permit No. 14-11

Co-Location Statement

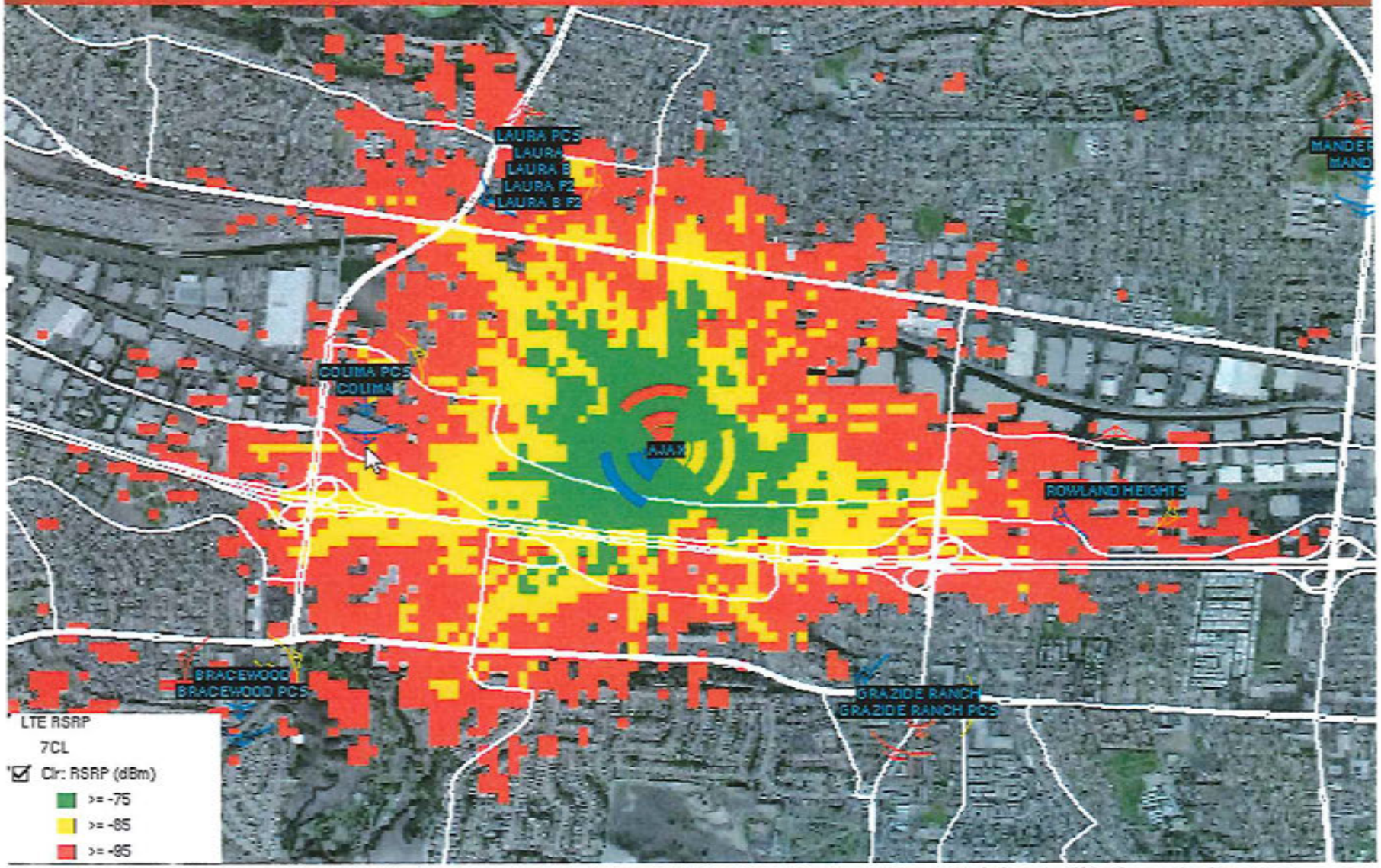
Verizon Wireless will make this project available for co-location of future users. The property has sufficient room to allow for additional users. The Pole will be designed structurally to accommodate additional carriers.

verizon wireless

Without Ajax



Ajax Coverage – Site by itself



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Attachment 6

Environmental Background: a) Notice of Availability of a Negative Declaration, b) Initial Study for Verizon Wireless, CUP 14-11, March 2015, PlaceWorks

CITY OF INDUSTRY
NOTICE OF INTENT TO ADOPT A
NEGATIVE DECLARATION

Purpose: To allow the public review period provided under Section 15072 of California Code of Regulations, notice is hereby given that, pursuant to the authority and criteria contained in the California Environmental Quality Act and Industry Municipal Code, the Planning Director of the City of Industry has analyzed the request for the following project and has made the environmental determination described herein.

Project and Location: The City of Industry will be considering a request by Verizon Wireless for Conditional Use Permit 14-11 to establish and operate a 60'-0" tall monopole wireless telecommunications facility at 17766 Rowland Street in the City of Industry.

Environmental Determination: After reviewing the Initial Study for the project, the Planning Director has determined that this project will not have a significant effect on the environment and a Negative Declaration (ND) has been prepared and is recommended for adoption at the public hearing described below. The ND reflects the independent judgment of City staff and considers project design features, site and surrounding environmental conditions, previous environmental evaluations, standard construction/engineering practices, and potential future projects. The project location does not include any sites listed on an Environmental Protection Agency hazardous waste site list complied pursuant to Government Code Section 65962.5.

Review Period. The ND is available for a minimum 20-day public review period beginning March 20, 2015, and ending April 8, 2015. Comments on the adequacy of the document must be received by the City prior to final approval on the date listed below. Copies of all relevant material are on file in the office of the Planning Director, located at the address listed below.

Public Hearing: The Planning Commission is tentatively scheduled to consider Conditional Use Permit 14-11 and the accompanying ND at a meeting to be held on April 9, 2015, at 8:00 AM. The meeting will be held in the City of Industry Council Chambers, located at 15651 E. Stafford Street, City of Industry, CA 91744.

Questions and Comments: Questions and written comments should be directed to the Troy Helling, Senior Planner at:

City Administrative Offices
15625 E. Stafford Street, Suite 100
P.O. Box 3366
City of Industry, CA 91744
(626) 333-2211

JN 9151

March 2015 | Initial Study

Verizon Cell Tower

City of Industry

Prepared for:

City of Industry
Contact: Troy Helling, Senior Planner
15625 East Stafford, Suite 100
City of Industry, California 91774-0366
626.333.2211

Prepared by:

PlaceWorks
Contact: Dwayne Mears, Principal, Environmental Services
3 MacArthur Place, Suite 1100
Santa Ana, California 92707
714.966.9220
info@placeworks.com
www.placeworks.com

IND-07.138

PLACEWORKS

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1. Introduction

The project applicant, Verizon Wireless, Inc., is seeking approval of a conditional use permit (CUP) by the City of Industry for installation and operation of a cell phone tower and associated ground-mounted equipment in a 600-square-foot site at 17766 Rowland Street in the City of Industry. The project site is part of a paved parking lot at the south end of an industrial property. The tops of the tower-mounted antennas would be 60 feet above the ground surface.

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA), as amended, to determine if approval of the discretionary action requested and subsequent development could have a significant impact on the environment. This analysis will also provide the City of Industry with information to document the potential impacts of the proposed project.

1.1 PROJECT LOCATION

The project site is in the City of Industry in the San Gabriel Valley in eastern Los Angeles County. It is in the part of the City of Industry that is surrounded by the Community of South San Jose Hills in unincorporated Los Angeles County to the north and the unincorporated community of Rowland Heights to the south. Regional access to the site is from State Route 60 (SR-60) via the Fullerton Avenue ramps, 0.7 mile to the southeast (see Figure 1, *Regional Location*). The project site is on a paved parking lot at the south end of an industrial property at 17766 Rowland Street (see Figures 2, *Local Vicinity,* and 3, *Aerial Photograph*). The Assessor's Parcel Number of the property is 8264-010-043.

1.2 ENVIRONMENTAL SETTING

1.2.1 Existing Land Use

The project site is part of a paved parking lot at the south end of an industrial property containing five buildings:

- Three contiguous buildings form a long, narrow rectangle on the western boundary. From north to south they are addressed 17766, 17770, and 17776 and 17780 Rowland Street.
  - 17766 Rowland Street is occupied by an Amiga Shoes distribution facility.
  - 17770 Rowland Street is vacant.
  - 17776 is occupied by a warehouse and 17780 Rowland Street by a firewood company.
- A vacant metal industrial building is in the central part of the parcel at 17788 Rowland Street.

- A shoe distribution facility is in the northeast part of the parcel at 17798-A Ajax Circle.[1]

The firewood company at 17780 Rowland Street is the unit nearest the project site. The project site is currently used for truck and truck trailer parking (see Figure 4, *Site Photographs*).

1.2.2 Surrounding Land Use

Land uses surrounding the industrial property containing the project site consist of other industrial and distribution uses:

- To the east: a shoe distribution facility at 17900 Ajax Circle.
- To the north across Rowland Street (from east to west): a computer equipment distributor at 17837 Rowland Street, a vacant lot with a "Buildings for Sale" sign, and an Asian television and internet media company at 17755 Rowland Street.
- To the west: a driveway for the Alta-Dena Dairy distribution facility and a heating and air conditioning parts warehouse.
- To the south: an Alta-Dena Dairy distribution facility at 17851 Railroad Avenue (see Figure 3, *Aerial Photograph*). The northern end of that property extends east of the project site and is landscaped with vegetation, including approximately two dozen eucalyptus trees. About 20 feet south of the project site on the same property is a 60-foot-high pole-mounted parking lot light.

1.3 PROJECT DESCRIPTION

1.3.1 Purpose

Cell Phone Signal in Project Region

Cell phone signal strength is measured in decibel-milliwatts (dBm). The dBm scale is logarithmic—that is, 10 dBm is 10 times greater than one dBm, 20 dBm is 100 times greater than 1 dBm, and so forth. Cell-phone signal strength is a fraction of a milliwatt, so the dBm is expressed as a negative number. For example, cell phone signal strength ranges from about -75 dBm near a cell phone tower to -120 dBm at the outer edge of the service area (Laroccasolutions.com 2015). Thus -75 dBm stands for about 3×10^{-8} milliwatt, and -120 dBm stands for about 10^{-12} milliwatt. Greater signal strength is denoted by smaller negative numbers, and lower strength by larger negative numbers.

Existing Conditions

A band of relatively weak Verizon signal strength—between -85 and -95 dBm—extends northeast-southwest through the south-central San Gabriel Valley and central Puente Hills. In the vicinity of the project site, this

[1] Ajax Circle is a private driveway on an industrial property, and intersects Rowland Street opposite its intersection with Ajax Avenue, a public street.

signal band is about 0.8 mile wide and extends from near Chestnut Court on the west to just west of Fullerton Road on the east.

Postproject Conditions

The project would remedy the existing band of relatively weak signal to greater than -75 dBm in an area approximately bounded by SR-60 on the south, Chestnut Court on the west, Samuelson Street on the east, and San Jose Avenue on the north (Verizon 2014). (San Jose Avenue is a continuation of Rowland Street east from Lawson Street, which is east of the project site.)

1.3.2 Proposed Land Use

The project site is 600 square feet next to the south property line.

Pole and Pole-Mounted Equipment

The proposed cell tower would be a 60-foot monopole, with three horizontal antenna arms mounted 56 feet high on the pole and each arm holding the following equipment:

- 12 panel antennas, four on each arm
- 12 remote radio units, one connected to each panel antenna
- Two surge protectors

The highest equipment would be the panel antennas, which would extend to 60 feet high, the same height as the pole.

A four-foot-diameter microwave antenna would be mounted on the pole at 45 feet above ground level (see Figure 5, *Elevations*).

Ground-Mounted Equipment

The project would install a concrete pad to support several cabinets for ground-mounted equipment, including a 10 kilowatt emergency generator and two additional surge protectors. An enclosure for the tower and equipment pad would consist of new chain-link fencing with slats around the north and west sides of the site, and existing fencing on the property perimeter on the south and east sides of the site. A 12-foot-wide double gate in the northwest side of the fence would provide maintenance and emergency access into the site (see Figure 6, *Site Plan*).

Conduits

Underground power and telecommunications conduits would be installed from the equipment pad to Rowland Street, then west to an existing utility pole near the property boundary.

Parking

One parking space next to the west end of the proposed enclosure would be designated for Verizon Wireless use, but that use would not be exclusive; that is, it would be available to others when not needed by Verizon Wireless.

Maintenance

Maintenance personnel would access the site once or twice per month for routine maintenance and optimization.

1.3.3 Project Phasing

Upon approval of the CUP by the City of Industry, the project would be built in one phase. Construction would last about one month.

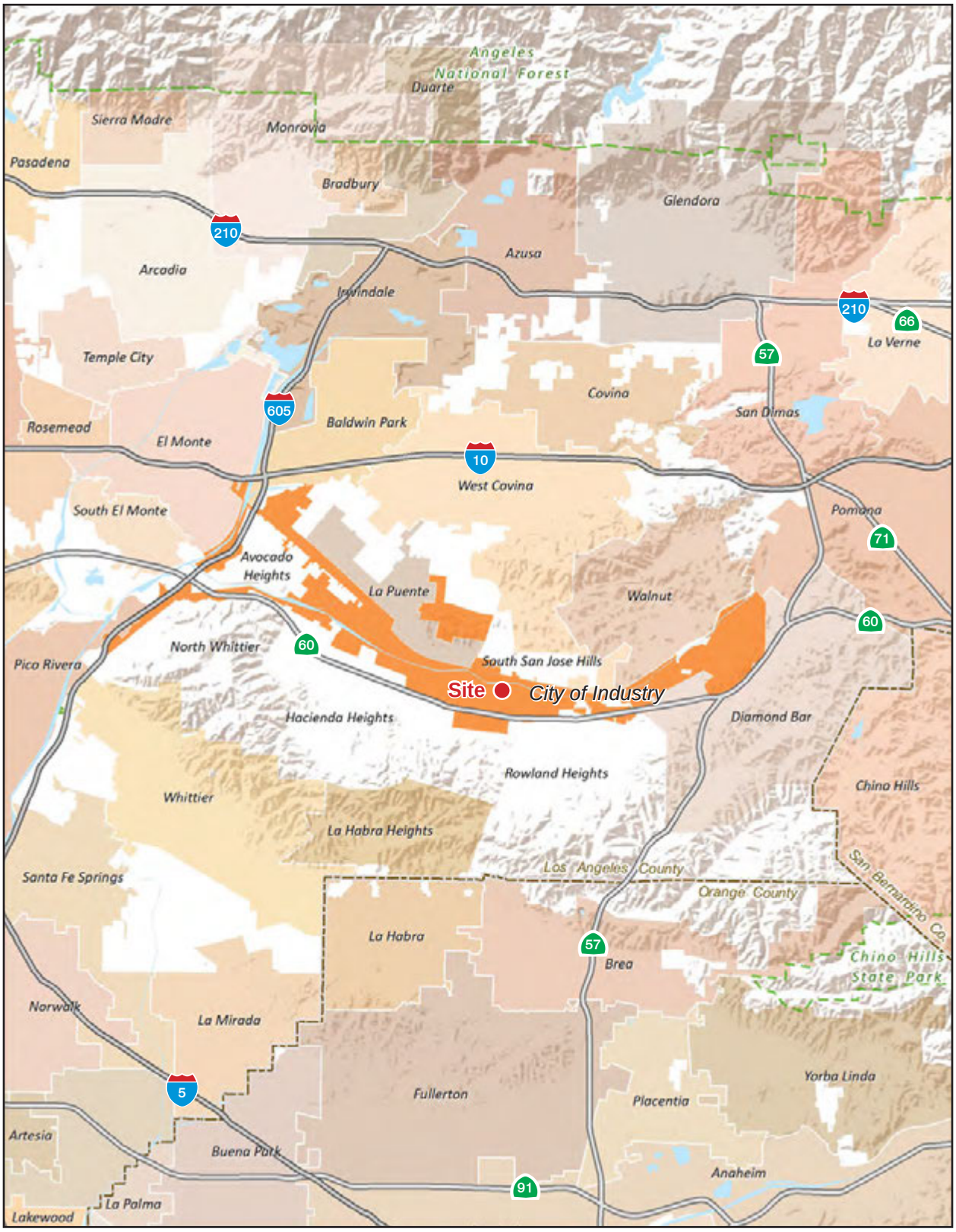
1.4 EXISTING ZONING AND GENERAL PLAN

The existing zoning designation onsite is Industrial (I), and the existing General Plan designation is Employment.

1.5 CITY ACTION REQUESTED

Approval of a CUP, which is a discretionary permit issued by a hearing body to allow a conditional use that may or may not be allowable under the zoning code. If approval is granted, the developer must meet certain conditions to harmonize the project with its surroundings. Each application is considered on its individual merits. CUPs require a public hearing and, if approval is granted, are usually subject to the fulfillment of certain conditions by the developer. Approval of a CUP is not a change in zoning (ILG 2010).

Figure 1 - Regional Location
1. Introduction



Note: Unincorporated county areas shown in white.

0 3
Scale (Miles)

Source: ESRI, 2015.

1. Introduction

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Figure 2 - Local Vicinity
1. Introduction

Subject Property

0 500
Scale (Feet)

Source: ESRI, 2014.

1. Introduction

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Figure 3 - Aerial Photograph
1. Introduction

Subject Property

0 200
Scale (Feet)

Source: Google Earth Pro, 2015

1. Introduction

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Figure 4 - Site Photographs
1. Introduction

View of the east part of the project site looking southeast. An end of a truck trailer on the site is at the right. A propane tank in the southeast corner of the site is at center. A dairy distribution facility south of the site is in the background.

View of the project site looking south showing a truck trailer onsite. A pole-mounted parking lot light on the dairy distribution property is above the truck trailer.

View looking southwest from north of the site showing the fire-wood company at 17780 Rowland Street just northeast of the site.

View looking north from the site showing the vacant metal industrial building at 17788 Rowland Street.

View looking northwest from the site. The industrial building at 17770 Rowland Street is at center, and part of the vacant building at 17788 Rowland Street is at the right.

View looking east from the project site showing eucalyptus trees on part of the dairy distribution property, and part of the north end of that property's parking lot.

1. Introduction

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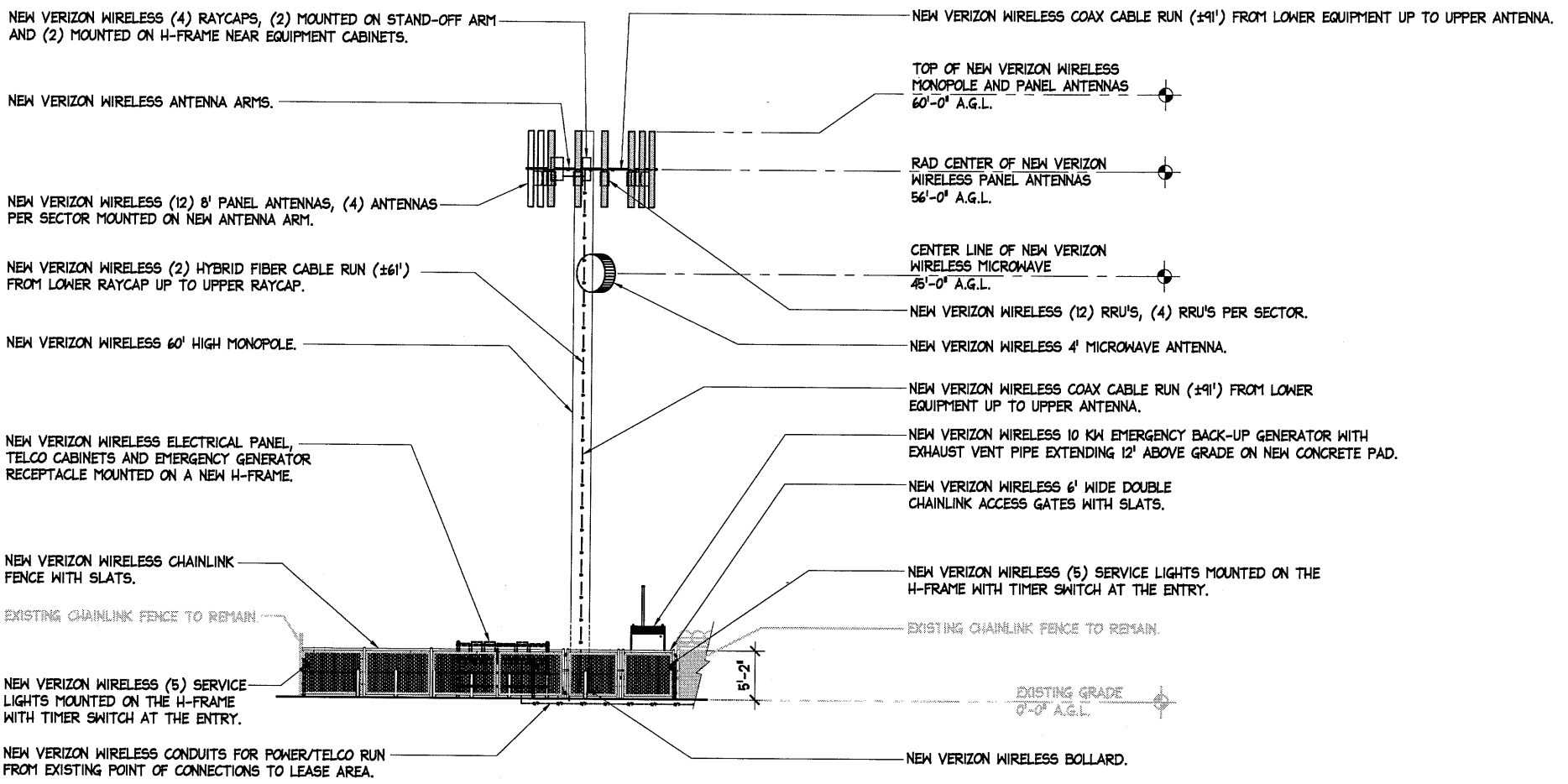
Figure 5 - Elevations
1. Introduction



Source: ACO Architects, 2014

1. Introduction

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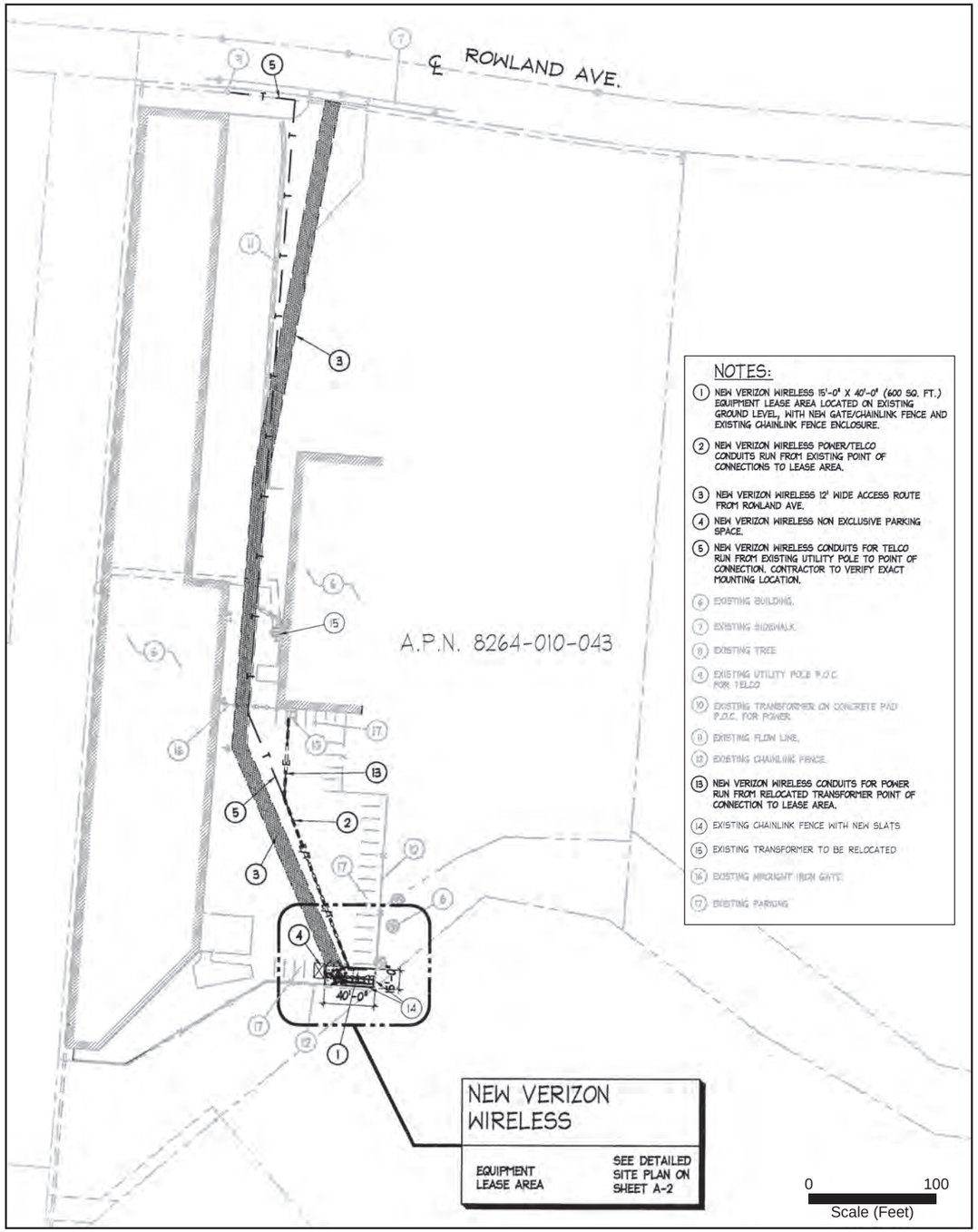
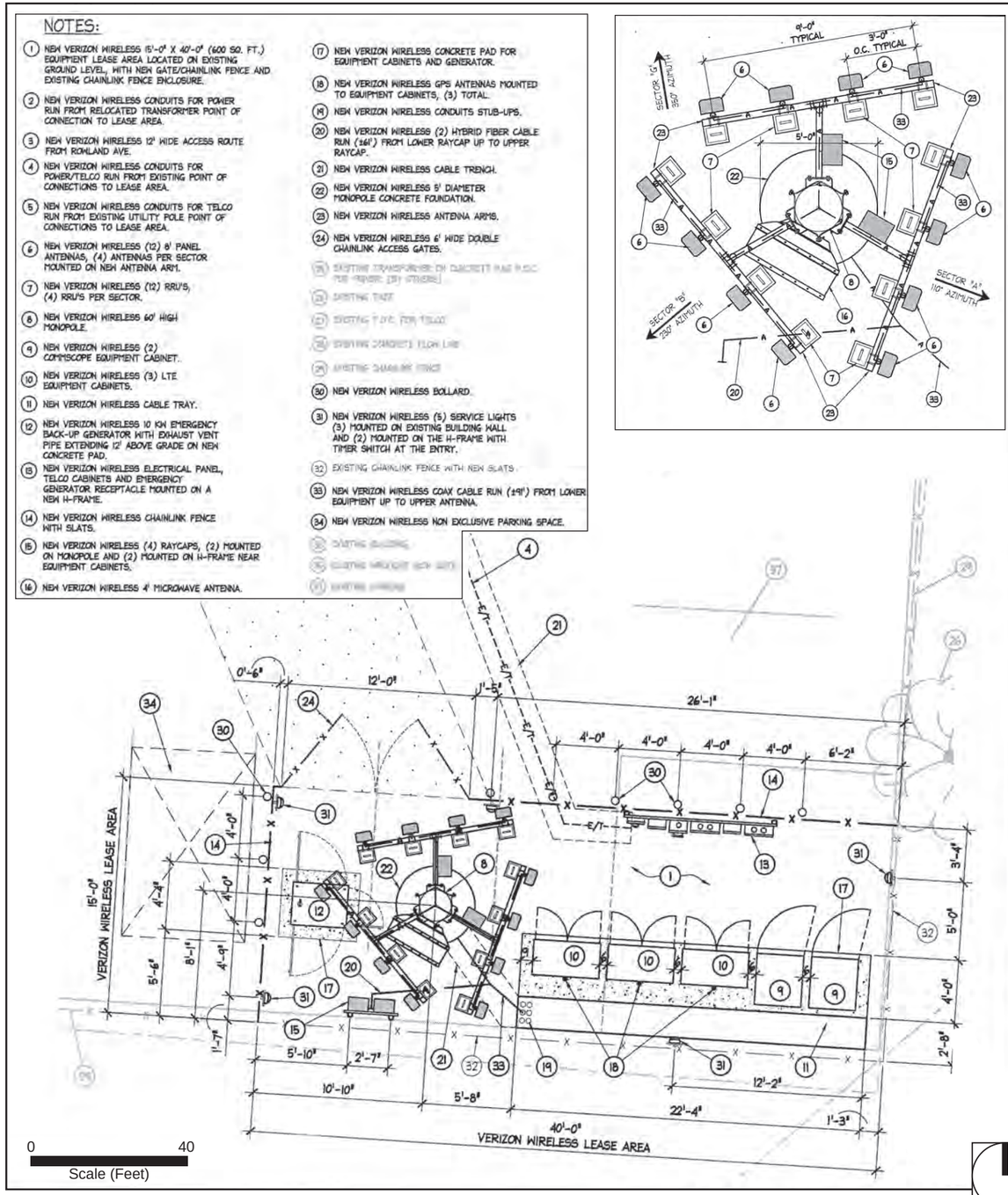
Figure 6 - Site Plan
1. Introduction





Source: ACO Architects, 2014

1. Introduction

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2. Environmental Checklist

2.1 BACKGROUND

1. **Project Title:** Verizon Cell Tower

2. **Lead Agency Name and Address:**
   City of Industry
   15625 East Stafford, Suite 100
   P.O. Box 3366
   City of Industry, CA 91744-0366

3. **Contact Person and Phone Number:**
   Troy Helling, Senior Planner
   626.333.2211

4. **Project Location:**
   The project site is in the City of Industry. The site is part of a paved parking lot at the south end of an industrial property with addresses of 17766, 17770, 17776, 17780, and 17788 Rowland Street and 17798-A Ajax Circle.

5. **Project Sponsor's Name and Address:**
   Verizon Wireless
   1750 E. Ocean Blvd #906
   Long Beach, CA 90802

6. **General Plan Designation:** Employment

7. **Zoning:** Industrial (I)

8. **Description of Project**:
   The project consists of construction and operation of a cell tower with antennas and other equipment, a concrete equipment pad, and several ground-mounted cabinets of related equipment, and installation of underground telecommunications and power conduits through the parking lot of the subject property to an existing utility pole on the property frontage on the south side of Rowland Street.

9. **Surrounding Land Uses and Setting**:
   Land uses on the subject property consist of two shoe distribution facilities, a warehouse, and a firewood company. A vacant metal industrial building is in the middle of the parcel. The parcel is surrounded by a dairy distribution facility to the south; a heating and air conditioning parts store to the west; a shoe distribution facility to the east; and to the north across Rowland Street by a computer equipment distributor, a vacant lot, and a television and internet media company.

2. Environmental Checklist

10. Other Public Agencies Whose Approval Is Required:

- Los Angeles County Fire Department
- Los Angeles County Public Works Department
- South Coast Air Quality Management District
- State Water Resource Control Board

2.2 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.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☐ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities/Service Systems	☐ Mandatory Findings of Significance

2.3 EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g. the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) **Earlier Analysis Used.** Identify and state where they are available for review.

   b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

2. Environmental Checklist

c) **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

   b) the mitigation measure identified, if any, to reduce the impact to less than significant.

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management 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?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	
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 Game or US Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
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?				X
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?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
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?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
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?				X
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
XIV. 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 public services:				
a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
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?				X
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?			X	

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in a determination by the waste water 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?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?			X	
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.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

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3. Environmental Analysis

Section 2.3 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions in the checklist and identifies mitigation measures, if applicable.

3.1 AESTHETICS

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

Less Than Significant Impact. No scenic vistas are visible from the site due to intervening buildings. Vistas of the San Gabriel Mountains to the north and the Puente Hills to the south are visible from some areas near the site. The nearest public right-of-way to the site is Rowland Street, about 700 feet to the north. The nearest land uses on which private views could be affected are residential uses in South San Jose Hills about 0.7 mile to the north and in Rowland Heights about 0.65 mile to the south. Considering the distances from the tower to the nearest private viewers, the proposed tower would not substantially block scenic vistas from those residential land uses. Impacts would be less than significant, and no mitigation is needed.

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

No Impact. There are no scenic resources onsite, since the site is part of a paved parking lot. The nearest designated state scenic highway is SR-91, about 12 miles to the southeast (Caltrans 2011). Project development would not damage scenic resources in a state scenic highway, and no impact would occur.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

No Impact. Project development would not degrade the visual character of the project site or its surroundings. The project site is part of a paved parking lot on an industrial property surrounded by other distribution/warehouse uses. Development of the cell tower would not damage the eucalyptus trees on the Alta-Dena Dairy property east of the project site. There are several existing towers and poles near the project site of roughly similar height to the proposed tower, including pole-mounted parking lot lights on the Alta-Dena property abutting the project site to the south and a communications tower on a media company property at 17755 Rowland Street northwest of the site. No impact would occur.

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

No Impact. Service lights would be mounted on H-frames about three feet above the proposed concrete pad. The service lights would be used during maintenance work on the ground-mounted equipment and would not be operated continuously. No lights would be installed on the monopole. A pole-mounted parking lot light—nearly the same height as the proposed cell tower—is about 20 feet south of the project site on the Alta-Dena property. There are numerous exterior building lights and parking lot lights on the project site

property and surrounding properties. The proposed cell tower would not create a substantial new source of nighttime lighting. The tower and antennas would have low-glare surfaces and would not create a new source of substantial glare. No impact would occur.

3.2 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

No Impact. Project development would not convert mapped important farmland to nonagricultural uses. The San Gabriel Valley, including the project site, is not mapped on the California Important Farmland Finder maintained by the Division of Land Resource Protection. The project site is part of an industrial property and is not in agricultural use. No impact would occur.

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

No Impact. Development of the proposed cell tower would not conflict with zoning for agricultural use or a Williamson Act contract. The site is zoned Industrial (I). 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. No Williamson Act contracts are in effect for the project site. No impact would occur.

c) 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 project site is zoned Industrial (I) and is not zoned for forest land, timberland, or timberland production. Project development would not conflict with any such zones, and no impact would occur.

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

No Impact. The project site is part of a paved parking lot. Project development would not cause a loss of forest land or convert forest land to nonforest use, and no impact would occur.

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

No Impact. The project site is in an industrial area; thus, project development would not indirectly cause conversion of farmland or forest land to nonagricultural use. No impact would occur.

3.3 AIR QUALITY

The Air Quality section addresses the impacts of the proposed project on ambient air quality and the exposure of people, especially sensitive individuals, to unhealthful pollutant concentrations.

The primary air pollutants of concern for which ambient air quality standards (AAQS) have been established are ozone (O_3), carbon monoxide (CO), coarse inhalable particulate matter (PM_{10}), fine inhalable particulate matter ($PM_{2.5}$), sulfur dioxide (SO_2), nitrogen dioxides (NO_2), and lead (Pb). Areas are classified under the federal and California Clean Air Acts as in either attainment or nonattainment for each criteria pollutant based on whether the AAQS have been achieved. The South Coast Air Basin (SoCAB), which is managed by the South Coast Air Quality Management District (SCAQMD), is designated nonattainment for O_3, and $PM_{2.5}$ under the California and National AAQS, nonattainment for PM_{10} under the California AAQS, and nonattainment for lead (Los Angeles County only) under the National AAQS (CARB 2014).

Where available, the significance criteria established by the applicable air quality management 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?

No Impact. A consistency determination plays an important role in local agency project review by linking local planning and individual projects to the air quality management plan (AQMP). It fulfills the CEQA goal of informing decision makers of the environmental efforts of the project under consideration at an early enough stage to ensure that air quality concerns are fully addressed. It also provides the local agency with ongoing information as to whether they are contributing to clean air goals in the AQMP. The project site is in the SoCAB, managed by SCAQMD, whose most recent AQMP was adopted on December 7, 2012.

Regional growth projections are used by SCAQMD to forecast future emission levels in the SoCAB. For southern California, these regional growth projections are provided by the Southern California Association of Governments (SCAG) and are partially based on land use designations in city/county general plans. Typically, only large, regionally significant projects have the potential to affect the regional growth projections. The proposed project would consist of an unmanned 60-foot-tall cell tower and is not a regionally significant project nor has the potential to substantially affect housing, employment, or population estimates in the southern California region that would warrant Intergovernmental Review by SCAG. Therefore, the project would not affect the regional emissions inventory or conflict with strategies in the AQMP to attain the AAQS.

The diesel-fueled emergency generator would require a permit to construct/operate from the SCAQMD and would only be operated as necessary during loss of utility power. Periodic testing of the emergency generator

would take place for approximately half an hour once or twice per month during regular maintenance. Operation of the cell phone tower would not generate substantial air pollutants. Regional emissions generated by construction and operation of the proposed project would be less than the SCAQMD emissions thresholds and would not be considered by SCAQMD to be a substantial source of air pollutant emissions that would have the potential to affect the attainment designations in the SoCAB. Therefore, the project would not affect the regional emissions inventory or conflict with strategies in the AQMP. Impacts are less than significant, and no mitigation measures are required.

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

Less Than Significant Impact. The following describes project-related impacts from short-term construction activities and long-term operation of the proposed project.

Short-Term Air Quality Impacts

Construction activities would result in the generation of air pollutants. These emissions would primarily be 1) exhaust emissions from off-road diesel-powered construction equipment; 2) dust generated by grading, earthmoving, and other construction activities; and 3) exhaust emissions from on-road vehicles.

Construction of the proposed cell tower would generate minimal amounts of air pollutants from construction equipment exhaust and fugitive dust from soil disturbance during demolition of the existing asphalt, construction of a concrete pad, drilling to accommodate the monopole structure, and installation of service equipment (see Figures 5 and 6, and reference Appendix A). Construction activities would take approximately one month. Construction emissions were estimated using the California Emissions Estimator Model (CalEEMod), version 2013.2.2. Results of the construction emission modeling are shown in Table 1, *Maximum Daily Regional Construction Emissions*. As shown in the table, air pollutant emissions from construction-related activities would be less than their respective SCAQMD regional significance threshold values. Therefore, air quality impacts from project-related construction activities would be less than significant. No mitigation measures are required.

Table 1 Maximum Daily Regional Construction Emissions

	Criteria Air Pollutants (lbs/day)[1,2]					
Source	VOC	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Cell Tower Installation	2	16	12	<1	1	1
Maximum Daily Emissions	2	16	12	<1	1	1
SCAQMD Regional Threshold	75	100	550	150	150	55
Exceeds Regional Threshold?	No	No	No	No	No	No

Source: CalEEMod Version 2013.2.2
Notes: Totals may not equal 100 percent due to rounding.
[1] Construction information is based on the preliminary information provided by the applicant. Where specific information regarding project-related construction activities was not available, construction assumptions were based on CalEEMod defaults, which are based on construction surveys conducted by SCAQMD of construction equipment and phasing for comparable projects.
[2] ncludes implementation of fugitive dust control measures required by SCAQMD under Rule 403, including watering disturbed areas a minimum of two times per day, reducing speed limit to 15 miles per hour on unpaved surfaces, replacing ground cover quickly, and street sweeping with Rule 1186–compliant sweepers. Modeling also assumes a VOC of 100 g/L for paints pursuant to SCAQMD Rule 1113.

Long-Term Operation-Related Air Quality Impact

Long-term air pollutant emissions of the project would be generated by the operation of the emergency diesel generator onsite. The emergency generator would require a "permit to construct/operate" from the SCAQMD. These generators by definition only operate intermittently during emergency conditions and are restricted by permit conditions to operate less than 200 hours per year. The generator would also generate emissions during the scheduled diesel generator test runs. The generator is scheduled to be tested for half an hour once or twice per month. Criteria air pollutant emissions for the scheduled generator test runs were modeled using CalEEMod. Table 2, *Maximum Daily Regional Operational Phase Emissions*, identifies criteria air pollutant emissions from the operation of the proposed project.

Table 2 Maximum Daily Regional Operational Phase Emissions

	Criteria Air Pollutants (lbs/day)					
Source	VOC	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Emergency Generator	<1	<1	<1	<1	<1	<1
Total Emissions	<1	<1	<1	<1	<1	<1
SCAQMD Regional Threshold	55	55	550	150	150	55
Exceeds Regional Threshold?	No	No	No	No	No	No

Source: CalEEMod Version 2013.2.2.
Notes: Totals may not equal 100 percent due to rounding.

As shown in the table, the project-related air pollutant emissions from the scheduled emergency generator test runs would not exceed the SCAQMD's regional emissions thresholds for operational activities. Overall, long-term, operation-related impacts to air quality would be less than significant, and no mitigation measures are necessary.

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

Less Than Significant Impact. The SoCAB is designated nonattainment for O_3 and $PM_{2.5}$ under the California and National AAQS, nonattainment for PM_{10} under the California AAQS, and nonattainment for lead under the National AAQS (CARB 2014). According to SCAQMD methodology, any project that does not exceed or can be mitigated to less than the daily threshold values would not add significantly to a cumulative impact (SCAQMD 1993). Construction and operational activities of the proposed project would not result in emissions in excess of SCAQMD's significant thresholds. Therefore, the project would not result in a cumulatively considerable net increase in criteria pollutants, and impacts would be less than significant. No mitigation measures are required.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. The proposed project could expose sensitive receptors to elevated pollutant concentrations if it would cause or contribute significantly to elevated pollutant concentration levels. Unlike

regional emissions, localized emissions are typically evaluated in terms of air concentration rather than mass so they can be more readily correlated to potential health effects.

Construction

LSTs

Localized significance thresholds (LSTs) are based on the California AAQS, which are the most stringent to provide a margin of safety in the protection of public health and welfare. They are designated to protect sensitive receptors most susceptible to further respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and people engaged in strenuous work or exercise. Construction LSTs are based on the size of the project site, distance to the nearest sensitive receptor, and Source Receptor Area (SRA). Although employees at adjacent commercial/industrial land uses are not sensitive receptors, SCAQMD requires evaluation—in accordance with the LST methodology—of nonsensitive receptors when AAQS averaging time is less than 24 hours.

Air pollutant emissions generated by construction activities are anticipated to cause temporary increases in air pollutant concentrations. Table 3, *Localized Construction Emissions*, shows the maximum daily construction emissions (lbs per day) generated during onsite construction activities compared with the SCAQMD's LSTs. As shown in this table, construction activities would not exceed the LSTs. Therefore, localized impacts would be less than significant, and no mitigation measures are required.

Table 3 Localized Construction Emissions

	Pollutants(lbs/day)[1,2]			
Source	NO_X	CO	PM_{10}	$PM_{2.5}$
Cell Tower Installation	15	10	1	1
SCAQMD =<1.00-acre LST	83	673	228	134
Exceeds LST?	No	No	No	No

Source: CalEEMod Version 2013.2.2; SCAQMD, Appendix A, Localized Significance Methodology, 2006, October.

Notes: In accordance with SCAQMD methodology, only onsite stationary sources are included in the analysis. NO_X and CO construction LSTs are based on nonresidential receptors within 82 feet (25 meters) of a 0.01-acre site in SRA 11. PM_{10} and $PM_{2.5}$ construction LSTs are based on residential receptors within 2,431 feet (741 meters) of a 0.01-acre site in SRA 11.

1 Construction information is based on the preliminary information provided by the applicant. Where specific information regarding project-related construction activities was not available, construction assumptions were based on CalEEMod defaults, which are based on construction surveys conducted by SCAQMD of construction equipment and phasing for comparable projects.

2 Includes implementation of fugitive dust control measures required by SCAQMD under Rule 403, including watering disturbed areas a minimum of two times per day, reducing speed limit to 15 miles per hour on unpaved surfaces, replacing ground cover quickly, and street sweeping with Rule 1186–compliant sweepers. Modeling also assumes a VOC of 100 g/L for paints pursuant to SCAQMD Rule 1113.

Operational

LSTs

Table 4, *Localized Onsite Operational Emissions*, shows localized maximum daily operational emissions from the scheduled generator test runs. As shown in this table, maximum daily operational emissions would not exceed SCAQMD operational phase LSTs. Therefore, operational emissions would not exceed the California AAQS, and project operation would not expose sensitive receptors to substantial pollutant concentrations. Operational LST impacts would be less than significant, and no mitigation measures are required.

Table 4 Localized Onsite Operational Emissions

Source	Pollutants (lbs/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Emergency Generator	<1	<1	<1	<1
Maximum Daily Onsite Operation Emissions	<1	<1	<1	<1
SCAQMD LST	83	673	55	32
Exceeds LST?	No	No	No	No

Source: CalEEMod Version 2013.2.2; SCAQMD, Appendix A, Localized Significance Methodology, 2006, October.
Notes: In accordance with SCAQMD methodology, only onsite stationary sources are included in the analysis. NO_X and CO construction LSTs are based on nonresidential receptors within 82 feet (25 meters) of a 0.01-acre site in SRA 11. PM_{10} and $PM_{2.5}$ construction LSTs are based on residential receptors within 2,431 feet (741 meters) of a 0.01-acre site in SRA 11.

Carbon Monoxide Hotspots

Areas of vehicle congestion have the potential to create pockets of CO called hotspots, which can exceed the state one-hour standard of 20 parts per million (ppm) or the eight-hour standard of 9.0 ppm. Because CO is produced in greatest quantities from vehicle combustion and does not readily disperse into the atmosphere, adherence to ambient air quality standards is typically demonstrated through an analysis of localized CO concentrations. Hot spots are typically produced at intersections, where traffic congestion is highest because vehicles queue for longer periods and are subject to reduced speeds.

The SoCAB has been designated attainment under both the National and California AAQS for CO. Under existing and future vehicle emission rates, a project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour—or 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited—in order to generate a significant CO impact (BAAQMD 2011). The proposed project would generate minimal trips from cell tower maintenance activities once or twice a month. These trips are significantly less than the volumes cited above. Furthermore, the SoCAB has since been designated attainment under both the National and California AAQS for CO. The project would not have the potential to substantially increase CO hotspots at intersections in the vicinity of the project site. Localized air quality impacts related to mobile-source emissions would be less than significant, and no mitigation measures are required.

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

Less Than Significant Impact. The proposed project would not result in objectionable odors. The threshold for odor is if a project creates an odor nuisance pursuant to SCAQMD Rule 402, Nuisance, which states:

> A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

The type of facilities that are considered to have objectionable odors include wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. Cell tower operations would not result in the types of odors generated by the aforementioned land uses.

During construction and emergency generator operation activities, equipment exhaust and application of asphalt would temporarily generate odors. Any construction- and operation-related odor emissions would be temporary and intermittent. Additionally, noxious odors would be confined to the immediate vicinity of the equipment. By the time such emissions reach any sensitive receptor sites, they would be diluted to well below any level of air quality concern. Therefore, impacts associated with operation- and construction-generated odors would be less than significant, and no mitigation measures are required.

3.4 BIOLOGICAL RESOURCES

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

No Impact. Special status species include: those listed as endangered or threatened under the federal Endangered Species Act or California Endangered Species Act; species otherwise given certain designations by the California Department of Fish and Wildlife; and plant species listed as rare by the California Native Plant Society. The project site is part of a paved parking lot; it is not vegetated and not suitable habitat for any special status species. Project development would not impact special status species directly or through habitat modification.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?

No Impact. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies; that are known to provide habitat for sensitive animal or plant species; or are known to be important wildlife corridors. Riparian habitats are those occurring along the banks of rivers and streams. Project development would not impact sensitive natural communities or riparian habitats, because the project site is part of a paved parking lot on an industrial property.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. The site is part of a paved parking lot, and there are no wetlands onsite. No impact would occur.

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

Less Than Significant Impact. The project site is part of an industrial property fenced on its east, west, and south sides and in a built-out urbanized area; thus, the site is not available for overland wildlife movement.

Communication towers pose hazards to migratory birds, especially night-migrating birds. The U.S. Fish and Wildlife Service (USFWS) issued revised voluntary standards for communication tower design in 2013. The USFWS considers the optimal tower design for minimizing hazards to birds to be under 200 feet high, unlit, unguyed, and of monopole or lattice construction (USFWS 2013). The proposed cell tower would be a monopole 60 feet high, unlit, and unguyed. Thus, the proposed cell tower would not pose a substantial hazard to migratory birds, and impacts would be less than significant.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. There are no trees or other vegetation onsite, and project development would not conflict with local policies protecting biological resources. No impact would occur.

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?

No Impact. Development of the proposed cell tower would not conflict with a habitat conservation plan or natural community conservation plan, since the project site is not in any such plan area. No impact would occur.

3.5 CULTURAL RESOURCES

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally a resource is considered to be "historically significant" if it meets one of the following criteria:

i) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

ii) Is associated with the lives of persons important in our past;

iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values;

iv) Has yielded, or may be likely to yield, information important in prehistory or history.

3. Environmental Analysis

Less Than Significant Impact. The project site property has been developed with the current industrial buildings since between 1972 and 1965. From at least 1963 through 1965, the site was developed with several long, narrow rectangular buildings on a property appearing to extend east and northeast from the project site and larger than the current industrial property. Most of the property appears to have been in dry-land or grass-crop agricultural use. It is unclear from aerial photographs whether those buildings were industrial uses or agricultural uses such as poultry houses. The metal industrial building northeast of the project site was present from at least 1972 (NETR 2015).

Project development would not involve alteration or demolition of existing structures on the project site's property or surrounding properties. Impacts to historical resources would be less than significant.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact. Archaeological resources are prehistoric or historic evidence of past human activities, including structural ruins and buried resources. The concrete foundation for the tower would be 5 feet in diameter and about 15 feet below ground surface. Installation of the concrete pad would disturb soils previously disturbed by construction of the existing parking lot. There is some possibility that prehistoric and/or historic archaeological resources could be buried in site soils and could be damaged by the project's ground-disturbing activities. In the event that archaeological resources are unearthed during project grading and/or construction activities, ground disturbance must be stopped within 50 feet of the discovery until the discovery can be evaluated by a qualified archaeologist. Impacts would be less than significant.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. Paleontological resources are fossils, that is, evidence of past life on earth, including bones, shells, leaves, tracks, burrows, and impressions. The site is underlain by Quaternary alluvial fan deposits of gravel, sand, and silt from the late to middle Pleistocene Epoch. The Pleistocene Epoch extends from about 1.8 million years ago to about 11,500 years ago (USGS 2006). There is some possibility that fossils could be present in site soils and thus could be damaged by project grading and/or construction activities. In the event that fossils are unearthed during project grading and/or construction activities, ground disturbance must be stopped within 50 feet of the discovery until the discovery can be evaluated by a qualified paleontologist. The project site is flat, and there are no unique geological features onsite. Impacts would be less than significant.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. California Health and Safety Code Section 7050.5 requires that if human remains are discovered on a project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe

the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The project would comply with existing law, and potential impacts to human remains would be less than significant.

3.6 GEOLOGY AND SOILS

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

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. The Alquist-Priolo Earthquake Fault Zoning Act was passed to prevent construction of buildings used for human occupancy on the surface of active faults, in order to minimize the hazard of surface rupture of a fault to people and buildings. Before cities and counties can permit development within Alquist-Priolo Earthquake Fault Zones, geologic investigations are required to show that the sites are not threatened by surface rupture from future earthquakes. Earthquake faults are considered active if surface rupture has occurred within the last 11,000 years. There are no known active faults and no Alquist-Priolo Earthquake Fault Zones on or next to the project site. The nearest active fault mapped by the California Geological Survey is the Whittier Fault, about three miles to the south (CGS 2013). In addition, the project would not construct buildings for human occupancy. No impact would occur.

ii) Strong seismic ground shaking?

Less Than Significant Impact. Several active faults are known in the project region, including the Whittier Fault three miles to the south; the Raymond Fault 11.5 miles to the northwest; the Cucamonga Fault 16 miles to the northeast; and the Chino Fault 12 miles to the east (CGS 2013). Strong ground shaking is very likely to occur onsite during the design lifetime of the proposed tower. The tower would be built to requirements in Section 3108 of the California Building Code (CBC; California Code of Regulations, Title 24, Part 2) and industry standards in the Telecommunications Industry Association's Standard TIA 222-G, "Structural Standard for Antenna Supporting Structures and Antennas."[2,3] Impacts would be less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction refers to loose, saturated sand or silt deposits that behave as a liquid and lose their load-supporting capability when strongly shaken. Loose granular soils and silts that are saturated by relatively shallow groundwater are susceptible to liquefaction. The project site is in a zone of required investigation for liquefaction mapped by the California Geological Survey (CGS 1998).

[2] The current California Building Code is the 2013 CBC that took effect January 1, 2014.
[3] The Telecommunications Industry Association is accredited by the American National Standards Institute (ANSI) to develop voluntary industry standards for a variety of information and communications technology structures and equipment.

The proposed tower and equipment pad would be built to CBC requirements and to standards in TIA 222-G. Impacts would be less than significant.

iv) Landslides?

No Impact. The project site is a flat portion of a paved parking lot. Development of the proposed project would not cause landslide hazards, and no impact would occur.

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

Less Than Significant Impact. Project development would disturb limited amounts of soil for construction of the tower foundation and the equipment pad. The project would include implementation of best management practices (BMPs) for erosion control and sediment control pursuant to National Pollution Discharge Elimination System (NPDES) regulations implementing portions of the federal Clean Water Act. The City of Industry Director of Public Safety enforces NPDES regulations in the City. Impacts would be less than significant.

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. Project development would not cause significant hazards arising from liquefaction and landslides, as substantiated above in Sections 3.6.a.iii and 3.6.a.iv, respectively. Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer. The entire site would be paved at project completion, as the site is now. The project would implement measures to minimize liquefaction hazard in compliance with CBC regulations and TIA 222-G standards. Thus, project development would not cause substantial hazards related to lateral spreading.

Ground Subsidence

The major cause of ground subsidence is withdrawal of groundwater. The project site is underlain by the Main San Gabriel Valley Groundwater Basin. Groundwater levels in the basin are maintained by the Main San Gabriel Basin Watermaster. Substantial ground subsidence in the region is not expected, and project development would not cause substantial hazards related to subsidence. Impacts would be less than significant.

Collapsible Soils

Collapsible soils shrink upon being wetted and/or being subject to a load. The project engineer would assess subsurface site soils for suitability for supporting the proposed tower and equipment pad. If the engineer determines that existing site soils are not suitable for supporting the proposed improvements, the engineer would recommend measures to remedy the unsuitable soils. Impacts would be less than significant.

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

Less Than Significant Impact. Expansive soils shrink or swell as the moisture content decreases or increases, and structures built on such soils can shift, crack, or break. The project engineer would assess subsurface site soils for suitability for supporting the proposed tower and equipment pad. If the engineer determines that existing site soils are not suitable for supporting the proposed improvements, the engineer would recommend measures to remedy such unsuitable soils. Impacts would be less than significant.

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?

No Impact. The proposed cell tower would not generate wastewater, and the project would not involve septic tanks or other alternative wastewater disposal systems. No impact would occur.

3.7 GREENHOUSE GAS EMISSIONS

Scientists have concluded that human activities are contributing to global climate change by adding large amounts of heat-trapping gases, known as greenhouse gases (GHGs), into the atmosphere. The primary source of these GHG is fossil fuel use. The Intergovernmental Panel on Climate Change (IPCC) has identified four major GHG—water vapor, carbon dioxide (CO_2), methane (CH_4), and ozone (O_3)—that are the likely cause of an increase in global average temperatures observed within the 20th and 21st centuries. Other GHG identified by the IPCC that contribute to global warming to a lesser extent include nitrous oxide (N_2O), sulfur hexafluoride (SF_6), hydro fluorocarbons, perfluorocarbons, and chlorofluorocarbons.

This section analyzes the project's contribution to global climate change impacts in California through an analysis of project-related GHG emissions. Information on manufacture of cement, steel, and other "life-cycle" emissions that would occur as a result of the project are not included in the analysis.[4]

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations:

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

Less Than Significant Impact. Global climate change is not confined to a particular project area and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough greenhouse gas emissions on its own to influence global

[4] Life cycle emissions include indirect emissions associated with materials manufacture. However, these indirect emissions involve numerous parties, each of which is responsible for GHG emissions of their particular activity. The California Resources Agency, in adopting the CEQA Guidelines Amendments on GHG emissions, found that life cycle analysis was not warranted for project-specific CEQA analysis in most situations for a variety of reasons, including lack of control over some sources and the possibility of double-counting emissions (see "Final Statement of Reasons for Regulatory Action," December 2009). Because the amount of materials used during the operation or construction of the proposed project is not known, the origin of the raw materials purchased is not known, and manufacturing information for those raw materials are also not known, calculation of life cycle emissions would be speculative. A life-cycle analysis is not warranted (OPR 2008).

climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact.

The proposed project would generate GHG emissions from the emergency diesel generator operation activities. Annual GHG emissions were calculated for construction and operation of the project. Annual average construction emissions were amortized over 30 years and included in the emissions inventory to account for GHG emissions from the construction phase of the project. Project-related GHG emissions are shown in Table 5, *Project-Related GHG Emissions*. The proposed project at buildout would generate one metric ton of carbon dioxide-equivalent ($MTCO_2e$) emissions per year. The total GHG emissions onsite from the project would not exceed the SCAQMD's bright-line threshold of 3,000 $MTCO_2e$.[5] Therefore, the proposed project's cumulative contribution to GHG emissions is less than significant.

Table 5 Project-Related GHG Emissions

Source	$MTCO_2e$/year	Percent of Project Total
Emergency Diesel Generator	0.45	41%
Amortized Construction Emissions[1]	0.63	59%
Total Emissions	1.08	100%
SCAQMD's Proposed Screening Threshold	3,000	NA
Exceeds Proposed Screening Threshold	No	NA

Source: CalEEMod, Version 2013.2.2. Totals may not add up to 100 percent due to rounding.
Note : $MTCO_2e$: metric tons of carbon dioxide-equivalent
[1] Total construction emissions are amortized over 30 years.

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

No Impact. The California Air Resources Board (CARB) adopted the Scoping Plan on December 11, 2008. The Scoping Plan is California's GHG reduction strategy to achieve the state's GHG emissions reduction target established by Assembly Bill (AB) 32, which is 1990 levels by year 2020. Statewide strategies to reduce GHG emissions include the Low Carbon Fuel Standard, California Appliance Energy Efficiency regulations, California Renewable Energy Portfolio standard (RPS), changes in the corporate average fuel economy standards for motor vehicles, and other early action measures that would ensure the state is on target to achieve the GHG emissions reduction goals of AB 32.

To estimate the reductions necessary, CARB projected statewide 2020 business-as-usual (BAU) GHG emissions and identified that the state as a whole would be required to reduce GHG emissions by 28.5 percent from year 2020 BAU to achieve the target of AB 32 (CARB 2008). CARB has since updated the 2020 BAU forecast and forecasts a required reduction of 21.6 percent from BAU without the 33 percent RPS or 15.7 percent from the baseline adjusted to account for a 33 percent RPS (CARB 2012).

[5] This threshold of 3,000 $MTCO_2e$ for all land use types combined was proposed by SCAQMD's Working Group based on a survey of the GHG emissions inventory of CEQA projects. Approximately 90 percent of CEQA projects' GHG emissions inventories exceed 3,000 $MTCO_2e$, a potential threshold approach cited in CAPCOA's white paper, *CEQA and Climate Change*.

The primary source of GHG emissions related to the proposed project would be from the construction equipment and vehicles. These emissions would be minimal due to the short duration of construction and the minimal amount of equipment that would be used to construct the facility. Moreover, equipment and vehicles would be compliant with the Low Carbon Fuel Standard and the Heavy-Duty National Program where applicable. Therefore, the proposed project would not have the potential to interfere with the State of California's ability to achieve GHG reduction goals and strategies.

3.8 HAZARDS AND HAZARDOUS MATERIALS

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

Less Than Significant Impact. Project construction would involve use of small amounts of hazardous materials. The use, transport, storage, and disposal of hazardous materials must comply with existing regulations established by several agencies, including the Department of Toxic Substances Control, the EPA, the US Department of Transportation, the Occupational Safety & Health Administration, and the Los Angeles County Fire Department.[6] Project operation would not involve use of appreciable quantities of hazardous materials. Impacts would be less than significant.

Electromagnetic Radiation

The radio frequency (RF) emissions from cellular tower antennas are generally directed toward the horizon in a relatively narrow pattern in the vertical plane. In the case of sector (panel) antennas, the pattern is fan shaped, like a wedge cut from a pie. The maximum power radiated in any direction usually does not exceed 50 watts. As with all forms of electromagnetic energy, the power density decreases rapidly as one moves away from the antenna. Consequently, ground-level exposures are much less than exposures if one were at the same height and directly in front of the antenna.

Measurements made near typical cellular and personal communication service (PCS) installations, especially those with tower-mounted antennas, have shown that ground-level power densities are thousands of times less than the Federal Communications Commission's (FCC) limits for safe exposure. This makes it extremely unlikely that a member of the general public would be exposed to RF levels in excess of FCC guidelines due solely to cellular or PCS base station antennas on towers or monopoles (FCC 2015). Impacts would be less than significant.

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?

Less Than Significant Impact. The project construction contractor would maintain equipment and supplies for containing and cleaning up minor spills of hazardous materials and would train construction workers on such containment and cleanup. Considering the small amounts of hazardous materials the project

[6] The Los Angeles County Fire Department is the Certified Unified Program Agency (CUPA) for the City of Industry; the Certified Unified Program coordinates consistent enforcement of several state and federal regulations governing hazardous materials.

would use, it is very unlikely that project construction would result in an accidental release of hazardous materials of such a quantity and/or hazard that construction workers would be unable to contain and clean it up. In that event, the construction contractor would notify the Los Angeles County Fire Department immediately.

A propane tank for mobile equipment, such as a forklift, was on the ground at the southeast corner of the project site during a site visit on February 23, 2015 (see Figure 4). The propane tank would be removed before or during site preparation. Impacts would be less than significant.

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. There are no schools within 0.25 mile of the project site, and the nearest school to the site is about 1.1 mile to the northeast—Giano Intermediate School at 3223 Giano Avenue in the City of West Covina. Project development would not subject people at schools to substantial hazards through hazardous emissions or handling hazardous or acutely hazardous materials, and no impact would occur.

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?

Less Than Significant Impact. California Government Code Section 65962.5 requires the compiling of lists of the following types of hazardous materials sites: hazardous waste facilities subject to corrective action; hazardous waste discharges for which the State Water Quality Control Board has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated.

Environmental databases for three regulatory agency were searched for listings on the parcel containing the project site, and adjacent parcels, on February 24, 2015—GeoTracker, maintained by the State Water Resources Control Board; EnviroStor, maintained by the Department of Toxic Substances Control; and EnviroMapper, maintained by the EPA. One hazardous materials site is listed on the property containing the project site: Universal Motion Components, at 17788 Rowland Street—the vacant metal industrial building—is listed as a small quantity generator (SQG) of hazardous wastes.

Two sites are listed on neighboring properties:

- Santee Dairies at 17851 Railroad Street (the Alta-Dena Dairy bordering the south side of the project site) is listed on GeoTracker for a permitted underground storage tank.
    - Dean Foods of Southern California, at the same address, is listed on the Toxics Release Inventory for release of five pounds of nitric acid to the air in 2013 (SWRCB 2015; USEPA 2015).

- Birtcher Construction at 17760 Rowland Street (that address now occupied by a Trane heating and air conditioning parts store) is listed on GeoTracker for a leaking underground storage tank. A release of waste oil/motor/hydraulic/lubricating oil affected soil, and the case was closed in 1996 (SWRCB 2015).

None of the four hazardous materials sites listed are considered an environmental concern for the project site. Of the two listings documenting hazardous materials releases, the leaking tank case is closed, and the release of nitric acid to air was documented in 2013. Project development would not cause substantial hazards related to listed hazardous materials sites, and impacts would be less than significant.

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

No Impact. Project development would not cause hazards for persons on the project site related to aircraft approaching or departing a public-use airport. The nearest airport to the site is El Monte Airport, nine miles to the northwest, and the site is outside the airport land use plan for El Monte Airport. No impact would occur.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. Development of the proposed cell tower would not cause hazards for people onsite related to helicopters. The nearest heliport to the site is the Recreation and Conference Center Heliport at One Industry Hills Parkway in the City of Industry (Airnav.com 2015), about 1.6 miles to the northwest. Over congested areas, helicopters must maintain an altitude of at least 1,000 feet above the highest obstacle within 2,000 feet of the aircraft, except as needed for takeoff and landing (Code of Federal Regulations Title 14 Section 91.119). No impact would occur.

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

No Impact. The emergency response plan in effect in Los Angeles County is the Los Angeles County Operational Area Emergency Response Plan maintained by the County Office of Emergency Management and approved by the County Board of Supervisors in 2012. Project construction and operation would not block access to the project site or to surrounding properties and would not interfere with the duties of emergency response officials. Project development would not interfere with implementation of the county's emergency response plan, and no impact would occur.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. Development of the proposed project would not expose people or structures to wildland fire hazards. The project site and surrounding areas are built out with industrial uses and do not contain wildland vegetation. The nearest Very High Fire Hazard Severity Zone to the project site mapped by the California

Department of Forestry and Fire Prevention is about 0.75 mile to the southwest (CAL FIRE 2012). No impact would occur.

3.9 HYDROLOGY AND WATER QUALITY

a) Violate any water quality standards or waste discharge requirements?

Less Than Significant Impact. Project construction and operation would not violate water quality standards. Project construction could generate small amounts of pollutants that could contaminate stormwater, including soil, oil and grease, substances from concrete curing and finishing operations, and trash. Project construction would be required to comply with NPDES regulations implementing portions of the federal Clean Water Act. The project construction contractor would implement BMPs to minimize contamination of stormwater, including erosion control BMPs, BMPs pertaining to concrete curing and finishing, and proper containment and disposal of trash and other wastes. In the City of Industry, the Director of Public Safety enforces NPDES regulations.

Project operation would not generate pollutants that could contaminate stormwater. Workers performing maintenance work on the tower and equipment would remove trash in their vehicles after maintenance work. Impacts would be less than significant.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact. Project development would not deplete groundwater supplies or interfere with groundwater recharge. The project site is over the Main San Gabriel Valley Groundwater Basin. The site is part of an impervious parking lot, and no groundwater recharge occurs onsite. Project operation would not use water, and the project would not have connections to municipal water supplies. Project construction would use small amounts of water. The project site is in the Rowland Water District's (RWD) service area. The RWD uses groundwater for irrigation; however, all potable water provided by RWD is imported into the region by the Metropolitan Water District of Southern California (MWD) (HDR 2011). The project would not develop landscaping and would not use irrigation water. No impact would occur.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site.

No Impact. Drainage onsite is via surface flow northward to Rowland Street, then in the Rowland Street gutter to a storm drain inlet about 150 feet east of the intersection of Rowland Street with Radecki Court. The storm drain in Rowland Street is part of a network of storm drains discharging into San Jose Creek where Hatcher Avenue abuts the creek, about 0.6 mile northwest of the site (DPW 2015). Project development would have no impact on the drainage pattern of the site and surrounding area; drainage would remain via surface flow to Rowland Street.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

No Impact. Development of the proposed project would not change the amount of impervious surface onsite, the runoff rate or volume from the site, or the existing drainage pattern via surface flow north to Rowland Street. No impact would occur.

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

No Impact. Project development would not change the rate or volume of runoff from the project site, and thus would have no impact on storm drainage capacity.

f) Otherwise substantially degrade water quality?

Less Than Significant Impact. Project impacts on water quality would be less than significant, as substantiated above in Section 3.9.a.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The project site is in Flood Zone X mapped by the Federal Emergency Management Agency, outside of 100-year and 500-year flood hazard zones. The project would not develop housing. No impact would occur.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. The project site is outside of 100-year flood hazard zones, and no impact would occur.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. Development of the proposed cell tower would not expose people or structures to flood hazards due to dam failure. The project site is not in a dam inundation area. The site is in the San Jose Creek watershed, part of the larger San Gabriel River watershed. One dam inundation area is mapped in the San Jose Creek Watershed by the California Emergency Management Agency—for Thompson Creek Reservoir in the City of Claremont, 15 miles northeast of the project site. The site is many miles from the dam inundation area for Thompson Creek Reservoir (Cal/EMA 2007). No impact would occur.

j) Inundation by seiche, tsunami, or mudflow?

No Impact.

Seiche

A seiche is a surface wave created when an inland water body is shaken, usually by an earthquake. There are no inland water bodies that could pose a flood hazard to the site due to a seiche.

Tsunami

A tsunami is a sea wave caused by a sudden displacement of the ocean floor, most often due to earthquakes. The project site is at an elevation of about 427 feet above mean sea level and is about 21 miles inland; thus, there is no tsunami flood hazard onsite.

Mudflow

A mudflow is a landslide composed of saturated rock debris and soil with a consistency of wet cement. There are no slopes near the site that could generate a mudflow. No impact would occur.

3.10 LAND USE AND PLANNING

a) Physically divide an established community?

No Impact. The project site and surrounding properties are built out with industrial land uses, and the site is not in or next to a residential community. The nearest residential community to the site is in the unincorporated community of Rowland Heights about 0.65 mile to the south. Project development would not divide an established community, and no impact would occur.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. Cell phone towers are permitted in the Industrial (I) Zone with a CUP. The project includes an application for a CUP by the City of Industry. Upon approval of the requested CUP, development of the proposed tower would be permitted on the site and no conflict would occur.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. Development of the proposed cell tower would not conflict with a habitat conservation plan or natural community conservation plan because it is not in any such plan area. No impact would occur.

3.11 MINERAL RESOURCES

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

No Impact. The project site is outside of areas mapped Mineral Resource Zone 2 (MRZ-2) by the California Geological Survey to indicate the presence of mineral resources. The nearest mine mapped by the Office of Mine Reclamation is the Durbin sand and gravel mine in the City of Baldwin Park, about 6.6 miles to the

northwest (OMR 2015). The project site and surrounding properties are built out with industrial land uses and are thus unavailable for mining. Project development would not cause a loss of availability of known mineral resources, and no impact would occur.

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. No mining sites are designated in the City of Industry General Plan, and the nearest mine to the site is several miles away. Project development would not cause a loss of availability of a mining site designated in the City of Industry's General Plan, and no impact would occur.

3.12 NOISE

The existing onsite noise environment consists of industrial operations and vehicle noise, primarily from truck movements. Vehicle noise emanates from the parking lot in the subject property and from Rowland Street. Trains operating on the Union Pacific tracks (approximately 950 feet south of the project site) also generate notable environmental noise. There are no noise-sensitive receptors within at least 2,000 feet of the project site.

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact.

Land Use Compatibility Standards

An impact could be significant if the project would site a sensitive land use in a location where noise levels would exceed the appropriate standards. The proposed project is not a sensitive land use, and it would be congruent with the surrounding industrial environment. It would also be consistent with the City of Industry General Plan and the City of Industry Noise Element with respect to land use compatibility. Land use compatibility impacts would be less than significant.

Project Construction

The City of Industry uses Los Angeles County's noise ordinance (County Code of Ordinances Section 12.08.440), which limits construction work to within the hours of 7:00 AM to 8:00 PM Monday through Saturday. Project construction hours would comply with the pertinent time-of-day restrictions used by the City of Industry. Impacts would be less than significant.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. There is existing groundborne vibration on and near the project site from truck movements and trains. Further, there are no vibration-sensitive land uses in the vicinity of the project site.

3. Environmental Analysis

Project Construction

Installation of the tower would involve construction of a foundation approximately 15 feet deep and 5 feet in diameter. The hole for the foundation would be excavated using an auger. Groundborne vibration generated by project construction would not be excessive at the existing industrial land uses and relative to the existing, onsite vibration environment. Vibration impacts during construction would be less than significant.

Project Operations

The proposed project primarily consists of electronic equipment as well as antennae mounted on a stationary pole. The only mechanical equipment is the emergency power generator. This type of mechanical equipment would not be expected to induce significant groundborne vibration. Thus, vibration impacts during ongoing operations would be less than significant.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact. Project operation would generate very low levels of noise, primarily from within the electronics cabinets and from cooling fans. These project-related noise emissions would be inconsequential in comparison to existing truck movement and train pass-by noise levels. The project would also include an emergency generator, whose only planned operations would be periodic testing. The generator would be tested at least once per month, but the tests would be brief and would not generate noise of substantially greater amplitude than existing noise levels on and near the site. Thus, the operation of the proposed project would not create a substantial permanent increase in noise levels in the project vicinity. Impacts would be less than significant.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact. Project construction would sometimes increase onsite noise levels during the approximately one-month construction period. However, the site is surrounded by buildings and truck trailers, and beyond the immediate area of the work zone, construction noise would be reduced by distance attenuation and the shielding provided by buildings and trailers. Its amplitude would not be substantially greater than noise from existing industrial operations and vehicles near the site. Immediately adjacent to the work zone, construction noise levels would be infrequent and short lived throughout the least noise-sensitive portions of the day and only occur for the temporary construction period. Thus, the construction of the proposed project would not create a substantial temporary increase in noise levels in the project vicinity. Impacts would be less than significant.

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

No Impact. The project site is not in an airport land use plan. The nearest public-use airport to the site is El Monte Airport, approximately nine miles to the northwest. Project development would not subject people near the project area to noticeable airport-related noise, and no impact would occur.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The nearest heliport to the site is the Recreation and Conference Center Heliport at One Industry Hills Parkway in the City of Industry (Airnav.com 2015), approximately 1.6 miles to the northwest. Project development would not subject people near the project area to noise from helicopters taking off or landing, and no impact would occur.

3.13 POPULATION AND HOUSING

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

No Impact. The project does not propose new homes or businesses; it would improve cell service in part of the City of Industry. This improvement would not attract new residents and is not expected to attract new businesses to the City. No impact would occur.

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

No Impact. Project development would not displace housing, because the project site is part of a paved parking lot. No impact would occur.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. Development of the proposed project would not displace residents, and no impact would occur.

3.14 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 public services:

a) Fire protection?

No Impact. Project development would not increase demands for fire protection. The Los Angeles County Fire Department (LACoFD) provides fire protection and emergency medical services to the City of Industry. The nearest LACoFD station is Station 118 at 17056 Gale Avenue in the City of Industry, about 0.9 mile west of the project site.

The proposed tower would improve cell phone signal in part of the City of Industry, facilitating emergency cell phone calls for fire protection, emergency medical services, and law enforcement. In the first half of 2013, 39 percent of U.S. households were estimated to be wireless-only households, based on National

Health Interview Survey data (CDC 2013).[7] The project would have a slight favorable impact on Verizon cell signal available for emergency phone calls in the affected part of the City of Industry. No adverse impact would occur.

b) Police protection?

No Impact. Development of the proposed cell phone tower would not increase demands for police protection. The Los Angeles County Sheriff's Department provides police protection in the City from its Industry Station about three miles northwest of the project site. The proposed tower would improve cell phone signal for emergency phone calls from part of the City of Industry. No adverse impact would occur.

c) Schools?

No Impact. Demand for school facilities is generated by the numbers of households in a school's service area. The project would not develop households and thus would not create demand for schools.

d) Parks?

No Impact. Demand for parks is generated by the population within a park's service area. Project development would not affect population in the project region and thus would not create demand for parks. No impact would occur.

e) Other public facilities?

No Impact. Demand for libraries is generated by the population within a library's service area. Project development would not increase population in the project region and thus would not create demand for libraries. No impact would occur.

3.15 RECREATION

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

No Impact. Development of the proposed cell tower would not increase use of recreation facilities and thus would not cause or accelerate deterioration of facilities. No impact would occur.

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 project does not propose development of recreational facilities and would not require development of such facilities. No impact would occur.

[7] The City of Industry General Plan land use designation is Employment in the entire portion of the City of Industry where Verizon cell phone signal would be increased from below -85 dBm to above -75 dBm. However, considering the widespread use of cell phones, it is assumed here that some emergency calls to first responders would be via cell phone.

3.16 TRANSPORTATION/TRAFFIC

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Less Than Significant Impact.

Existing Conditions

Roadways

Rowland Street near the project site consists of four travel lanes, a striped median, and sidewalks on each side of the street.

Ajax Avenue, about 575 feet northeast of the project site, and Radecki Court, about 1,100 feet northwest of the site, are two-lane local streets.

The nearest north-south arterial roadways to the project site are Fullerton Road, about 0.6 mile to the east, and Azusa Avenue, about 0.9 mile to the west.

Intersections

The intersections of Rowland Street with Ajax Avenue and Radecki Court are cross-street-stop controlled. Ajax Avenue continues south of Rowland Street as Ajax Circle, then turns east; the intersection of Ajax Circle with Rowland Street is uncontrolled. The intersections of Rowland Street with Fullerton Road and Azusa Avenue are signalized.

Bicycle Facilities

All streets in the City of Industry accommodate bicycle travel. A City Bicycle Master Plan, in preparation, would permit bicycle travel on sidewalks.

Public Transit

The nearest public transit bus route to the project site is Foothill Transit Line 280 on Azusa Avenue, which provides north-south service between the City of Industry and the City of Azusa.

Roadway Capacity

Collector streets have capacity of 600 vehicles per hour per lane, according to City of Los Angeles standards (Fehr & Peers 2010); thus, Rowland Street has capacity of 1,200 vehicles per hour in each direction.

3. Environmental Analysis

Project Impacts

Construction

Construction would use one or two pieces of heavy equipment; would involve a limited number of vendor truck trips hauling the pole, other equipment, and concrete to the site; and would generate a small number of worker vehicle trips daily for about a month. The limited number of vehicle trips generated by project construction would not adversely affect roadway operation on Rowland Street or other nearby roadways.

Operation

Project operation would only generate one to two trips per month for maintenance of tower-mounted and ground-mounted equipment. One parking space next to the east side of the proposed enclosure would be for Verizon use. Operational traffic would have no impact on roadway operation.

Sidewalks

When heavy equipment and heavy trucks cross the sidewalk on the south side of Rowland Street, a project construction worker would monitor the sidewalk to ensure that no traffic-pedestrian hazards occur.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Less Than Significant Impact. The Los Angeles County Congestion Management Program (CMP) was issued by the Metropolitan Transit Authority in December 2010 (MTA 2010). All freeways and selected arterial roadways are designated elements of the CMP Highway System. The CMP requires that individual development projects of potentially regional significance undergo a traffic impact analysis. Per the CMP Transportation Impact Analysis guidelines, a significant impact may result and a traffic impact analysis is required under either of the following conditions:

- At CMP arterial monitoring intersections where the proposed project will add 50 or more vehicle trips during either morning or evening weekday peak hours.

- At CMP main line freeway monitoring locations where the proposed project will add 150 or more vehicle trips, in either direction, during either morning or evening weekday peak hours.

The nearest freeway to the project site is the Pomona Freeway (SR-60). The nearest CMP arterial roadway to the site is Azusa Avenue, approximately 0.9 mile to the west. Project construction would generate a very small number of daily trips on a variety of routes—some via Azusa Road to the west, some via Fullerton Road to the east. Thus, the project would not add 50 or more trips to a CMP intersection or 150 or more trips to a main line freeway. Therefore, the proposed project does not meet the intersection/freeway criteria, and the analysis of traffic impacts to CMP roadways is not required. Impacts are less than significant, and no mitigation measures are necessary.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. Project development would have no impact on air traffic levels. Development of the proposed cell tower would not require relocation of air traffic patterns; the project site is outside of the airport land use plan for El Monte Airport, the nearest public-use airport. No impact would occur.

d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

No Impact. The project would not change the designs of public roadways or driveways intersecting public roadways, and thus would not cause design hazards. A portion of the parking lot southeast of the project site and of the 17780 Rowland Street building is used for parking a truck semitrailer. The proposed enclosure would be about 60 feet from an existing overhang extending east from the 17780 Rowland Street building; thus, adequate space would be available between the enclosure and the building to move truck trailers to and from that parking area. No impact would occur.

e) Result in inadequate emergency access?

No Impact. Approved fire apparatus roads are required within 150 feet of all portions of the exterior walls of the first story of each building. Such roads must be at least 20 feet wide, have 13 feet 6 inches of vertical clearance, and provide all-weather driving capabilities for fire apparatus (2013 California Fire Code § 503 [Title 24, California Code of Regulations, Part 9]). Project development would not interfere with required fire access to the 17766/17780 Rowland Street building, and no impact would occur.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Less Than Significant Impact. The project would not block pedestrian and bicycle use of the sidewalk on the south side of Rowland Street. When heavy equipment and heavy trucks cross the sidewalk on the south side of Rowland Street, a project construction worker would monitor the sidewalk to ensure that no traffic-pedestrian hazards occur. Project development would have no impact on public transit because the nearest transit bus line is on Azusa Avenue about 0.9 mile away. Impacts would be less than significant.

3.17 UTILITIES AND SERVICE SYSTEMS

a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?

Less Than Significant Impact. Project operation would not generate wastewater, and no wastewater treatment requirements would be affected. Compliance with NPDES requirements during construction of the project is discussed above in Section 3.9.a. Impacts would be less than significant.

b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact.

Wastewater Treatment

Project development would not generate wastewater.

Water Treatment

Water treatment facilities filter and/or disinfect water before it is delivered to customers. Project construction would use small amounts of water for about a month. Project operation would not use water. The Rowland Water District forecasts that it will have adequate water supplies to meet water demands in its service area through the 2015–2035 period. RWD water is treated at the MWD's Weymouth Treatment Plant in the City of La Verne, and the Three Valleys Municipal Water District's Miramar Treatment Plant in the City of Claremont. The Weymouth Treatment Plant has capacity of 520 million gallons per day (mgd), and the Miramar Treatment Plant has capacity of 25 mgd (MWD 2013; TVMWD 2011). There is sufficient water treatment capacity in the region for the small amount of water that would be required by the proposed project, and project development would not require construction of new or expanded water treatment facilities. Impacts would be less than significant.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. Project development would not change the rate or amount of runoff from the site, and would not require construction of new or expanded storm drainage facilities. No impact would occur.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less Than Significant Impact. The project would use small amounts of water during the project construction period of about one month. RWD has adequate water supplies to meet project water demands, and project development would not require RWD to obtain new or expanded water supplies. Impacts would be less than significant.

e) Result in a determination by the waste water 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. The project would not generate wastewater, and no impact would occur.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less Than Significant Impact. Project construction would generate small amounts of construction debris, including from demolition of the existing portion of paved parking lot under the proposed equipment pad and tower foundation.

Project operation could generate very small amounts of solid waste during maintenance work once or twice per month. Any such waste would be removed by maintenance workers at the time; the project would not include storage areas for solid waste or recyclable materials.

In 2013, the most recent year for which data are available, over 99 percent of solid waste landfilled from the City of Industry was disposed of at the three facilities listed below in Table 6 or at Puente Hills Landfill in the City of Industry (CalRecycle 2014a). Puente Hills Landfill closed in October 2013 and is omitted from the table. Azusa Land Reclamation Company Landfill accepts asbestos-containing waste, contaminated soil, tires, and construction and demolition debris, but does not accept municipal solid waste. The two other listed landfills accept municipal solid waste, construction and demolition debris, and tires.

Table 6 Landfills Serving the City of Industry

Facility and Nearest City	Remaining Capacity, Cubic Yards	Permitted Daily Throughput, Tons	Average Daily Disposal, Tons	Residual Capacity, Tons per Day	Estimated Closing Date
Azusa Land Reclamation Co. Landfill Azusa, Los Angeles County	51,512,201	8,000	667	7,333	2045
El Sobrante Landfill Corona, Riverside County	145,530,000	16,054	8,410	7,644	2045
Olinda Alpha Sanitary Landfill Brea, Orange County	38,578,383	8,000	7,030	970	2021
Total	235,620,584	32,054	16,107	15,947	Not applicable

Sources: CalRecycle 2015a; CalRecycle 2015b; CalRecycle 2015c; CalRecycle 2015d; CalRecycle 2015e.

Section 5.408 of the 2013 California Green Building Standards Code (Title 24, California Code of Regulations, Part 11) requires that at least 50 percent of the nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse. The project would comply with this regulation.

There is sufficient landfill capacity in the region for the very small amount of solid waste the project would generate, and project development would not require new or expanded landfills. Impacts would be less than significant.

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

No Impact. The project would comply with Section 5.408 of the 2013 California Green Building Standards Code, and no impact would occur.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

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

Less Than Significant Impact. Project development would not substantially reduce the population, range, or habitat of a rare or endangered plant or animal species or fish and wildlife species; would not threaten to eliminate a plant or animal community; and would not eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant, and no mitigation is required.

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.)

Less Than Significant Impact.

The following related projects, identified by the City of Industry, are all within 0.5 mile of the proposed project site. These projects have been approved by the City or have submitted applications since January 2005.

- **Puente Hills Mazda:** A car dealership in a 24,700-square-foot building on 3.7 acres at 17723 Gale Avenue, about 1,150 feet southwest of the proposed project site.

- **Lawson Industrial Building:** Development of a 45,115-square-foot industrial building at 929 Lawson Street, about 1,600 feet northeast of the proposed project site.

- **My Dearest Singing Studio:** Application for a CUP for operation of a karaoke singing studio in a 7,020-square-foot unit of an existing building in the Plaza at Puente Hills development, about 1,800 feet southeast of the proposed project site.

- **Railroad Street Industrial Building:** Development of a 65,781-square-foot industrial/office building on 3.02 acres at 17651 Railroad Street, about 1,050 feet west of the proposed project site.

- **Kang Kang Food Court:** Application for a CUP for operation of a fast-food restaurant with indoor playground in a 3,750-square-foot unit of an existing building at 18019 East Gale Avenue in the Plaza at Puente Hills development, about 1,800 feet southeast of the proposed project site.

- **Chubby Cheeks Café:** Application for a CUP for operation of a fast-food restaurant with indoor playground in a 3,740-square-foot unit of an existing building at 18021 East Gale Avenue in the Plaza at Puente Hills development, about 1,800 feet southeast of the proposed project site.

- **Ajax Corporate Center:** Development of a new 429,840-square-foot warehouse building at 825 South Ajax Avenue, about 1,000 feet north of the proposed project site.

- **Star BBQ:** Application for a CUP for operation of a sit-down BBQ restaurant in a 9,326-square-foot unit of an existing building at 18061 East Gale Avenue in the Plaza at Puente Hills development, about 2,300 feet southeast of the proposed project site.

- **Subaru of Puente Hills Auto Dealership:** Development of an auto dealership on a 3.75-acre site, including a proposed 22,783-square-foot sales and service building at 17801 Gale Avenue, about 1,100 feet south of the proposed project site.

- **Nissan Automobile Dealership:** Development of an auto dealership on a 6.47-acre site, including a proposed 90,000-square-foot sales and service building at 17621 Gale Avenue, about 1,650 feet southwest of the proposed project site.

- **Golden Phoenix Restaurant:** Convert an existing fast-food restaurant into a high-turnover sit-down restaurant with an alcohol license in a unit of a two-story commercial building at 17919 East Gale Avenue, about 1,600 feet southeast of the proposed project site.

- **New Century Volkswagen:** Development of an auto dealership on a four-acre site at 17245 Gale Avenue, about 2,600 feet west of the proposed project site, to include 30,523 square feet of total building area.

- **Koll Industry:** Development of four buildings totaling 129,800 square feet on 6.8 acres at 17871 Arenth Avenue, about 2,200 feet north of the proposed project site.

- **Road Construction:** New cul-de-sacs and service road off of Gale Avenue near Hatcher Avenue.

- **Diamond Honda:** Development of an auto dealership, including a 56,440-square-foot building, on a 5.73-acre site at 17525 Gale Avenue, about 2,200 feet west of the proposed project site.

None of the related projects are along Rowland Street. Only one of the related projects, Ajax Corporate Center, would add vehicle trips to the segment of Rowland Street between Fullerton Avenue and Azusa Avenue. Considering the limited magnitude and brief duration of construction impacts from the proposed project and the negligible impacts of project operation, impacts of the proposed project would not be cumulatively considerable in combination with impacts of other projects. Impacts would be less than significant.

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

Less Than Significant Impact. No adverse impacts to human beings, direct or indirect, are identified in this Initial Study. Impacts would be less than significant.

3. Environmental Analysis

This page intentionally left blank.

4. Consultant Recommendation

Based on the information and environmental analysis contained in this Initial Study, we recommend that the City of Industry adopt a Negative Declaration for this project. We find that the project would not have a significant effect on the environment. We recommend that the first category be selected for the City's determination (See Section 5, *Lead Agency Determination*).

Date	Dwayne Mears, AICP, for PlaceWorks

4. Consultant Recommendation

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5. Lead Agency Determination

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	*Date*
Printed Name	*For*

5. Lead Agency Determination

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6. List of Preparers

LEAD AGENCY

Brian James, Planning Director

Troy Helling, Senior Planner

PLACEWORKS

Dwayne Mears, AICP, Director, Environmental Services

Michael Milroy, Associate

Bob Mantey, Manager, Noise, Vibration, and Acoustics

Nicole Vermilion, Manager, Air Quality and Greenhouse Gas Analysis

Stephanie Chen, Planner

Cary Nakama, Graphic Artist

To conserve resources, the attachments are not reprinted. The attachments are available for review in the Planning Department.

Attachment 7
Public Hearing Notice

NOTICE OF PUBLIC HEARING

Conditional Use Permit No. 14-11

On March 30, 2015, notice has been given that the Planning Commission of the City of Industry shall hold a public hearing on the application for Conditional Use Permit No. 14-11, a request by Verizon Wireless to establish and operate a 60'-0" tall monopole wireless telecommunications facility at 17766 Rowland Street in the City of Industry.

A copy of all relevant material, including the Conditional Use Permit Application, Initial Study and Negative Declaration, is on file in the City Administrative Offices, 15625 East Stafford Street, Suite 100, City of Industry, California 91744.

The time, date and place of such hearing shall be as follows:

Time:	8:00 a.m.
Date:	April 9, 2015
Place:	City Council Chamber 15651 East Stafford Street City of Industry, CA 91744

Any person wishing to be heard regarding this matter may appear at the above time, date and place.

If you challenge the conditional use permit in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission of the City of Industry at, or prior to, the public hearing.

Cecelia Dunlap
Deputy Clerk of the City of Industry

JN 9151

Attachment 8
Resolution No. PC 2015-03

RESOLUTION NO. PC 2015-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 14-11 TO ALLOW THE ESTABLISHMENT AND OPERATION OF A 60 FOOT TALL WIRELESS TELECOMMUNICATIONS FACILITY LOCATED AT 17766 ROWLAND AVENUE WITHIN THE "I" – INDUSTRIAL ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, Verizon Wireless Services, LLC, a California limited liability company, has filed an application for a Conditional Use Permit to allow the construction and operation of a 60 foot tall wireless telecommunications facility, with associated equipment, (the "Application"), located at 17766 Rowland Avenue, City of Industry, within the "I"-Industrial Zone (the "Site"); and,

WHEREAS, the use proposed in the Application is allowed subject to the issuance of a Conditional Use Permit in the "I"-Industrial Zone; and,

WHEREAS, the Site is more particularly shown on the map attached hereto as Exhibit "A" and incorporated herein by this reference; and,

WHEREAS, an Initial Study and Negative Declaration were prepared in accordance with the requirements of the California Environmental Quality Act ("CEQA"), California Public Resources Code section 21000 *et seq.,* the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, sections 15000 *et seq.,* and the Environmental Impact Report Guidelines of the City of Industry, and the Planning Commission has exercised its independent judgment when considering said Initial Study and Negative Declaration and all public comments received in connection therewith; and,

WHEREAS, said Initial Study and Negative Declaration and all related environmental documents forming the basis for this Negative Declaration and Resolution are located in, and in the custody of, the Office of the City Clerk, City of Industry; and,

WHEREAS, on April 9, 2015 the Planning Commission of the City of Industry conducted a duly noticed public hearing in connection with the Application and considered all evidence, oral and written; and,

WHEREAS, all legal prerequisites have occurred prior to the adoption of this Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF INDUSTRY DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. The Planning Commission hereby finds that the above recitations are true and correct and, accordingly, are incorporated as a material part of this Resolution.

SECTION 2. Based upon the Initial Study and Negative Declaration prepared for the project referenced in the Application, the Planning Commission exercises its independent judgment and finds that no substantial evidence exists that the approval of the Application, as conditioned hereby, will have a significant effect on the environment within the meaning of CEQA and hereby approves the issuance of the Negative Declaration prepared with respect to the Application.

SECTION 3. Pursuant to the requirements of the Industry Municipal Code, Section 17.70.080, applicable to wireless telecommunications facilities, the Planning Commission hereby finds, based upon the substantial evidence contained in the record, including the written and oral staff reports presented to the Planning Commission with respect to the Application, as well as all other written and oral testimony submitted at the April 9, 2015 public hearing, as follows:

A. The proposed wireless telecommunications facility has been designed to achieve compatibility with the community to the maximum extent reasonably feasible. The new telecommunications facility will be located in the middle of a warehouse and shipping complex, within an enclosed lease area that will be surrounded by a chain link fence with slats. The facility will not be camouflaged, but there is no vegetation within the complex and there are a number of existing light poles in the complex that will help the facility blend into the landscape.

B. An alternative configuration will not increase community compatibility or is not reasonably feasible. Based on radio signal studies, the height and placement of the telecommunications facility is necessary to close a significant gap in coverage.

C. The location of the wireless telecommunications facility on alternative sites will not increase community compatibility or is not reasonably feasible. Collocation on existing telecommunications facilities was evaluated; however, none allowed the applicant to close the significant gap in coverage.

D. The proposed facility is necessary to close a significant gap in coverage, increase network capacity, or maintain service quality, and is the least intrusive means of doing so.

E. The applicant has submitted a statement of its willingness to allow other wireless service providers to collocate on the proposed wireless telecommunications facility if technically and economically feasible and where colocation would not harm community compatibility.

F. The proposed wireless telecommunications facility has been located and designed for collocation to the maximum extent possible.

G. Noise generated by equipment will not be excessive, annoying or detrimental to the public health, safety, and welfare. All equipment will be located at least 60 feet away from the nearest residential property line and any equipment for the telecommunications facility will be contained with a cabinet specifically designed to reduce noise

SECTION 4. Based on the findings set forth in Section 3, above, and pursuant to the requirements of the Industry Municipal Code, Section 17.48.050, the Planning Commission hereby finds, based upon the substantial evidence contained in the record, including the written and oral staff reports presented to the Planning Commission with respect to the Application, as well as all other written and oral testimony submitted at the April 9, 2015 public hearing, as follows:

A. The proposed use is consistent with the goals and objectives of the General Plan as it will provide telecommunications service to the businesses and residents of the City of Industry, is designed for minimal visual impact on the area and will be compatible with, and complimentary to, the existing uses in the area where located; and,

B. The Site is within an “I”-Industrial Zone, which zone permits, with the issuance of a conditional use permit, telecommunications facilities (Industry Municipal Code, Section 17.70.040, Section A, subsection 2) and, thus, the Site is appropriately zoned for the proposed use; and,

C. The Site is to be conducted within an existing shipping and warehouse complex which has been developed with adequate parking and has been constructed to all applicable development standards. Moreover, the telecommunications facility will not generate any additional traffic at the Site other than construction and maintenance. Accordingly, the Site is adequate in size, shape, topography and location for the proposed use and there will be adequate utilities to accommodate the proposed use; and,

D. There will be adequate street access, traffic circulation, and parking capacity for the proposed use; and,

E. The proposed use is compatible with the surrounding properties and uses, taking into account the potential for changes in the uses of surrounding properties; and,

F. The proposed use will not be detrimental to the public health, safety or general welfare.

SECTION 5. The Planning Commission hereby approves the Application subject to the conditions and standard code requirements set forth in Exhibit "B" attached hereto and incorporated herein by this reference and in accordance with the plans submitted in conjunction with the Application.

SECTION 6. The Secretary of the Planning Commission is directed to certify to the adoption of this Resolution.

APPROVED by the Planning Commission of the City of Industry at a regular meeting held on April 9, 2015.

Manuel Perez
Chairman

ATTEST:

Cecelia Dunlap
Secretary

Exhibit A
CUP 14-11
Location Map

CITY OF INDUSTRY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

EXHIBIT B

Standard Requirements and Conditions of Approval

Application: **Conditional Use Permit 14-11**

Applicant: **Verizon Wireless**

Location: **17766 Rowland Street**

Code Requirements and Standards

The following is a list of code requirements and standards deemed applicable to the proposed project. The list is intended to assist the applicant by identifying requirements that must be satisfied during the various stages of project permitting, implementation, and operation. It should be noted that this list is in addition to any "conditions of approval" adopted by the Planning Commission and noted above. Please note that if the design of your project or site conditions change, the list may also change. If you have any questions regarding these requirements, please contact the City of Industry.

1. The approval expires twelve (12) months after the date of approval by the Planning Commission if a building permit for each building and structure thereby approved has not been obtained within such period.

2. The applicant shall provide drainage and grading plans to be approved by the City Engineer prior to the issuance of a building permit. Such plans shall be in substantial conformity with the plans.

3. The applicant shall construct adequate fire protection facilities to the satisfaction of the Los Angeles County Fire Department.

4. All exterior surfaces of buildings and appurtenant structures shall be painted in accordance with the approved plan.

5. The applicant shall provide building plans to be approved prior to the issuance of a building permit. Such plans shall be in substantial conformity with the development plans. (Building plans shall be submitted to and approved by the Los Angeles County Engineer's Office - Building and Safety Division prior to the issuance of a building permit.)

6. No outside storage of any personal property, building materials, or other property not permanently affixed to the real property shall be allowed, unless approved by the Planning Director.

7. Any graffiti painted or marked upon the premises or any adjacent area under the control of the permittee shall be removed or painted over within 72 hours of being applied.

8. No changes to the approved plan shall be permitted without written permission from both the City of Industry.

9. The noise level created by the business shall not exceed the following at the property line of any adjacent or nearby residential land use, hospital, school in session, church or public library as measured by a sound level meter:

(a)	55 dBA	between 7:00 a.m. - 10:00 p.m.
	50 dBA	between 10:00 p.m. - 7:00 a.m.
		for a cumulative period of more than 30 minutes in any hour;
(b)	60 dBA	between 7:00 a.m. - 10:00 p.m.
	55 dBA	between 10:00 p.m. - 7:00 a.m.
		for a cumulative period of more than 15 minutes in any hour;
(c)	65 dBA	between 7:00 a.m. - 10:00 p.m.
	60 dBA	between 10:00 p.m. - 7:00 a.m.
		for a cumulative period of more than 5 minutes in any hour;
(d)	70 dBA	between 7:00 a.m. - 10:00 p.m.
	65 dBA	between 10:00 p.m. - 7:00 a.m.
		at any time.

10. Any violation of these conditions or any local, county, state or federal laws shall constitute grounds for revocation or suspension of the Conditional Use Permit.

11. Within sixty days of commencement of operations, the operator of a new wireless telecommunications facility must provide the planning department with a report, prepared by a qualified engineer acceptable to the city, indicating that the actual radio frequency (RF) emissions of the facility, measured at the property line or nearest point of public access and in the direction of maximum radiation from each antenna, is in compliance with all applicable FCC safety standards. This report must include RF emissions from all colocation facilities, if any, at the site. The operator must subsequently provide an updated report to the city within sixty days after completion of any change in design, number of antennas, operation, or other significant change in circumstances, or when such a report is otherwise required by the FCC, to the satisfaction of the planning director.

12. Wireless telecommunication facilities may not generate radio frequency emissions or electromagnetic radiation in excess of applicable FCC standards or any other applicable regulations. All wireless telecommunication facilities must comply with all standards and regulations of the FCC, and any other state or federal government agency with the authority to regulate wireless telecommunications facilities.

13. The site and the wireless telecommunications facility, including all landscaping, security fencing, and related equipment must be maintained in a neat and clean manner and in accordance with all approved plans.

14. All graffiti on wireless telecommunication facilities must be removed at the sole expense of the operator of the facility within forty-eight hours of notification.

15. A wireless telecommunications facility located in the public right-of-way may not unreasonably interfere with the use of any city property or the public right-of-way by the city, by the general public or by other persons authorized to use or be present in or upon the public right-of-way.

Unreasonable interference includes disruption to vehicular or pedestrian traffic, and interference with any other city or public utilities.

16. If any FCC, CPUC or other required license or approval to provide telecommunications services is ever revoked, the operator must inform the planning director of the revocation within ten days of receiving notice of such revocation.

17. A wireless telecommunications facility and all equipment associated with the use must be removed in its entirety by the operator, at the operator's sole expense, within ninety days of a FCC or CPUC license or registration revocation or if the facility is abandoned or no longer needed. The site must be restored to its pre-installation condition and, where necessary, revegetated to blend in with the surrounding area. In the case of building mounted facilities, all antennas, equipment, screening devices, support structures, cable runs, and other appurtenant equipment must be removed and the building restored to its pre-installation condition. Restoration and revegetation must be completed within two months of removal of the facility. Facilities not removed within these time periods are subject to immediate removal and restoration of the premises. The city is not required to provide notice that removal is required under this section.

Interpretation and Enforcement

1. The Planning Department, Engineering Department, and contract agencies (Los Angeles County Fire Department, Los Angeles Department of Building and Safety) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval.

2. The Planning Director may interpret the implementation of each condition of approval and, with advanced notice, grant minor amendments to approved plans and/or conditions of approval based on changed circumstances, new information, and/or relevant factors as long as the spirit and intent of the approved condition of approval is satisfied. Permits shall not be issued until the proposed minor amendment has been reviewed and approved for conformance with the intent of the approved condition of approval. If the proposed changes are substantial in nature, an amendment to the original entitlement may be required pursuant to the provisions of Industry Municipal Code.

Indemnification and Hold Harmless Condition

1. The owner of the property that is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Industry and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council and Planning Commission concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

PLANNING COMMISSION

ITEM NO. 5.2

CITY OF INDUSTRY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

MEMORANDUM

To: Planning Commission April 2, 2015

From: Troy Helling

Subject: Conditional Use Permit 15-1 - 60 foot tall wireless telecommunications facility

Introduction

Section 17.70.040 of the Municipal Code allows wireless telecommunications facilities in the "M" Industrial zone with approval of a Conditional Use Permit by the Planning Commission. Conditional Use Permit 15-1 has been proposed by Verizon Wireless (Attachment 1) for a wireless telecommunications facility and monopole at 253 Vinland Avenue.

As shown in the attached site plan, elevations and photo simulations (Attachments 2, 3 and 5 respectively), the wireless facility would be an observable monopole cell tower, which is defined as a wireless telecommunication facility that is neither a fully camouflaged wireless telecommunications facility nor fully stealth. The monopole would have an overall height of 60 feet and would accommodate 12 panel antennas and one microwave dish at the midpoint of the pole. In addition, the project would include five equipment enclosures, an emergency generator, and an electrical meter within a 25 foot by 27 foot (675 square foot) enclosure secured by a eight foot tall block wall.

Location and Surroundings

As shown on location map (Attachment 4), the site is located at 253 Vineland Avenue on the west side of Vineland Avenue. The cell site is located approximately 440 feet west of Vineland Avenue near the rear of the property. The project site is surrounded by industrial uses on the south and west, a parking lot for the Vinland swap meet and drive-in theater to the north, and an industrial use to the east with residential farther east across Vineland Avenue.

Staff Analysis

Zoning and General Plan Designations

The proposed project is consistent with the underlying Zoning ("M" – Industrial) designation and the ("E" Employment) General Plan designation. The proposed project is designed as an observable monopole, which according to Section 17.70.040 (A) 3 of the Municipal Code, are allowed in an industrial zone subject to the approval of a Conditional Use Permit and under specific development standards.

Development and Design Standards

The proposed project complies with the following wireless telecommunication facilities standards in Chapter 17.70 of the Industry Municipal Code:

- Meets footprint requirement. Section 17.70.060 (A) 2 of the Municipal Code requires the project to be designed as small as technically possible. The proposed project would be contained within an enclosure that is 675 square feet, which is consistent with the size of enclosures of other observable wireless telecommunication facilities.

- Meets parking and landscape standards. Section 17.70.060 (A) 3 of the Municipal Code requires that there be no net loss of required parking or landscaping. The proposed project is located at the rear of the property and will not remove parking or landscaping.

- Meets height limits. Section 17.70.060 (A) 8 of the Municipal Code requires that monopoles not exceed 65 feet in height and the proposed monopole would be 60 feet tall.

- Meets co-location requirements. Section 17.70.060 (A) 1 of the Municipal Code requires that new wireless telecommunications facilities not be built if co-location on existing facilities would provide sufficient coverage, new capacity, and service quality with less environmental or aesthetic impact. As shown in Attachment 5, co-location on existing facilities was analyzed and determined not to be feasible in providing adequate coverage because and found that the antennas would have to be located further down on the monopole such that it would not offer the necessary height to provide the necessary coverage.

- Meets design standards. Specifically, Section 17.70.060 (B) 1 of the Municipal Code states that observable wireless telecommunications facilities must be located in the rear of the subject property. As shown on attachment 2, the project would be located on the western (rear) side of the site and partially shielded from direct public view by the existing industrial buildings.

- Meets colors and non-reflective material standards. Section 17.70.060 (A) 6 and 7 of the Municipal code states that paint colors must be selected to minimize visual impacts by blending with the surrounding environment and buildings and exterior surfaces must be constructed of non-reflective materials. The proposal would be painted light grey and will be non-reflective to blend in with surrounding buildings and sky.

Findings

According to Section 17.70.080 of the Municipal Code, a Conditional Use Permit for a new wireless telecommunications facility may be granted when the following findings are made:

- The proposed wireless telecommunications facility has been designed to achieve compatibility with the surrounding industrial community to the maximum extent reasonably feasible. The facility has been placed at the rear of the property and is partially screened from public view.

- An alternative configuration will not increase community compatibility or is not reasonably feasible. The applicant studied colocating on nearby existing cell sites and found that the other existing sites were not able to provide the coverage that the project site does. The applicant also studied co-locating on the adjacent existing wireless facility and found that the antennas would have to be located further down on the monopole such that it would not offer the necessary height to provide the necessary coverage (Attachment 5).

- The location of the wireless telecommunications facility on alternative sites will not

increase community compatibility or is not reasonably feasible. The applicant studied building the facility on nearby sites but found that these sites were either not available or did not adequately cover the area that needed to be covered by this proposal (Attachment 5). The facility would be located in an industrial area where the City would prefer wireless facilities to be located.

- The proposed facility is necessary to close a significant gap in coverage, increase network capacity, or maintain service quality, and is the least intrusive means of doing so. The location and height of this proposed facility is needed to close the gap in coverage and maintain service. The monopole is needed to fill in a low reception in the area will increase level of service in the area. (Attachment 5)

- The applicant has submitted a statement of its willingness to allow other wireless service providers to co-locate on the proposed wireless telecommunications facility if technically and economically feasible and where co-location would not harm community compatibility and, as shown on Attachment 5, agreed to allow a co-location in the future.

- The proposed wireless telecommunications facility has been located and designed for co-location to the maximum extent possible because the area below the existing antennas would accommodate for future expansion or co-location. The applicant has also agreed to allow co-location.

- Noise generated by equipment will not be excessive, annoying or detrimental to the public health, safety, and welfare. The project consists of electronic equiptment well as antennae mounted on a monopole. The only mechanical equipment would be an emergency generator. This type of equipment would not generate significant noise as referenced in the attached Initial Study. (Attachment 6)

Environmental Analysis

An Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to determine if the proposed use could have a significant impact on the environment (Attachment 6). The Initial Study determined that the proposed project would not have a significant effect on the environment and a negative declaration accompanies this application for approval by the Planning Commission. The Notice of Availability of a Negative Declaration (Attachment 6) was posted on the site, fire station 118, city hall and council chambers, and distributed to surrounding property owners on March 20, 2015.

Public Hearing

The required public hearing notice (Attachment 7), was posted on the site, fire station 118, city hall and council chambers, distributed to surrounding property owners, and published in the San Gabriel Tribune by March 20, 2015 and March 30, 2015.

Recommendation

Because the proposed project complies with the use and development standards of the Municipal Code, addresses environmental concerns, and satisfies the required CUP findings, Staff recommends that the Planning Commission adopt Resolution No. PC 2015-04 (Attachment 8) approving the Negative Declaration and Conditional Use Permit 15-1 with the Standard Requirements and Conditions of Approval contained therein.

Attachments

- Attachment 1: Application
- Attachment 2: Site Plan
- Attachment 3: Elevations
- Attachment 4: Location Map
- Attachment 5: Verizon Wireless Exhibits
- Attachment 6: Environmental Background: a) Notice of Availability of a Negative Declaration, b) Initial Study for Verizon Wireless, CUP 15-1, March 2015, PlaceWorks
- Attachment 7: Public Hearing Notice
- Attachment 8: Resolution No. PC 2015-04 approving the Negative Declaration and CUP 15-1 with findings and the Standard Requirements and Conditions of Approval contained therein.

Attachment 1
Application

CITY OF INDUSTRY

15625 East Stafford Street • Suite 101 • City of Industry • CA • 91744
Phone: (626) 333-2211 • Fax: (626) 961-6795
www.cityofindustry.org

CONDITIONAL USE PERMIT APPLICATION

It is the business owner's responsibility to complete this application and checklist and notify the City of Industry Planning Department immediately if there are any changes to the business entity which differs from the information provided on this application.

PROPOSAL

Location Address: 253 VINELAND (Street) INDUSTRY (City) 91746 (Zip + 4)

Describe *in detail* the type of business to be conducted and the daily operations of the business.
VERIZON WIRELESS CELL SITE - SEE ENCLOSED PROJECT DESCRIPTION

Days of operation: ALL Business Hours: 24/7 Number of Employees UNMANNED

APPLICANT INFORMATION

Applicant: VERIZON WIRELESS Title: PROJECT MANAGER Phone: (714) 863-4361 Email: JUSTIN.ROBINSON@MMI-TITAN.COM

Address: 1750 E. OCEAN BLVD. #906 (Street) LONG BEACH (City) 90802 (Zip + 4)

BUSINESS INFORMATION

Business Name (DBA): VERIZON WIRELESS

Corporation Name: LOS ANGELES SMSA LIMITED PARTNERSHIP

Mailing Address (if different then location address): 15505 SAND CANYON AVE. BLDG D-1, IRVINE CA 92618 (Street / City / State / Zip + 4)

Phone: (949) 286-7000 Fax: _____ E-mail Address: _____

Business Owner Contact (If different than applicant): _____ Phone: _____

PROPERTY OWNER INFORMATION (MUST COMPLETE AND NOTARIZE THE PROPERTY OWNER CONSENT AFFIDAVIT)

Property Owner: FIFTH ALFRED - JACOB SPERLING Phone: _____

Address: 253 VINELAND AVE. (Street) CITY OF INDUSTRY (City) 91746 (Zip + 4)

BUSINESS OWNER DECLARATION

I declare that the statements and information contained in this application are true and correct to the best of my knowledge and belief. I agree to conform with all requirements of zone, building, fire and all other applicable laws, ordinances and regulations pertaining to the operations of such business. Furthermore, I agree to notify the City of Industry Planning Department within ten (10) days of any change in the facts stated herein.

Name (print or type): JUSTIN ROBINSON Signature: _____ Date: 2/5/2015

SUBMITTAL CHECKLIST – MAKE SURE THE BELOW ITEMS ARE COMPLETE BEFORE SUBMITTING APPLICATION FOR APPROVAL

- ☑ Verify use is permitted (contact Planning Department at 626-333-2211)
- ☑ Obtain approval on Supplement A Form from LA County Fire Department
- ☑ Obtain approval on Refuse Application Form from Valle Vista Services
- ☑ Understand and accept standard conditions of approval (IMC Section 17.44.030)
- ☑ Provide Floor and Site Plan
- ☑ Provide copy of Owner's Affidavit
- ☑ Complete IMC Information Sheet

Under federal and state law, compliance with disability access laws is a serious and significant responsibility that applies to all California building owners and tenants with buildings open to the public. You may obtain information about your legal obligations and how to comply with disability access laws at the following agencies:

The Division of the State Architect at www.dgs.ca.gov/dsa/Home.aspx
The Department of Rehabilitation at www.rehab.cahwnet.gov
The California Commission on Disability Access at www.ccda.ca.gov."

To Be Completed By City Staff

Conditional Use Permit No. _____ Filing Date: _____ Accepted by: _____

Date Deemed Complete: _____ Date Approved: _____ Zoning/GP Designation: _____

Fees: ☐ Filing Fee _____ ☐ Environmental Fee Deposit _____ ☐ CA Dept Fish and Game Fee _____

CITY OF INDUSTRY

15625 East Stafford Street Suite 101 City of Industry CA 91744
(626) 333-2211 FAX (626) 961-6795
www.cityofindustry.org
planning@cityofindustry.org

PROPERTY OWNER CONSENT AFFIDAVIT FOR CONDITIONAL USE PERMIT APPLICATION

THIS FORM MUST BE NOTARIZED

BUSINESS DESCRIPTION VERIZON WIRELESS CELL SITE (PROPOSED)

BUSINESS LOCATION 253 VINELAND AVE.

STATE OF CALIFORNIA)
~~COUTY OF LOS ANGELES~~) SS
CITY OF INDUSTRY)

DATE: 1/21/15

I/We, JACOB SPERLING, the **OWNER(s)** of the Real Property involved in this application, do hereby consent to the filing of this application. I/We do hereby appoint the following person(s) as my agent(s) to act on my behalf on the foregoing application:

OWNER'S AGENT: JUSTIN ROBINSON Phone No. (714) 863-4366
(e.g. Property Manager) *(Printed Name of Agent)*

Address of Owner's Agent: 1750 E. OCEAN BLVD. #906 LONG BEACH CA 90802
(Number) *(Street)* *(City)* *(State)* *(Zip)*

OWNER: [signature] **OWNER:** _____
(Signature) *(Signature)*

Address: 253 N. Vineland Ave **Address:** _____
(Number) *(Street)* *(Number)* *(Street)*

City of Industry, CA 91746 _____
(City) *(State)* *(Zip)* *(City)* *(State)* *(Zip)*

NOTE: **A NOTARIZED OWNER'S AFFIDAVITY IS REQUIRED AS PARTY OF ALL APPLICATIONS. IF OWNERSHIP IS HELD OTHER THAN BY AND INDIVIDUAL, PROOF, IN THE FORM OF A SPECIAL POWER OF ATTORNEY, AUTHORIEZED CORPORATE RESOLUTION, PARTNERSHIP AGREEMENT OR OTHER ACCEPTABLE DOCUMENT(S) SHALL BE SUBMITTED TO THE CITY ALONG WITH THE NOTARIZED SIGNATURES OF THOSE OFFICERS AUTHORIZED TO SIGN ON BEHALF OF THE CORPORATION OR PARTNERSHIP. PLEASE NOTE THAT OUR APPLICATION MAY NOT BE DETERMINED TO BE COMPLTE UNLESS AND UNTIL OWNERSHIP CAN BE VERIFIED.**

FOR NOTARY USE ONLY

STATE OF California)
COUNTY OF Orange)

Subscribed and sworn to (or affirmed) before me this 21st day of January 20 15

BY Jacob Sperling, BY _____
(Printed Name of Owner As Signed Above) (Printed Name of Owner As Signed Above)

Personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) who appeared to me.

Rachel Daugherty SEAL
NOTARY PUBLIC

RACHEL DAUGHERTY
COMMISSION #2057986
Notary Public - California
ORANGE COUNTY
My Commission Expires
FEBRUARY 15, 2018

Environmental Information Form

The Environmental Information Form is intended to provide the basic information necessary for the evaluation of your project to determine its potential environmental impacts. This review provides the basis for determining whether the project may have a significant impact on the environment, as required by state law, or more specifically, the California Environmental Quality Act (CEQA). After this information has been evaluated by the Planning Department, a determination will be made regarding the appropriate environmental documentation for your project, in accordance with the CEQA Guidelines.

If no significant environmental impacts are anticipated, or if impacts can be mitigated or avoided by a change or specific requirement in the project's design or operation, a Negative Declaration or Mitigated Negative Declaration will be prepared. If potential significant environmental impacts are identified, an Environmental Impact Report must be prepared, which focuses on the areas of concern identified by the Initial Study.

The City of Industry, as Lead Agency, is required to comply with CEQA. In order to assist us in completing this required environmental review, please provide us with the information outlined below. Please note that upon review of the submitted information, City staff may request additional supporting documentation to assist in the environmental analysis of your project to ensure compliance with CEQA.

This Environmental Information Form works in concert with the other applications. Both need to be completed in order for your application to be accepted as complete. If you need assistance in completing the Environmental Information Form, or have questions regarding the environmental review procedures, please contact the Planning Department at (626) 333-2211.

General Information

1. Name developer, agent, or project sponsor: JUSTIN ROBINSON Phone Number: (714) 863-4366

   Address: 1750 E. OCEAN BLVD. #906 (Street) LONG BEACH (City) 90802 (Zip)

2. Project name: VERIZON - BIG DALTON Assessor's Parcel Number: 8563-001-016

   Address: 253 VINELAND AVE., CITY OF INDUSTRY (Street) 90802 (Zip)

Environmental Setting (Attach additional sheets and photos as necessary)

1. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects:

   PARKING LOT, WAREHOUSES

2. Provide photographs of the site and describe any existing structures onsite and the use of the structures:

   SEE ENCLOSED PHOTOSIMULATIONS

3. Describe the surrounding properties (north, east, south, and west of the project site), including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (industrial, commercial, etc.), intensity of land use (warehousing, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.).:

ALL SURROUNDING PARCELS ARE INDUSTRIAL

4. Provide photographs of the surrounding uses and adjoining properties.

Project Description (attach additional sheets as necessary)

1. List and describe any other permits and approvals required for project implementation, including those required by local, regional, state, and/or federal agencies:

CONDITIONAL USE PERMIT, BUILDING PERMIT

2. List any other development proposals associated with the project and its relationship to a larger project or series of projects, if any:

NONE

3. Demolition proposed: No: X Yes:____ Square feet:_____

4. Tentative development schedule including start and completion dates, and phasing if proposed:

5/1/2015 NO PHASING

5. If commercial or office, indicate the type, whether neighborhood, city or regionally oriented, square footage, anticipated hours of operation, estimated employees per shift and number of shifts, and location of loading facilities and anticipated hours of loading/delivery operations:

N/A - UNMANNED WIRELESS TELECOM FACILITY

6. If industrial, manufacturing or warehouse, indicate the type and major function, square footage, anticipated hours of operation, estimated employees per shift and number of shifts, and location of loading facilities and anticipated hours of loading/delivery operations:

N/A

7. If institutional, indicate the type and major function, square footage, anticipated hours of operation, estimated employees per shift and number of shifts, location of loading facilities and anticipated hours of loading/delivery operations, and community benefits to be derived from project:

N/A

8. If the project involves an exception, conditional use permit, or re-zoning application, state this and indicate clearly why the application is required:

PROJECT REQUIRES A CONDITIONAL USE PERMIT

Potential Environmental Impacts

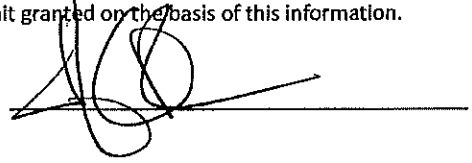
If any of the following items are applicable to your project please discuss (use a separate sheet as necessary).

	Yes	No
1. Change in existing features of any drainage ways or hills, or substantial alteration of any ground contours.		X
2. Change in scenic views or vistas from existing residential areas or public lands or roads.		X
3. Change in pattern, scale, or character of the general area of the project.		X
4. Result in significant amounts of solid waste or debris.		X
5. Change in or introduction of air emissions (e.g., dust, ash, smoke, fumes) or odors in the vicinity during grading and/or construction phases.		X
6. Change in surface water (e.g., channel, stream) or ground water quality or quantity.		X
7. Substantial alteration of existing drainage patterns that could lead to flooding on- or offsite.		X
8. Substantial change in noise or vibration levels in the project vicinity during grading and/or construction phases.		X
9. Substantial change in traffic patterns and circulation in the project vicinity.		X
10. Substantial change in topography of project site and/or vicinity.		X
11. Site located on filled land or on slopes of 10 percent or more.		X
12. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.		X
13. Substantial change in demand for public services and utilities and service systems (police, fire, water, wastewater, solid waste, electricity, gas, etc.)		X
14. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.)		X

What studies have been prepared for this site that might assist the City in reviewing the potential environmental impacts of the project? Some examples of such studies include environmental site assessment, soils and geology study, biological resources study, cultural resources study, hydrology study, etc. These studies may have been prepared for this project or some earlier development project. Supporting documentation or studies may answer questions and facilitate the processing of your application.

Certification

I am the legal owner of the property that is the subject of this application or have been authorized by the owner to act on his/her behalf regarding this application. I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further acknowledge that any false statements or information presented herein may result in the revocation of any approval or permit granted on the basis of this information.

Name of preparer: JUSTIN ROBINSON Preparer's signature: 

Date: 2/5/2015

REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.

Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: VERIZON WIRELESS TELECOM INC.

ATTN: REGULATORY
VERIZON WIRELESS TELECOM INC.
1120 SANCTUARY PKWY #150 - GASA5REG
ALPHARETTA, GA 30004

Call Sign	File Number
KNLF645	
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0005793061

Grant Date	Effective Date	Expiration Date	Print Date
02-28-2007	01-23-2008	01-03-2017	01-24-2008

Market Number	Channel Block	Sub-Market Designator
BTA262	C	1

Market Name
Los Angeles, CA

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
12-07-2003	01-03-2007		

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

To view the geographic areas associated with the license, go to the Universal Licensing System (ULS) homepage at http://wireless.fcc.gov/uls and select "License Search". Follow the instructions on how to search for license information.

Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
1120 SANCTUARY PKWY, #150 GASASREG
ALPHARETTA, GA 30009-7630

Call Sign	File Number
WQJQ694	0003864906
Radio Service	
WU - 700 MHz Upper Band (Block C)	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
11-26-2008	06-11-2009	06-13-2019	06-11-2009

Market Number	Channel Block	Sub-Market Designator
REA006	C	0

Market Name
West

1st Build-Out Date	2nd Build-Out Date	3rd Build-Out Date	4th Build-Out Date
06-13-2013	06-13-2019		

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast serviceor within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

This authorization is conditioned upon compliance with section 27.16 of the Commission's rules

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

Wireless Telecommunications Bureau

Radio Station Authorization

LICENSEE NAME: LOS ANGELES SMSA LIMITED PARTNERSHIP

REGULATORY
LOS ANGELES SMSA LIMITED PARTNERSHIP
ONE VERIZON PLACE (MC: GA3B1REG)
ALPHARETTA GA 30004-8511

FCC Registration Number (FRN)	
0002963817	
Call Sign	**File Number**
KNKA209	0001879300
Radio Service	
CL - Cellular	
Market Number	**Channel Block**
CMA002	B
Sub-Market Designator	
0	
SID	

Market Name
Los Angeles-Long Beach/Anaheim

Grant Date	Effective Date	Expiration Date	Five Yr Build-Out Date	Print Date
11-15-2004	11-15-2004	10-01-2014		11-16-2004

SITE INFORMATION

Location	Lattitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
1	034-54-03.9 N	117-02-02.1 W	14.0		
Address	551 W. Main Street				
City		County	State	Construction Deadline	
Barstow		SAN BERNARDINO	CA		

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT(meters)	-132.100	-29.400	103.900	-30.000	-87.000	11.000	89.100	53.700
Transmitting ERP(watts)	0.100	0.100	3.000	3.000	0.100	0.100	0.100	0.100
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT(meters)	-132.100	-29.400	103.900	-30.000	-87.000	11.000	89.100	53.700
Transmitting ERP(watts)	0.100	0.100	0.100	0.100	0.200	2.000	0.100	0.100

Location	Lattitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
2	033-38-22.1 N	117-56-23.2 W			
Address	975 West 18th Street				
City		County	State	Construction Deadline	
Costa Mesa		ORANGE	CA		

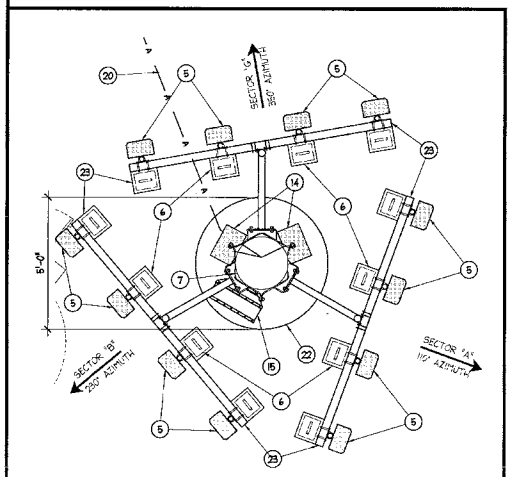
Conditions:
Pursuant to Section 309(h) of the Communications Act of 1934, as amended, 47 U.S.C. Section 309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. Section 310(d). This license is subject in terms to the right of use or control conferred by Section 706 of the Communications Act of 1934, as amended. See 47 U.S.C. Section 706.

Attachment 2
Site Plan

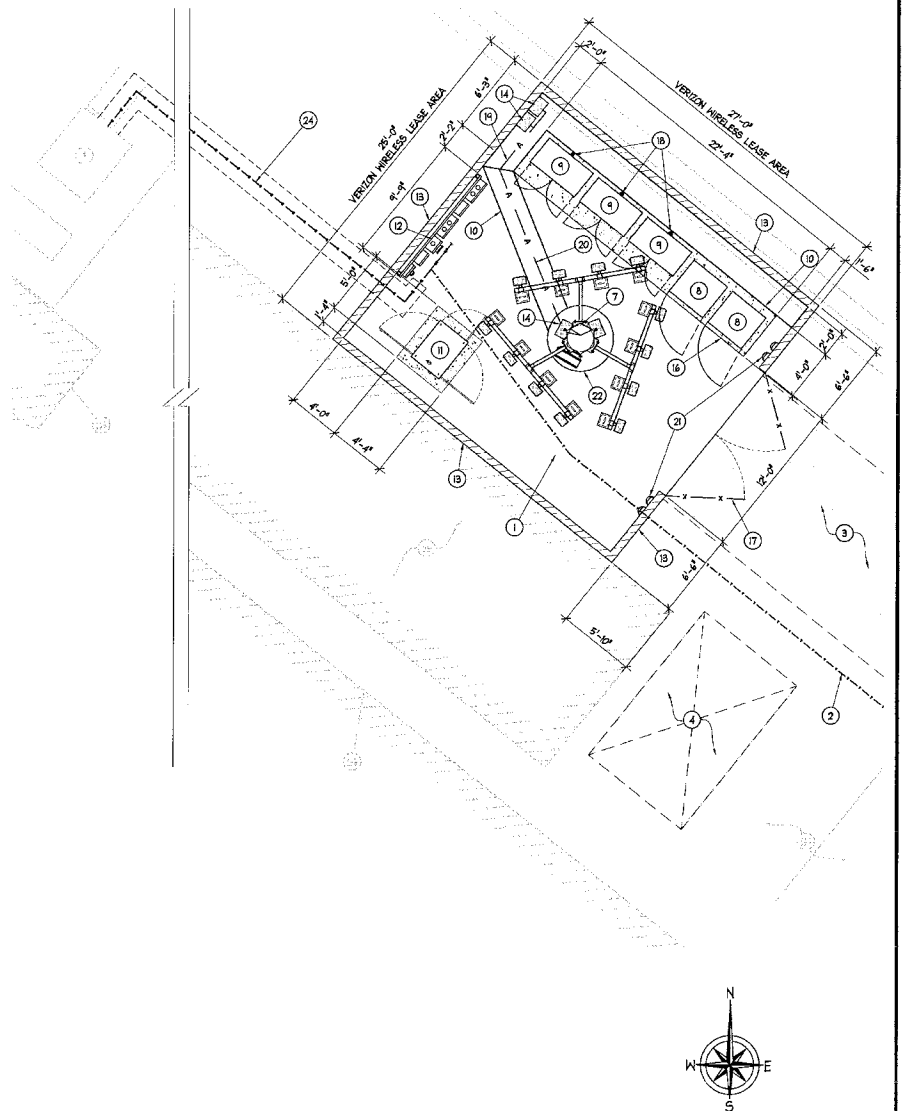
CUP 15-1
Site Plan

NOTES:

1. NEW VERIZON WIRELESS 27'-0" X 25'-0" (675 SQ. FT.) EQUIPMENT LEASE AREA LOCATED ON EXISTING GROUND LEVEL.
2. NEW VERIZON WIRELESS TELCO CONDUITS RUN FROM EXISTING POINT OF CONNECTIONS TO LEASE AREA. CONTRACTOR TO VERIFY EXACT MOUNTING LOCATION.
3. NEW VERIZON WIRELESS 12' WIDE NON-EXCLUSIVE ACCESS ROUTE FROM VINELAND AVE.
4. NEW VERIZON WIRELESS NON EXCLUSIVE PARKING SPACE.
5. NEW VERIZON WIRELESS (12) 8' PANEL ANTENNAS, (4) ANTENNAS PER SECTOR MOUNTED ON NEW ANTENNA ARM.
6. NEW VERIZON WIRELESS (12) RRU'S, (4) RRU'S PER SECTOR.
7. NEW VERIZON WIRELESS 60' HIGH MONOPOLE.
8. NEW VERIZON WIRELESS (2) COMMSCOPE EQUIPMENT CABINET.
9. NEW VERIZON WIRELESS (3) LTE EQUIPMENT CABINETS.
10. NEW VERIZON WIRELESS CABLE TRAY.
11. NEW VERIZON WIRELESS 10 KW EMERGENCY BACK-UP GENERATOR WITH EXHAUST VENT PIPE EXTENDING 12' ABOVE GRADE ON NEW CONCRETE PAD.
12. NEW VERIZON WIRELESS ELECTRICAL PANEL, TELCO CABINETS AND EMERGENCY GENERATOR RECEPTACLE MOUNTED ON A NEW H-FRAME.
13. NEW VERIZON WIRELESS 8'-6' HIGH CMU WALL ENCLOSURE.
14. (4) NEW VERIZON WIRELESS RAYCAPS, (2) MOUNTED ON MONOPOLE AND (2) MOUNTED ON NEW CMU WALL ENCLOSURE NEAR EQUIPMENT CABINETS.
15. NEW VERIZON WIRELESS 4' MICROWAVE ANTENNA.
16. NEW VERIZON WIRELESS CONCRETE PAD FOR EQUIPMENT CABINETS.
17. NEW VERIZON WIRELESS 6' WIDE DOUBLE CORRUGATED STEEL ACCESS GATES.
18. NEW VERIZON WIRELESS GPS ANTENNAS MOUNTED TO EQUIPMENT CABINETS, (3) TOTAL.
19. [illegible]
20. NEW VERIZON WIRELESS (2) HYBRID FIBER CABLES RUN (±68') FROM LOWER RAYCAP UP TO UPPER RAYCAP. CONTRACTOR VERIFY AVAILABLE CONDUIT SPACING EXACT CABLE ROUTING.
21. NEW VERIZON WIRELESS (4) SERVICE LIGHTS WITH TIMER SWITCH AT THE ENTRY.
22. NEW VERIZON WIRELESS 5' DIAMETER MONOPOLE CONCRETE FOUNDATION.
23. NEW VERIZON WIRELESS ANTENNA ARMS.
24. NEW VERIZON WIRELESS POWER CONDUITS RUN FROM EXISTING POINT OF CONNECTIONS TO LEASE AREA. CONTRACTOR TO VERIFY EXACT MOUNTING LOCATION.
25. [illegible]
26. [illegible]



ANTENNA LAYOUT PLAN — SCALE: 1/2"=1'-0" | 2



ENLARGED SITE PLAN — SCALE: 1/8"=1'-0" | 1

REV:	DATE/BY:	REVISION DESCRIPTION:
0	04-29-14 JAY	90% ZONING SET
1	05-02-14 JAY	100% ZONING SET

CONSULTANT:

SITE BUILDER:

verizonwireless
15505 SAND CANYON AVE.
BUILDING 'D' 1st. FLOOR
IRVINE, CA. 92618
PHONE (949) 286-7000

A&E DEVELOPMENT:

ACO ARCHITECTS - INC.
26170 ENTERPRISE WAY #600
LAKE FOREST, CA 92630
TEL: 949-716-9940
FAX: 949-297-4788

ENGINEER:

SITE INFO:

SITE NAME:
BIG DALTON

SITE ADDRESS:
253 VINELAND AVE.
CITY OF INDUSTRY, CA. 91746

SHEET TITLE:
ENLARGED SITE PLAN

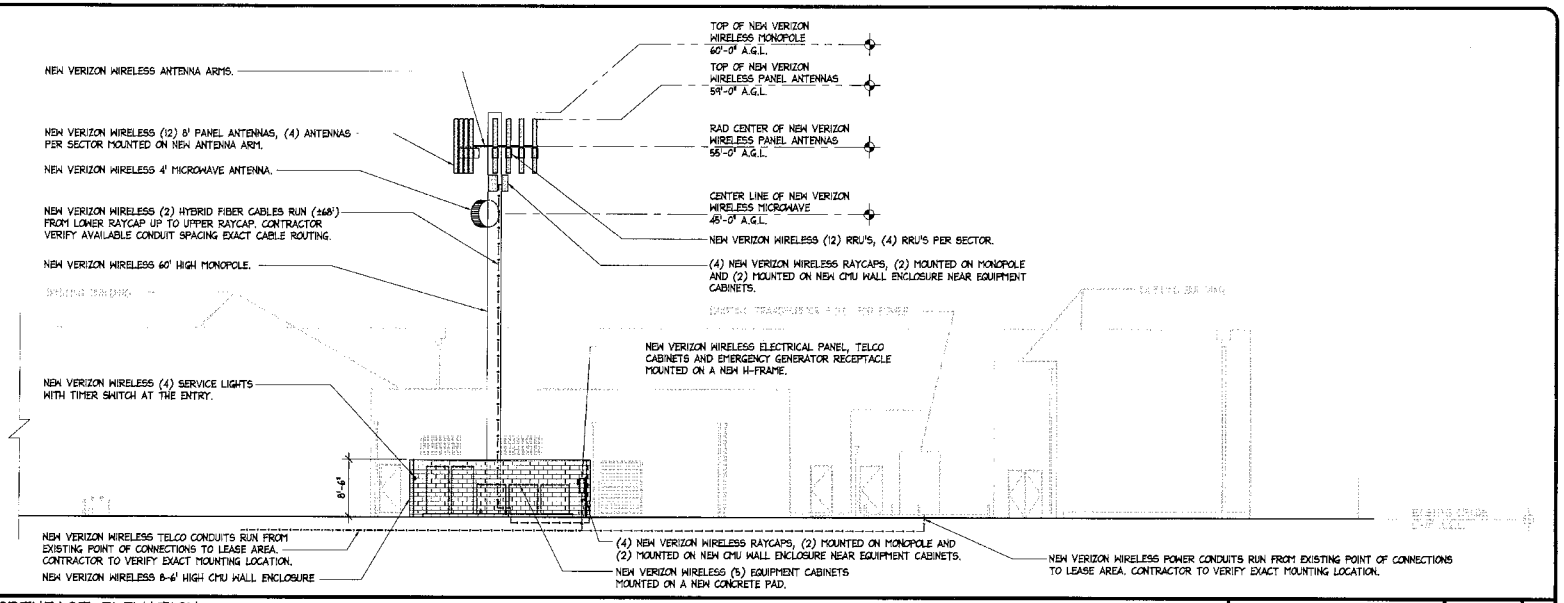
DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:

SHEET NUMBER:
A-2

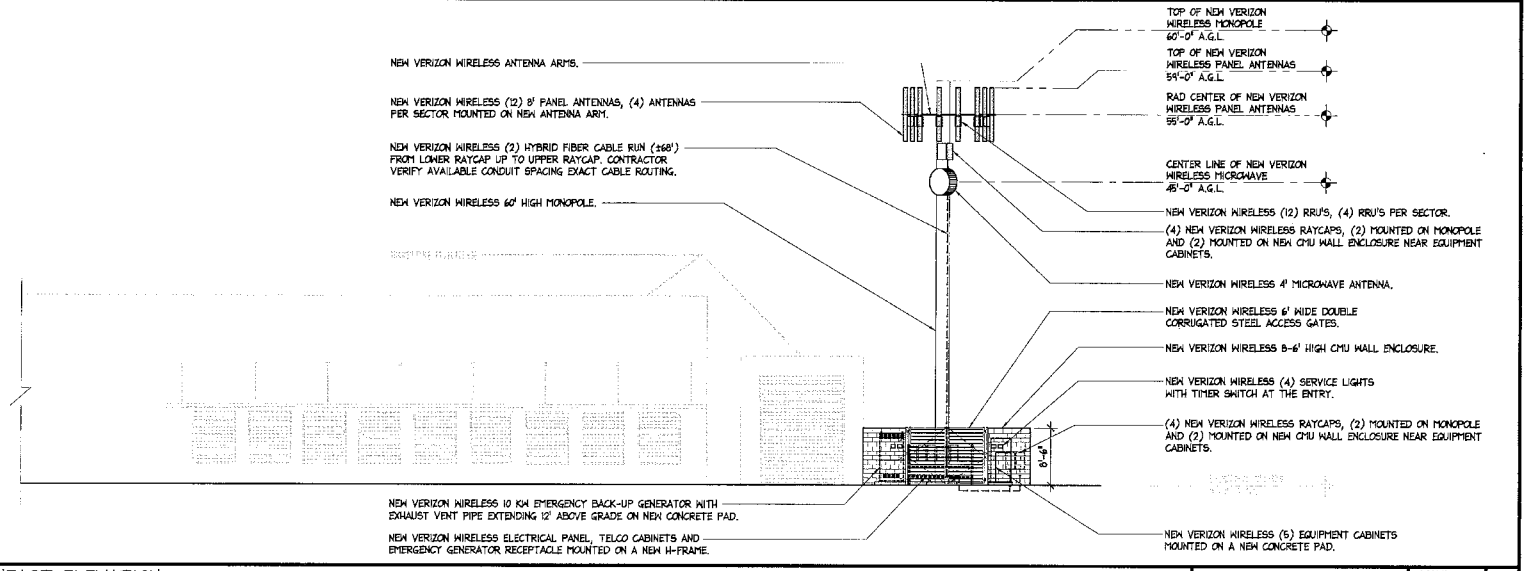
Attachment 3
Elevations

CUP 15-1
Elevations



NORTHEAST ELEVATION

SCALE: 1/8" = 1'-0" 1



SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-0" 2

REV:	DATE/BY:	REVISION DESCRIPTION:
0	04-29-14 JAY	90% ZONING SET
1	05-02-14 JAY	100% ZONING SET

CONSULTANT:

SITE BUILDER:

verizonwireless
15505 SAND CANYON AVE.
BUILDING 'D' 1st. FLOOR
IRVINE, CA. 92618
PHONE (949) 286-7000

A&E DEVELOPMENT:

ACO ARCHITECTS - INC.
26170 ENTERPRISE WAY #600
LAKE FOREST, CA 92630
TEL: 949-716-9940
FAX: 949-297-4788

ENGINEER:

SITE INFO:

SITE NAME:
BIG DALTON

SITE ADDRESS:
253 VINELAND AVE.
CITY OF INDUSTRY, CA. 91746

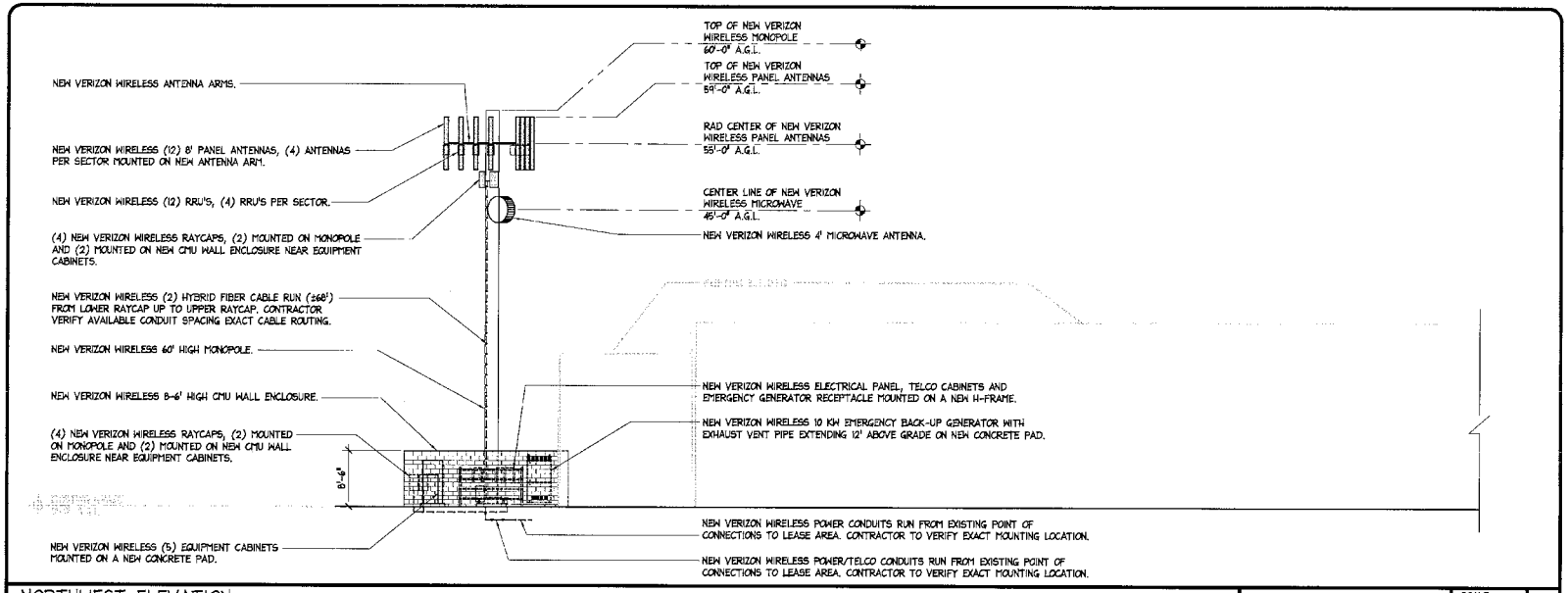
SHEET TITLE:
ARCHITECTURAL ELEVATIONS

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:

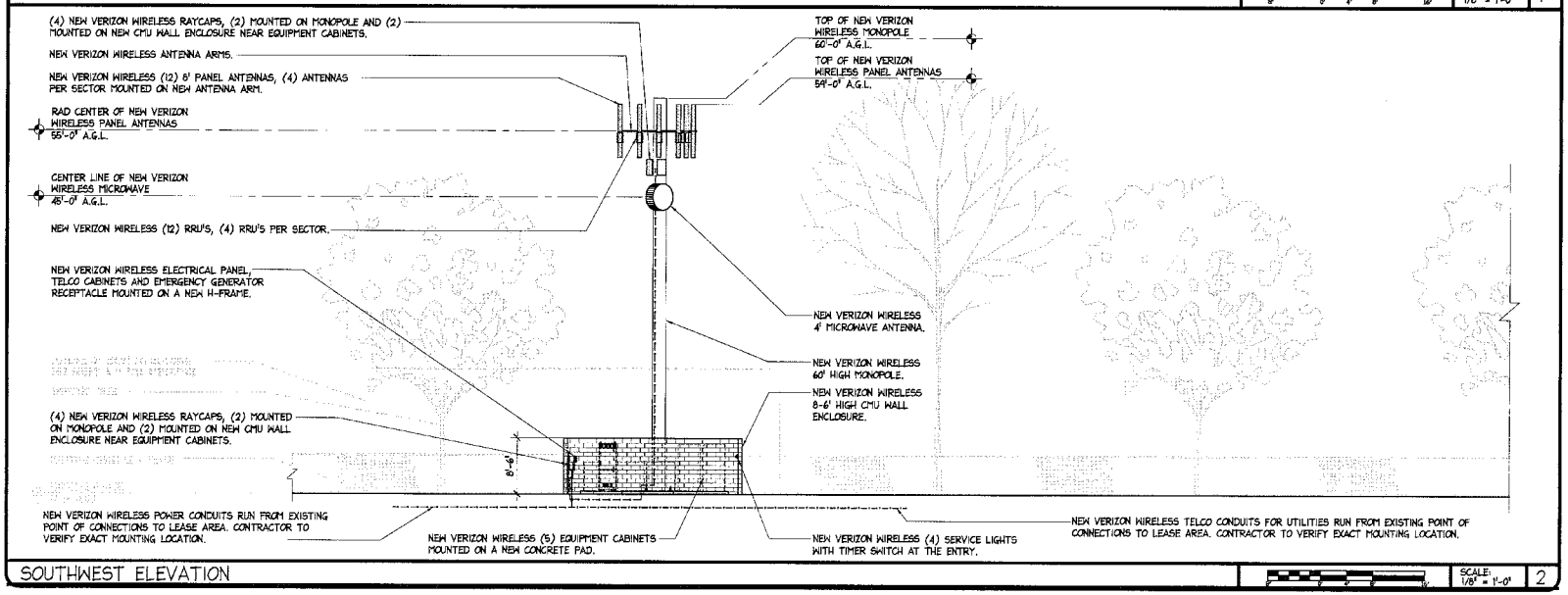
SHEET NUMBER:
A-3

CUP 15-1
Elevations



NORTHWEST ELEVATION

SCALE: 1/8" = 1'-0" 1



SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-0" 2

REV:	DATE/BY:	REVISION DESCRIPTION:
0	04-29-14 JAY	90% ZONING SET
1	05-02-14 JAY	100% ZONING SET

CONSULTANT:

SITE BUILDER:

verizonwireless
15505 SAND CANYON AVE.
BUILDING 'D' 1st. FLOOR
IRVINE, CA. 92618
PHONE (949) 286-7000

A&E DEVELOPMENT:

ACO ARCHITECTS - INC.
26170 ENTERPRISE WAY #600
LAKE FOREST, CA 92630
TEL: 949-716-9940
FAX: 949-297-4788

ENGINEER:

SITE INFO:

SITE NAME:
BIG DALTON

SITE ADDRESS:
253 VINELAND AVE.
CITY OF INDUSTRY, CA. 91746

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:

SHEET NUMBER:
A-4

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Attachment 4
Location Map

CUP 15-1
Location Map

Attachment 5
Verizon Wireless Exhibits

AERIAL MAP

COPYRIGHT: GOOGLE MAPS, 2014

EXISTING

PROPOSED

PHOTO PROVIDED BY: MMI TITAN

DRAFTLINK
SIMS@DRAFTLINK.NET

MMI TITAN INC. 25071 ALICIA DRIVE DANA POINT, CA 92629 CONTACT: JUSTIN ROBINSON	verizon wireless 15505 SAND CANYON AVENUE, IRVINE, CA 92618	**BIG DALTON** 253 VINELAND AVENUE, CITY OF INDUSTRY, CA 91746	**VIEW** A	**SHEET** 1 / 5

AERIAL MAP

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AERIAL MAP

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MMI TITAN INC. 25071 ALICIA DRIVE DANA POINT, CA 92629 CONTACT: JUSTIN ROBINSON	verizon wireless 15505 SAND CANYON AVENUE, IRVINE, CA 92618	**BIG DALTON** 253 VINELAND AVENUE, CITY OF INDUSTRY, CA 91746	**VIEW** C	**SHEET** 3 / 5

AERIAL MAP

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EXISTING

PROPOSED

PHOTO PROVIDED BY: MMI TITAN

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SIMS@DRAFTLINK.NET

MMI TITAN INC. 25071 ALICIA DRIVE DANA POINT, CA 92629 CONTACT: JUSTIN ROBINSON	verizon wireless 15505 SAND CANYON AVENUE, IRVINE, CA 92618	**BIG DALTON** 253 VINELAND AVENUE, CITY OF INDUSTRY, CA 91746	**VIEW** D	**SHEET** 4 / 5

AERIAL MAP

COPYRIGHT: GOOGLE MAPS, 2014

EXISTING

PROPOSED

PHOTO PROVIDED BY: MMI TITAN

DRAFTLINK
SIMS@DRAFTLINK.NET

MMI TITAN INC. 25071 ALICIA DRIVE DANA POINT, CA 92629 CONTACT: JUSTIN ROBINSON	verizon wireless 15505 SAND CANYON AVENUE, IRVINE, CA 92618	**BIG DALTON** 253 VINELAND AVENUE, CITY OF INDUSTRY, CA 91746	**VIEW** E	**SHEET** 5 / 5

Verizon Wireless
Project Description
VZW – Big Dalton
253 Vineland

Verizon Wireless is proposing to install a new Wireless Telecommunications Facility at the rear of this Industrial Property. The proposed site will consist of a new 60' monopole with twelve panel antennas, twelve Remote Radio Units (RRUs), three Tower Mounted Amplifies (TMAs) and one 4' microwave dish. All of the antennas and ancillary equipment will be mounted to the pole with a centerline of 55' and a top elevation of 59'.

In addition to the pole and antennas, Verizon Wireless is proposing to install five equipment cabinets. The cabinets will also have four small GPS antennas mounted to the exterior. Verizon Wireless is also proposing an Emergency Back Up Generator which will only be used in times of emergency or electrical outages and will not run consistently all other times.

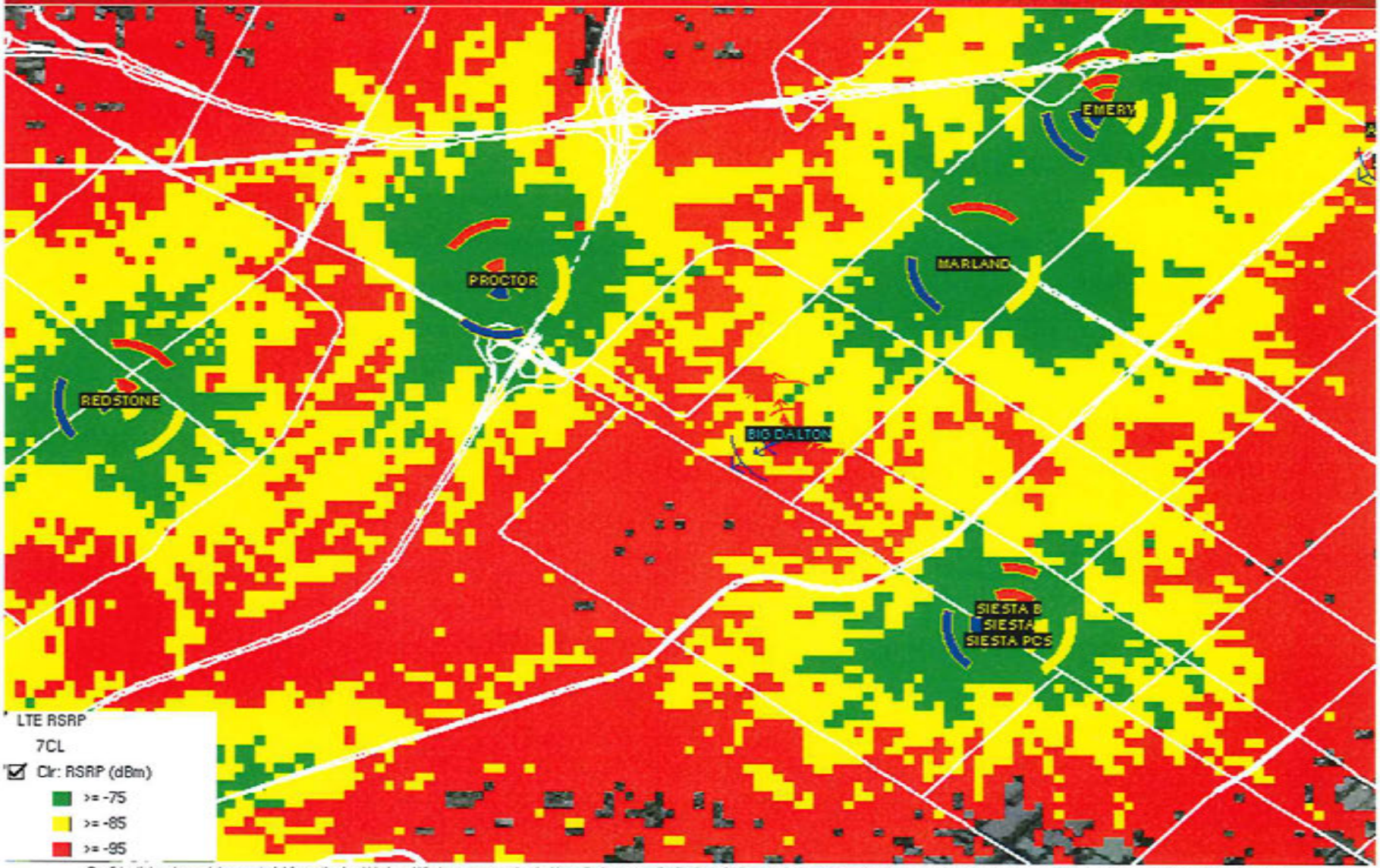
The entire Verizon facility will be located within a new 25' x 27' lease area that will be enclosed with a new 8' 6" tall block wall.

As is the case with all of the Verizon Wireless sites, once constructed, the site will only be accessed 1-2 time per month for routine maintenance and optimization.

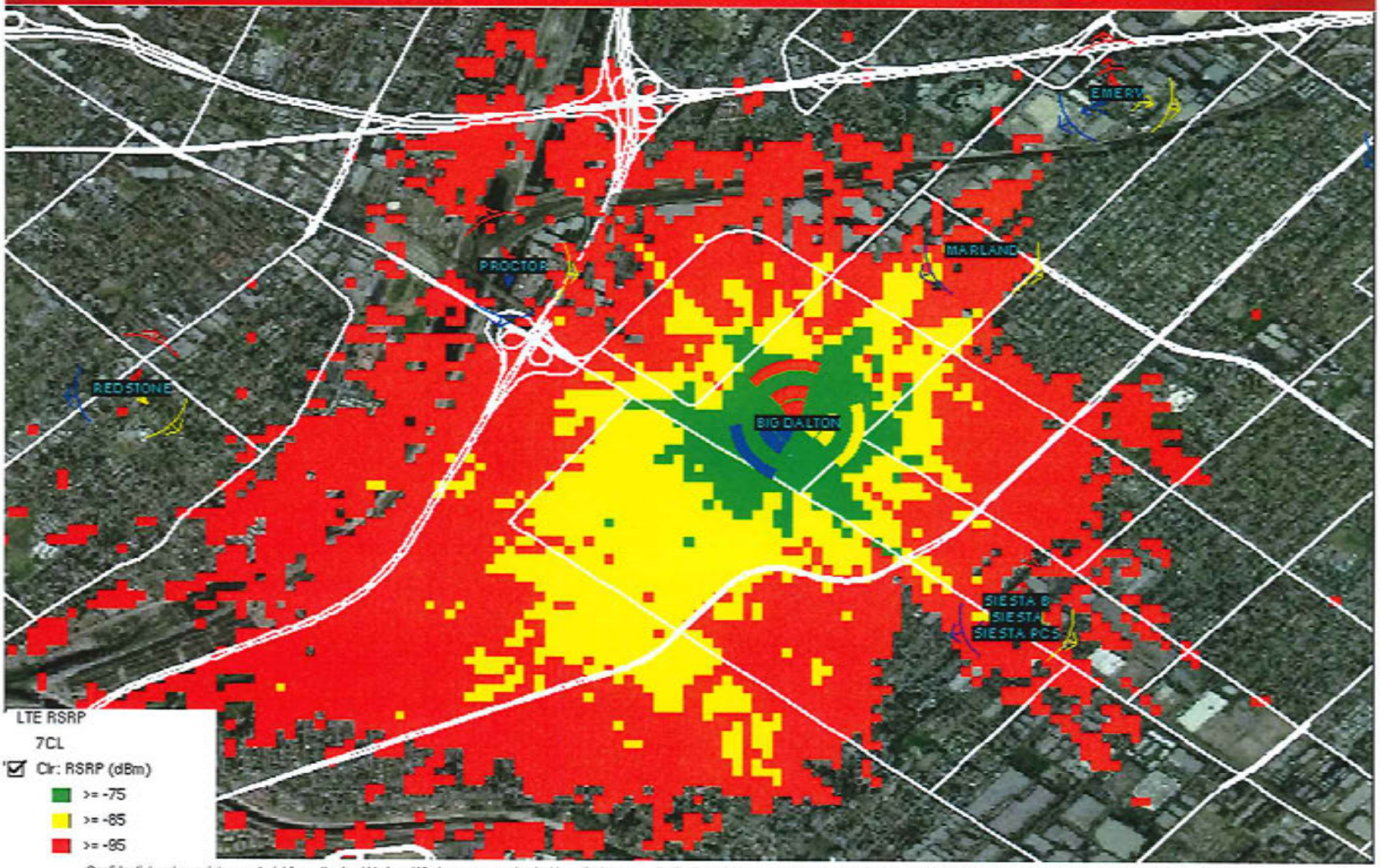
Additionally, this site will be co-locatable for any other wireless carriers looking to locate a site in this area. Verizon Wireless does not include any exclusivity requirements as part of their leases.

verizonwireless

Without Big Dalton

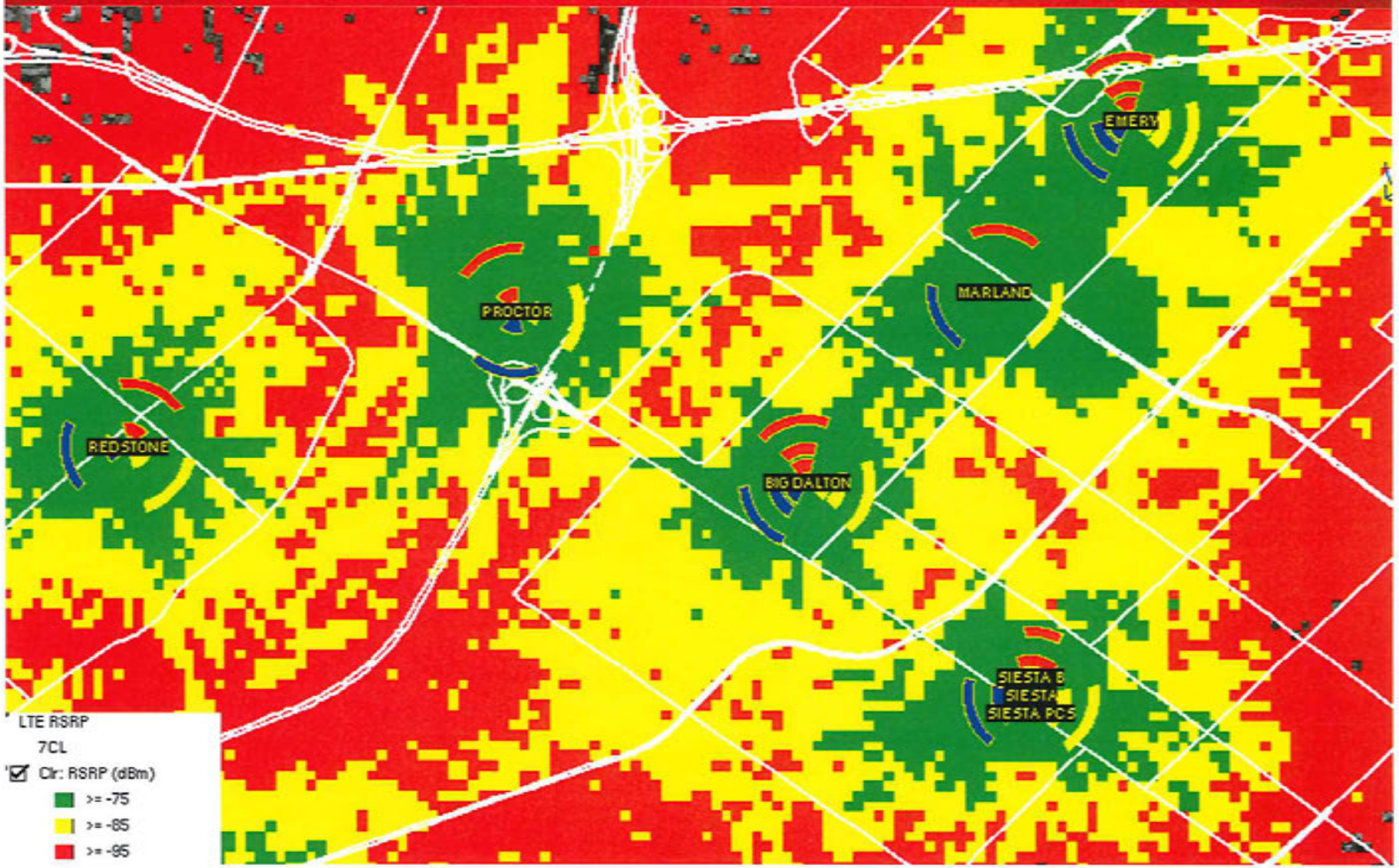


Big Dalton Coverage – Site by itself



verizonwireless

Big Dalton and Neighboring Sites



Attachment 6

Environmental Background: a) Notice of Availability of a Negative Declaration, b) Initial Study for Verizon Wireless, CUP 15-1, March 2015, PlaceWorks

CITY OF INDUSTRY
NOTICE OF INTENT TO ADOPT A
NEGATIVE DECLARATION

Purpose: To allow the public review period provided under Section 15072 of California Code of Regulations, notice is hereby given that, pursuant to the authority and criteria contained in the California Environmental Quality Act and Industry Municipal Code, the Planning Director of the City of Industry has analyzed the request for the following project and has made the environmental determination described herein.

Project and Location: The City of Industry will be considering a request by Verizon Wireless for Conditional Use Permit 15-1 to establish and operate a 60'-0" tall monopole wireless telecommunications facility at 253 Vineland Avenue in the City of Industry.

Environmental Determination: After reviewing the Initial Study for the project, the Planning Director has determined that this project will not have a significant effect on the environment and a Negative Declaration (ND) has been prepared and is recommended for adoption at the public hearing described below. The ND reflects the independent judgment of City staff and considers project design features, site and surrounding environmental conditions, previous environmental evaluations, standard construction/engineering practices, and potential future projects. The project location does not include any sites listed on an Environmental Protection Agency hazardous waste site list complied pursuant to Government Code Section 65962.5.

Review Period. The ND is available for a minimum 20-day public review period beginning March 20, 2015, and ending April 8, 2015. Comments on the adequacy of the document must be received by the City prior to final approval on the date listed below. Copies of all relevant material are on file in the office of the Planning Director, located at the address listed below.

Public Hearing: The Planning Commission is tentatively scheduled to consider Conditional Use Permit 15-1 and the accompanying ND at a meeting to be held on April 9, 2015, at 8:00 AM. The meeting will be held in the City of Industry Council Chambers, located at 15651 E. Stafford Street, City of Industry, CA 91744.

Questions and Comments: Questions and written comments should be directed to the Troy Helling, Senior Planner at:

City Administrative Offices
15625 E. Stafford Street, Suite 100
P.O. Box 3366
City of Industry, CA 91744
(626) 333-2211

JN 9156

March 2015 | Initial Study

Vineland Cell Tower

for City of Industry

Prepared for:

City of Industry
Contact: Troy Helling, Senior Planner
15625 East Stafford, Suite 100
City of Industry, California 91774-0366
626.333.2211

Prepared by:

PlaceWorks
Contact: Dwayne Mears, Principal, Environmental Services
3 MacArthur Place, Suite 1100
Santa Ana, California 92707
714.966.9220
info@placeworks.com
www.placeworks.com

IND-07.139

PLACEWORKS

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1. Introduction

The project applicant, Verizon Wireless, Inc., is seeking approval of a conditional use permit (CUP) by the City of Industry for installation and operation of a cell phone tower and associated ground-mounted equipment in a 675-square-foot project site at 253 North Vineland Avenue in the City of Industry. The project site is part of a paved parking lot on a commercial property developed with an auto parts business. The tower would be 60 feet high, and the tops of the tower-mounted antennas would be 59 feet high.

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA), as amended, to determine if approval of the discretionary action requested and subsequent development could have a significant impact on the environment. This analysis will also provide the City of Industry with information to document the potential impacts of the proposed project.

1.1 PROJECT LOCATION

The project site is in the City of Industry in Los Angeles County. The part of the City of Industry containing the project site is surrounded on the north by the cities of La Puente and Baldwin Hills and the unincorporated community of West Puente Valley; on the west by the City of El Monte; and on the south by the unincorporated community of Avocado Heights. Regional access to the site is from Interstate 605 (I-605), about 0.7 mile to the west, via Valley Boulevard. The site is 675 square feet of a paved parking lot on a commercial property at 253 Vineland Avenue. See Figure 1, *Regional Location*, and Figure 2, *Local Vicinity*.

1.2 ENVIRONMENTAL SETTING

1.2.1 Existing Land Use

The site is part of a paved parking lot next to the northeast side of a building housing an auto parts business. The parcel containing the site, Assessor's Parcel Number (APN) 8563-001-016 ("subject parcel"), consists of a main portion about 440 feet back from Vineland Avenue, with a narrow extension – consisting of a driveway – connecting the main portion to Vineland Avenue. See Figure 3, *Aerial Photograph of Project Site,* and Figure 4, *Site Photographs*.

1.2.2 Surrounding Land Use

Three parcels are interposed between the subject parcel and Vineland Avenue to the southeast. From south to north, these are:

- Southern California Edison (SCE) Industry Substation at 315 Vineland Avenue, APN 8563-001-800.
- A distribution business at 319 Vineland Avenue, APN 8563-001-015.
- Pharmaceutical businesses at 331 Vineland Avenue, APN 8563-001-010.

These three parcels and the subject parcel are surrounded to the south by a lighting distributor at 253 Vineland Avenue; to the east by single-family residential uses across Vineland Avenue in the Community of West Puente Valley; to the west by Metrolink railroad tracks and a chemicals manufacturing business; and to the north by an industrial property at 355 Vineland Avenue and a parking lot on the property of the Vineland Drive-in Theater at 443 Vineland Avenue, which is the only remaining drive-in cinema that operates daily in Los Angeles County. See Figure 5, *Aerial Photograph of Vicinity*.

1.3 PROJECT DESCRIPTION

1.3.1 Purpose

Cell Phone Signal in Project Region: Existing and Post-project

Portions of the unincorporated communities of Avocado Heights and West Puente Valley and the west end of the City of Industry currently have relatively low-strength Verizon LTE cell phone signals. The proposed cell phone tower would remedy the low signal strength in part of the west end of the City of Industry, in the northernmost part of Avocado Heights, and in the southwest corner of West Puente Valley.[1]

1.3.2 Proposed Land Use

The project site is 675 square feet next to the northeast side of the building.

Pole and Pole-Mounted Equipment

The proposed cell tower would be a 60-foot monopole. The following equipment would be mounted on three horizontal antenna arms, which would be mounted 55 feet high on the pole:

- 12 panel antennas, four on each of three arms extending from the monopole
- 12 remote radio units, one connected to each panel antenna
- Two surge protectors

The highest equipment mounted to the monopole would be the panel antennas, which would extend to 59 feet high. A four-foot-diameter microwave antenna would be mounted on the pole at 45 feet high. See Figure 6, *Elevations*.

Ground-Mounted Equipment

The project would involve installation of a concrete pad for supporting several cabinets for ground-mounted equipment including a 10 kilowatt emergency generator and two additional surge protectors. A concrete masonry unit (CMU) wall would be built to enclose the tower and equipment pad, with a double gate in the southeast side of the wall to provide maintenance and emergency access to the site.

[1] Cell phone signal strength is measured in decibel-milliwatts (dBm), a logarithmic scale where 10 dBm is 10 times greater than one dBm, 20 dBm is 100 times greater than one dBm, etc. Strengths less than one mW are expressed in negative dBm—i.e., -10 dBm is 0.1 mW, -20 dBm is 0.01 mW, etc. The field strength near a cell phone tower is about -75 dBm, or 3 x 10^{-8} mW; the relatively low signal strength in the project area is less than -85 dBm, or 3 x 10^{-9} mW.

Conduits

An underground power conduit would be installed from the equipment pad to an existing transformer next to the north corner of the building, and a telecommunications conduit would be installed from the equipment pad to an existing point of connection in Vineland Avenue near the southeast end of the subject property. See Figure 7, *Site Plan*.

1.3.3 Project Phasing

Upon approval of the CUP by the City of Industry, the project would be built in one phase. Installation of the tower would involve construction of a foundation approximately 15 feet deep and five feet in diameter. The hole for the foundation would be excavated using an auger. Construction would last about one month and is anticipated to occur in May 2015.

Maintenance

After completion of construction, maintenance personnel would access the site one to two times per month for routine maintenance and optimization.

1.4 EXISTING ZONING AND GENERAL PLAN

The existing zoning designation onsite is Industrial (I), and the existing General Plan designation is Employment.

1.5 CITY ACTION REQUESTED

Approval of CUP, which is a discretionary permit issued by a hearing body to allow a conditional use that may or may not be allowable under the zoning code. If approval is granted, the developer must meet certain conditions to harmonize the project with its surroundings. Each application is considered on its individual merits. CUPs require a public hearing, and if approval is granted, the developer must usually fulfill certain conditions. Approval of a CUP is not a change in zoning (ILG 2010).

1. Introduction

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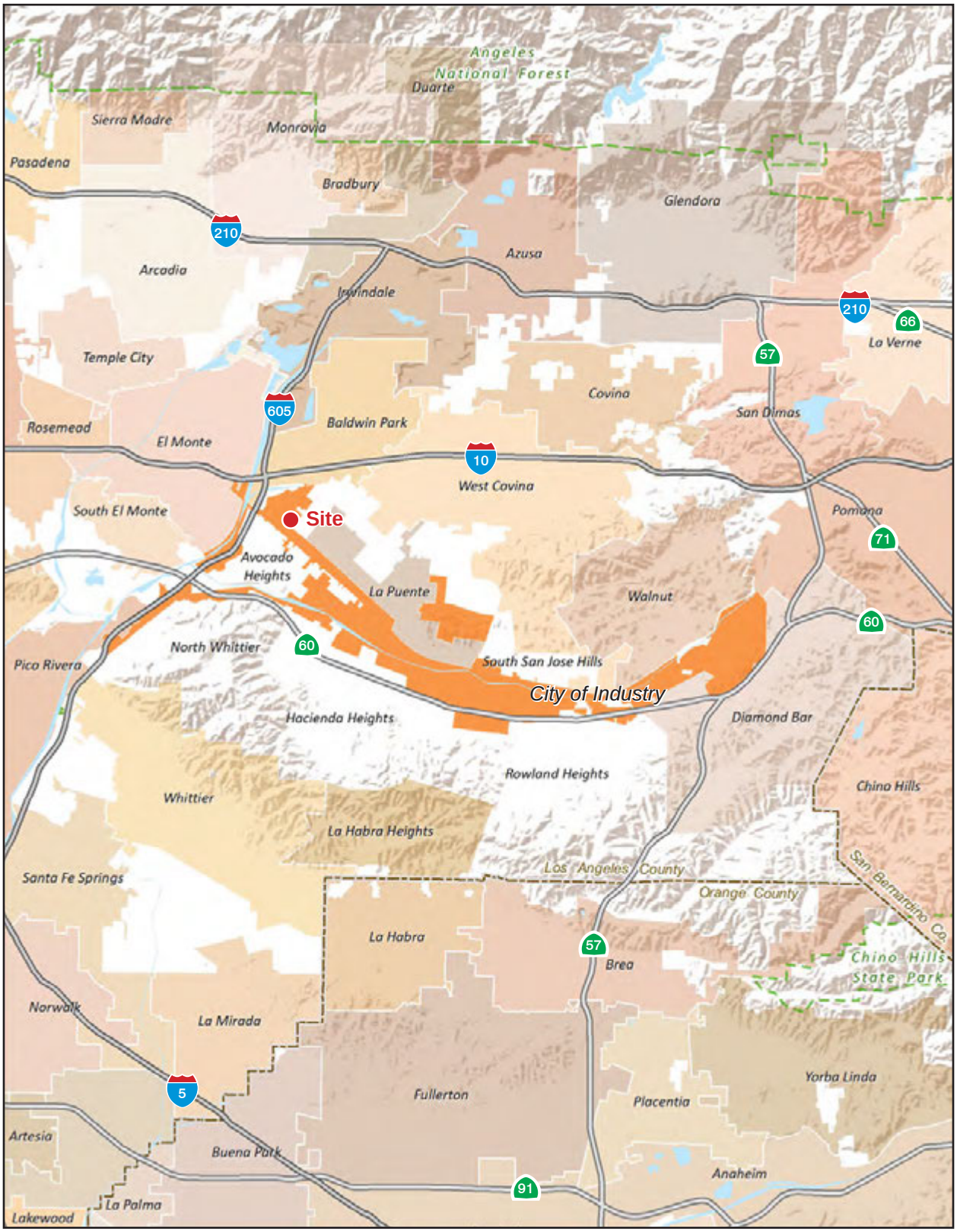
Figure 1 - Regional Location
1. Introduction



Note: Unincorporated county areas shown in white.

0 3
Scale (Miles)

Source: ESRI, 2015.

1. Introduction

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Figure 2 - Local Vicinity
1. Introduction

Source: ESRI, 2015.

1. Introduction

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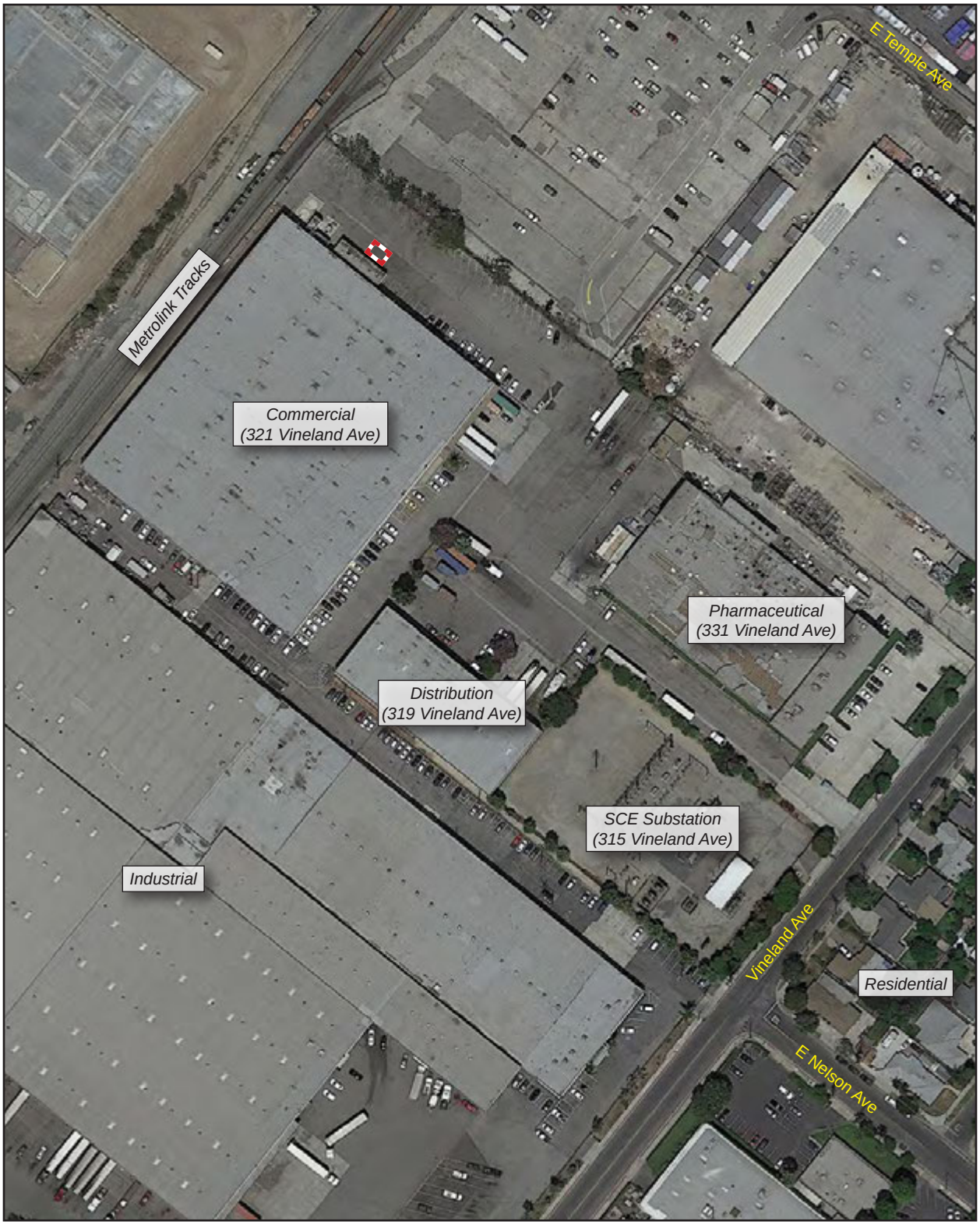
Figure 3 - Aerial Photograph-Project Site
1. Introduction



Project Site

0 160
Scale (Feet)

Source: Google Earth Pro, 2015

1. Introduction

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Figure 4 - Site Photographs
1. Introduction

View of the project site looking northwest. The commercial building onsite is on the left. An industrial building opposite the Metrolink railroad tracks is in the left background, and the San Gabriel Mountains are in the right background.

View of the project site looking southeast. The commercial building onsite is to the right.

View looking southeast of the back side of the pharmaceutical business at 331 Vineland Avenue.

View from the site looking north across the Vineland Drive-In Theater parking lot. One of the theater screens is at right. The San Gabriel Mountains are in the background.

View from southeast of the site looking northwest at part of the commercial building on the subject property.

View from southeast of the site looking southwest at the distribution business at 319 Vineland Avenue.

1. Introduction

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Figure 4 - Aerial Photograph-Vicinity
1. Introduction

Project Site

City Boundary

0 400
Scale (Feet)

Source: Google Earth Pro, 2015

1. Introduction

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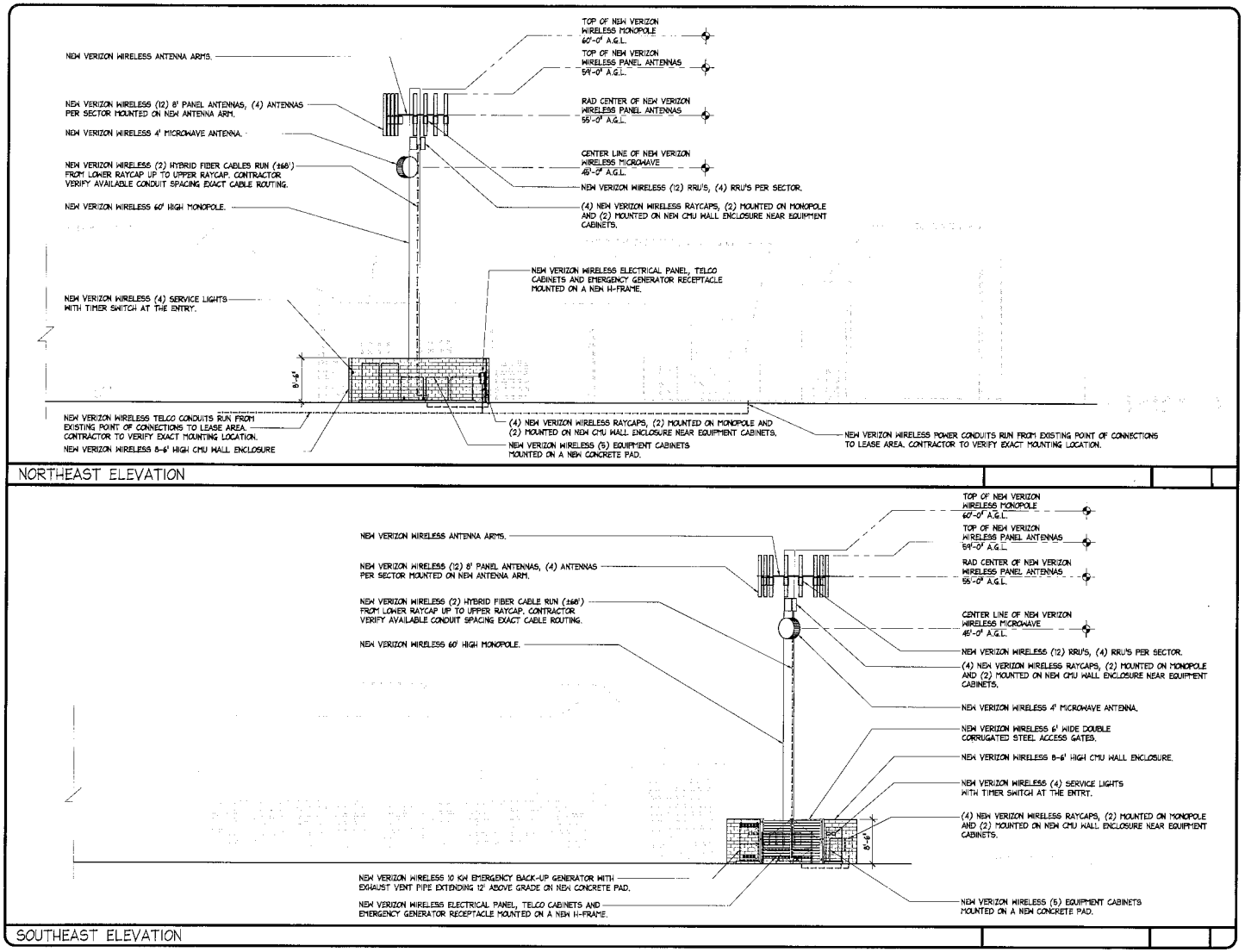
Figure 7 - Elevations
1. Introduction



0 32
Scale (Feet)

Source: ACO Architects Inc., 2014.

1. Introduction

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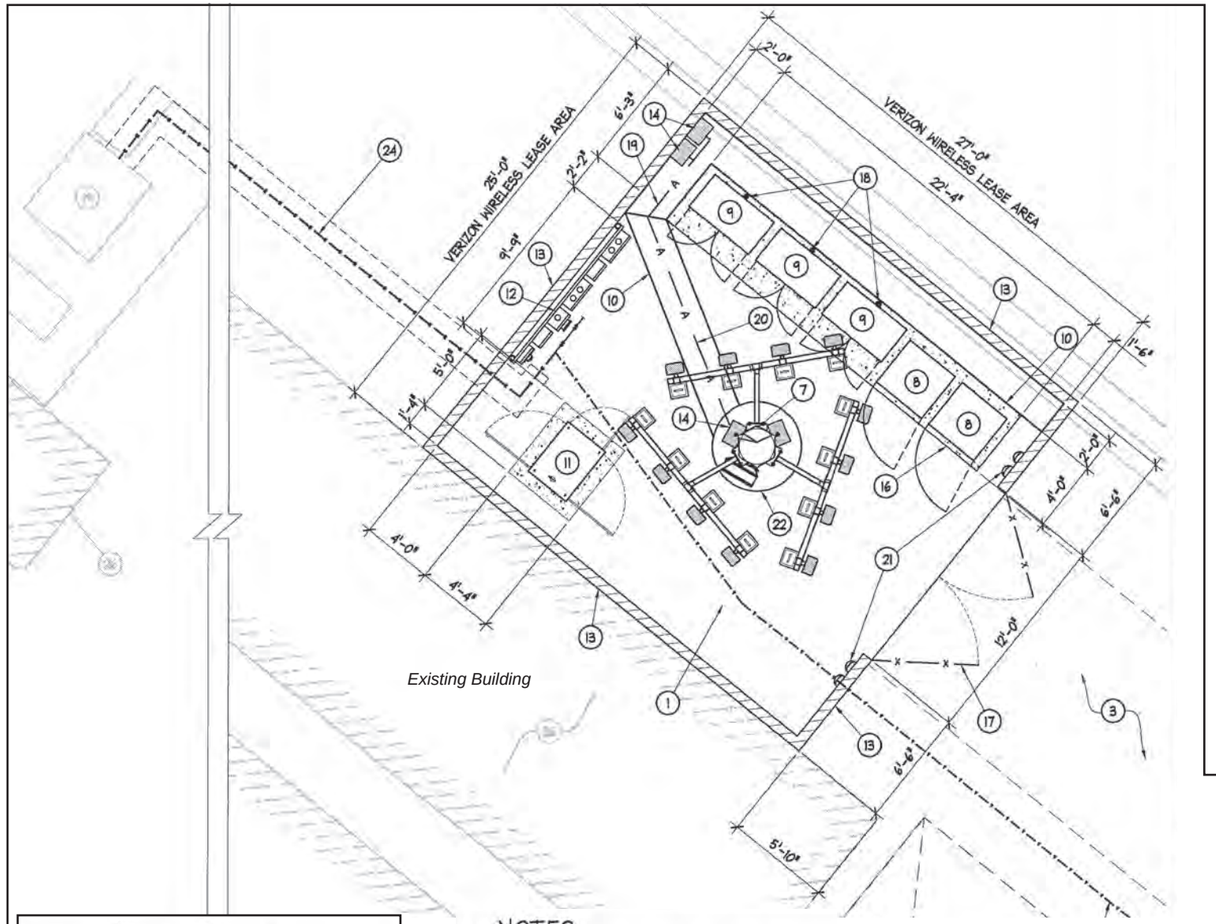
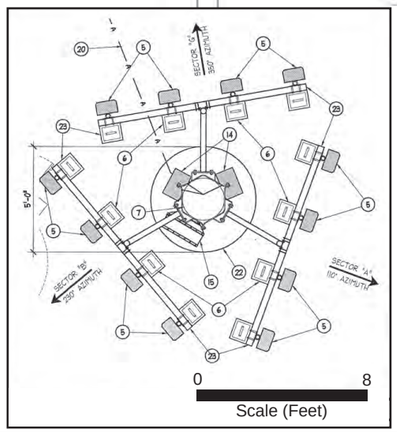
Figure 6 - Site Plan
1. Introduction

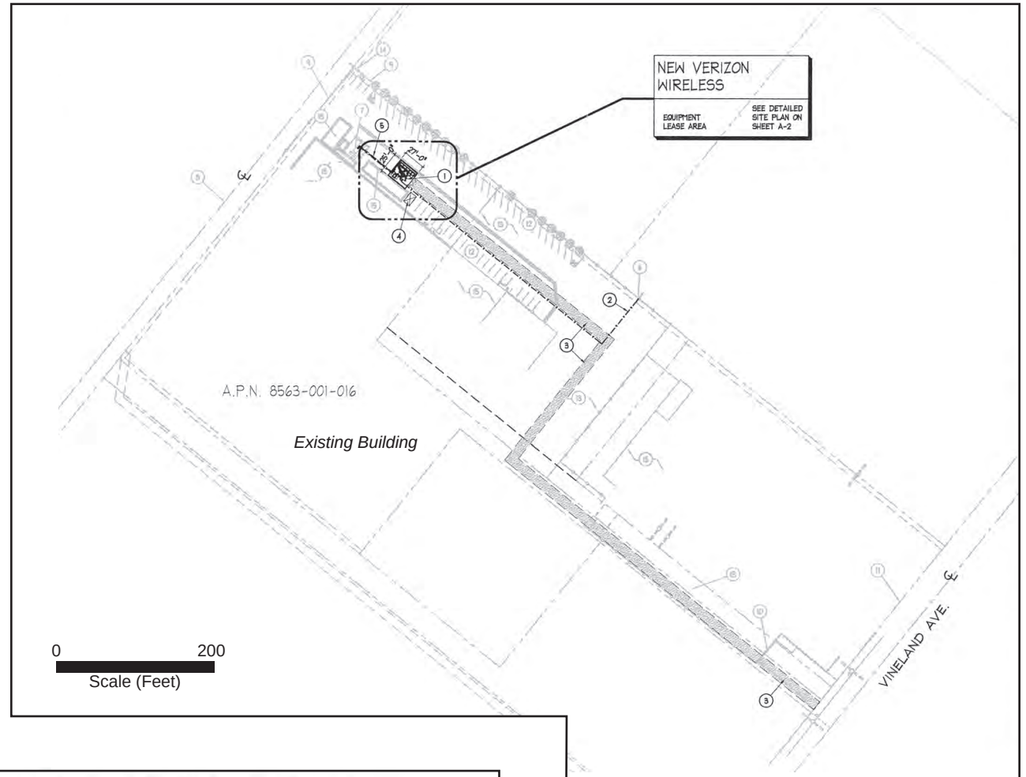




NOTES:

1. NEW VERIZON WIRELESS 27'-0" X 25'-0" (675 SQ. FT.) EQUIPMENT LEASE AREA LOCATED ON EXISTING GROUND LEVEL.
2. NEW VERIZON WIRELESS TELCO CONDUITS RUN FROM EXISTING POINT OF CONNECTIONS TO LEASE AREA. CONTRACTOR TO VERIFY EXACT MOUNTING LOCATION.
3. NEW VERIZON WIRELESS 12' WIDE NON-EXCLUSIV ACCESS ROUTE FROM VINELAND AVE.
4. NEW VERIZON WIRELESS NON EXCLUSIVE PARKIN SPACE.
5. NEW VERIZON WIRELESS (12) 8' PANEL ANTENNAS, (4) ANTENNAS PER SECTOR MOUNTED ON NEW ANTENNA ARM.
6. NEW VERIZON WIRELESS (12) RRU'S, (4) RRU'S PER SECTOR.
7. NEW VERIZON WIRELESS 60' HIGH MONOPOLE.
8. NEW VERIZON WIRELESS (2) COMMSCOPE EQUIPMENT CABINET.
9. NEW VERIZON WIRELESS (3) LTE EQUIPMENT CABINETS.
10. NEW VERIZON WIRELESS CABLE TRAY.
11. NEW VERIZON WIRELESS 10 KW EMERGENCY BACK-UP GENERATOR WITH EXHAUST VENT PIPE EXTENDING 12' ABOVE GRADE ON NEW CONCRETE PAD.
12. NEW VERIZON WIRELESS ELECTRICAL PANEL, TELCO CABINETS AND EMERGENCY GENERATOR RECEPTACLE MOUNTED ON A NEW H-FRAME.
13. NEW VERIZON WIRELESS 8-6' HIGH CMU WALL ENCLOSURE.
14. (4) NEW VERIZON WIRELESS RAYCAPS, (2) MOUNTED ON MONOPOLE AND (2) MOUNTED ON NEW CMU WALL ENCLOSURE NEAR EQUIPMENT CABINETS.
15. NEW VERIZON WIRELESS 4' MICROWAVE ANTENNA.
16. NEW VERIZON WIRELESS CONCRETE PAD FOR EQUIPMENT CABINETS.
17. NEW VERIZON WIRELESS 6' WIDE DOUBLE CORRUGATED STEEL ACCESS GATES.
18. NEW VERIZON WIRELESS GPS ANTENNAS MOUNTED TO EQUIPMENT CABINETS, (3) TOTAL.
19. EXISTING TRANSFORMER P.O.C. FOR POWER
20. NEW VERIZON WIRELESS (2) HYBRID FIBER CABLES RUN (±68') FROM LOWER RAYCAP UP TO UPPER RAYCAP. CONTRACTOR VERIFY AVAILABLE CONDUIT SPACING EXACT CABLE ROUTING.
21. NEW VERIZON WIRELESS (4) SERVICE LIGHTS WITH TIMER SWITCH AT THE ENTRY.
22. NEW VERIZON WIRELESS 5' DIAMETER MONOPOLE CONCRETE FOUNDATION.
23. NEW VERIZON WIRELESS ANTENNA ARMS.
24. NEW VERIZON WIRELESS POWER CONDUITS RUN FROM EXISTING POINT OF CONNECTIONS TO LEASE AREA. CONTRACTOR TO VERIFY EXACT MOUNTING LOCATION.
25. EXISTING PARKING
26. EXISTING BUILDING

0 10
Scale (Feet)



NOTES:

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2. NEW VERIZON WIRELESS TELCO CONDUITS RUN FROM EXISTING POINT OF CONNECTIONS TO LEASE AREA. CONTRACTOR TO VERIFY EXACT MOUNTING LOCATION.
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4. NEW VERIZON WIRELESS NON EXCLUSIVE PARKING SPACE.
5. NEW VERIZON WIRELESS POWER CONDUITS RUN FROM EXISTING POINT OF CONNECTIONS TO LEASE AREA. CONTRACTOR TO VERIFY EXACT MOUNTING LOCATION.

Source: ACO Architects Inc., 2014.

1. Introduction

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2. Environmental Checklist

2.1 BACKGROUND

1. **Project Title:** Vineland Cell Tower.

2. **Lead Agency Name and Address:**
   City of Industry
   15625 East Stafford, Suite 100
   P.O. Box 3366
   City of Industry, CA 91744-0366

3. **Contact Person and Phone Number:**
   Troy Helling, Senior Planner
   626.333.2211

4. **Project Location:** 321 Vineland Avenue in the west part of the City of Industry.

5. **Project Sponsor's Name and Address:**
   Verizon Wireless, Inc.
   1750 E. Ocean Blvd
   #906
   Long Beach, CA 90802

6. **General Plan Designation:** Employment.

7. **Zoning:** Industrial (I).

8. **Description of Project**:
   The project consists of construction and operation of a cell tower with antennas and other equipment attached to the tower, a concrete equipment pad, several ground-mounted cabinets containing related equipment, and a CMU wall; installation of an underground power conduit from the equipment pad to an existing transformer next to the north corner of the building; and installation of an underground telecommunications conduit to an existing point of connection in Vineland Avenue near the southeast end of the subject property.

9. **Surrounding Land Uses and Setting** (Briefly describe the project's surroundings):
   The subject property houses an auto parts business. Three parcels are interposed between the subject parcel and Vineland Avenue to the southeast: a Southern California Edison substation at 315 Vineland; a distribution business at 319 Vineland; and a pharmaceutical business at 331 Vineland. The subject property is bounded to the north by a parking lot for the Vineland Drive-In Theater; to the northwest by Metrolink railroad tracks and industrial uses; and to the southeast by industrial uses.

2. Environmental Checklist

10. Other Public Agencies Whose Approval Is Required (e.g. permits, financing approval, or participation agreement):
Los Angeles County Fire Department
Los Angeles County Public Works Department
South Coast Air Quality Management District
State Water Resource Control Board

2.2 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.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☐ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities/Service Systems	☐ Mandatory Findings of Significance

2.3 EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g. the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) **Earlier Analysis Used.** Identify and state where they are available for review.

   b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

2. Environmental Checklist

c) **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

a) the significance criteria or threshold, if any, used to evaluate each question; and

b) the mitigation measure identified, if any, to reduce the impact to less than significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management 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?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	
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 Game or US Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
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?				X
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?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			**X**	
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?			**X**	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				**X**
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?			**X**	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				**X**
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			**X**	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				**X**
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				**X**
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?			**X**	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				**X**
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site				**X**
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				**X**

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?				X
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?			X	
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?				X
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
XIV. 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 public services:				
a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X
XV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
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?				X
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?				X
e) Result in a determination by the waste water 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?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?			X	
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.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

2.4 REFERENCES

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3. Environmental Analysis

Section 2.3 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist and identifies mitigation measures, if applicable.

3.1 AESTHETICS

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

Less Than Significant Impact. The San Gabriel Mountains to the north are visible from the project site. However, the site is on an industrial property surrounded by industrial, railroad, and parking uses. The proposed cell tower would not block scenic vistas from a public right-of-way. As seen from residences southeast of the site and across Vineland Avenue, the cell tower would blend into the existing electric substation and overhead transmission and distribution lines. Impacts would be less than significant.

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

No Impact. There are no scenic resources onsite. The nearest designated state scenic highway to the site is the Angeles Crest Highway (SR-2), about 15 miles to the north (Caltrans 2011). Project development would not damage scenic resources in a state scenic highway, and no impact would occur.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant Impact. Although the proposed cell tower and ground-mounted equipment would change the existing visual character of the site somewhat, project implementation would not substantially degrade the visual character of the site or surroundings. Impacts would be less than significant.

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

No Impact. Service lights would be installed on the inside faces of the proposed CMU wall around the enclosure. No lights would be installed on the tower. Therefore, the project would not include a new source of light that would adversely affect nighttime views in the area. The tower and CMU wall would be built of low-glare materials and would not create substantial glare. No impact would occur.

3.2 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant

environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

No Impact. Project development would not convert mapped important farmland to nonagricultural uses. The San Gabriel Valley, including the project site, is not mapped on the California Important Farmland Finder maintained by the Division of Land Resource Protection. The project site is part of a commercial property and is not in agricultural use. No impact would occur.

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

No Impact. Development of the proposed cell tower would not conflict with zoning for agricultural use or a Williamson Act contract. The site is zoned Industrial (I). 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. No Williamson Act contracts are in effect for the project site. No impact would occur.

c) 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 project site is zoned Industrial (I), and is not zoned for forest land, timberland, or timberland production. Project development would not conflict with any such zones, and no impact would occur.

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

No Impact. The project site is part of a paved parking lot. Project development would not cause a loss of forest land or convert forest land to nonforest use, and no impact would occur.

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

No Impact. The project site is in an industrial area; thus, project development would not indirectly cause conversion of farmland or forest land to nonagricultural use. No impact would occur.

3.3 AIR QUALITY

The Air Quality section addresses the impacts of the proposed project on ambient air quality and the exposure of people, especially sensitive individuals, to unhealthful pollutant concentrations.

The primary air pollutants of concern for which ambient air quality standards (AAQS) have been established are ozone (O_3), carbon monoxide (CO), coarse inhalable particulate matter (PM_{10}), fine inhalable particulate matter ($PM_{2.5}$), sulfur dioxide (SO_2), nitrogen dioxides (NO_2), and lead (Pb). Areas are classified under the federal and California Clean Air Act as in either attainment or nonattainment for each criteria pollutant based on whether the AAQS have been achieved. The South Coast Air Basin (SoCAB), which is managed by the South Coast Air Quality Management District (SCAQMD), is designated as nonattainment for O_3, and $PM_{2.5}$ under the California and National AAQS, nonattainment for PM_{10} under the California AAQS and nonattainment for lead (Los Angeles County only) under the National AAQS (CARB 2014).

Where available, the significance criteria established by the applicable air quality management 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?

No Impact. A consistency determination plays an important role in local agency project review by linking local planning and individual projects to the air quality management plan (AQMP). It fulfills the CEQA goal in informing decision makers of the environmental efforts of the project under consideration at an early enough stage to ensure that air quality concerns are fully addressed. It also provides the local agency with ongoing information as to whether they are contributing to clean air goals contained in the AQMP. SCAQMD's most recent AQMP is the 2012 AQMP that was adopted on December 7, 2012.

Regional growth projections are used by SCAQMD to forecast future emission levels in the SoCAB. For southern California, these regional growth projections are provided by the Southern California Association of Governments (SCAG) and are partially based on land use designations in city/county general plans. Typically, only large, regionally significant projects have the potential to affect the regional growth projections. The proposed project, an unmanned 60-foot-tall cell tower, is not regionally significant project and would not affect housing, employment, or population estimates in the southern California region, which would warrant Intergovernmental Review by SCAG. Therefore, the project would not affect the regional emissions inventory or conflict with strategies in the AQMP to attain the AAQS.

The diesel-fueled emergency generator would require a permit to construct/operate from the SCAQMD and would only be operated during loss of utility power. The generator will also be tested for approximately half an hour during regular maintenance once or twice per month. Operation of the cell phone tower would not generate substantial air pollutants. Regional emissions generated by construction and operation of the proposed project would be less than the SCAQMD emissions thresholds. SCAQMD would not consider them a substantial source of air pollutant emissions with the potential to affect the attainment designations in the SoCAB. Therefore, the project would not affect the regional emissions inventory or conflict with strategies in the AQMP. Impacts are less than significant and no mitigation measures are required.

3. Environmental Analysis

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

Less Than Significant Impact. The following describes project-related impacts from short-term construction activities and long-term operation of the proposed project.

Short-Term Air Quality Impacts

Construction activities would result in the generation of air pollutants. These emissions would primarily be 1) exhaust emissions from off-road diesel-powered construction equipment; 2) dust generated by grading, earthmoving, and other construction activities; and 3) exhaust emissions from on-road vehicles.

Construction of the proposed cell tower would generate minimal amounts of air pollutants from construction equipment exhaust and fugitive dust from soil disturbance during: demolition of a section of the existing asphalt, construction of concrete pads, drilling to accommodate the monopole structure, erecting the monopole, installation of ground-mounted cabinets containing related equipment, and construction of a CMU wall with a double gate to enclose the tower and equipment pad (see Figures 6 and 7, and reference Appendix A). Construction activities would take approximately one month. Construction emissions were estimated using the California Emissions Estimator Model (CalEEMod), version 2013.2.2. Results of the construction emission modeling are shown in Table 1, *Maximum Daily Regional Construction Emissions*. As shown in the table, air pollutant emissions from construction-related activities would be less than their respective SCAQMD regional significance threshold values. Therefore, air quality impacts from project-related construction activities would be less than significant. No mitigation measures are required.

Table 1 Maximum Daily Regional Construction Emissions

	Criteria Air Pollutants (lbs/day)[1,2]					
Source	VOC	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Cell Tower Installation	2	16	12	<1	1	1
Maximum Daily Emissions	2	16	12	<1	1	1
SCAQMD Regional Threshold	75	100	550	150	150	55
Exceeds Regional Threshold?	No	No	No	No	No	No

Source: CalEEMod Version 2013.2.2

[1] Construction information is based on the preliminary information provided by the applicant. Where specific information regarding project-related construction activities was not available, construction assumptions were based on CalEEMod defaults, which are based on construction surveys conducted by SCAQMD of construction equipment and phasing for comparable projects.

[2] Includes implementation of fugitive dust control measures required by SCAQMD under Rule 403, including watering disturbed areas a minimum of two times per day, reducing speed limit to 15 miles per hour on unpaved surfaces, replacing ground cover quickly, and street sweeping with Rule 1186–compliant sweepers. Modeling also assumes a VOC of 100 g/L for paints pursuant to SCAQMD Rule 1113.

Long-Term Operation-Related Air Quality Impact

Long-term air pollutant emissions of the project would be generated by the operation of the emergency diesel generator onsite. The emergency generator would require a "permit to construct/operate" from the SCAQMD. These generators by definition only operate during emergencies and are restricted by permit conditions to less than 200 hours per year. The generator would also generate emissions during regular testing, which is scheduled for half an hour once or twice per month during maintenance. Criteria air

pollutant emissions for this testing were modeled using CalEEMod. Table 2, *Maximum Daily Regional Operational Phase Emissions*, identifies criteria air pollutant emissions from the operation of the proposed project.

Table 2 Maximum Daily Regional Operational Phase Emissions

	Criteria Air Pollutants (lbs/day)					
Source	VOC	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Emergency Diesel Generator	<1	<1	<1	<1	<1	<1
Total Emissions	<1	<1	<1	<1	<1	<1
SCAQMD Regional Threshold	55	55	550	150	150	55
Exceeds Regional Threshold?	No	No	No	No	No	No

Source: CalEEMod Version 2013.2.2.

As shown in the table, the project-related air pollutant emissions from the scheduled emergency generator test runs would not exceed the SCAQMD's regional emissions thresholds for operational activities. Overall, long-term operation-related impacts to air quality would be less than significant, and no mitigation measures are necessary.

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

Less Than Significant Impact. The SoCAB is designated nonattainment for O_3 and $PM_{2.5}$ under the California and National AAQS, nonattainment for PM_{10} under the California AAQS, and nonattainment for lead under the National AAQS (CARB 2014). According to SCAQMD methodology, any project that does not exceed or can be mitigated to less than the daily threshold values would not add significantly to a cumulative impact (SCAQMD 1993). Construction and operational activities of the proposed project would not result in emissions in excess of SCAQMD's significance thresholds. Therefore, the project would not result in a cumulatively considerable net increase in criteria pollutants, and impacts would be less than significant. No mitigation measures are required.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. The proposed project could expose sensitive receptors to elevated pollutant concentrations if it would cause or contribute significantly to elevated pollutant concentration levels. Unlike regional emissions, localized emissions are typically evaluated in terms of air concentration rather than mass so they can be more readily correlated to potential health effects.

Construction

LSTs

Localized significance thresholds (LSTs) are based on the California AAQS, which are the most stringent AAQS that have been established to provide a margin of safety in the protection of public health and

welfare. They are designated to protect those sensitive receptors most susceptible to further respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and people engaged in strenuous work or exercise. Construction LSTs are based on the size of the project site, distance to the nearest sensitive receptor, and Source Receptor Area (SRA). Although employees at adjacent commercial/industrial land uses are not sensitive receptors, SCAQMD requires evaluation—in accordance with the LST methodology—of nonsensitive receptors when AAQS averaging time is less than 24 hours.

Air pollutant emissions generated by construction activities are anticipated to cause temporary increases in air pollutant concentrations. Table 3, *Localized Construction Emissions*, shows the maximum daily construction emissions (lbs per day) generated during onsite construction activities compared with the SCAQMD's LSTs. As shown in this table, construction activities would not exceed the LSTs. Therefore, localized impacts would be less than significant and no mitigation measures are required.

Table 3 Localized Construction Emissions

Source	Pollutants(lbs/day)[1,2]			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Cell Tower Installation	15	10	1	1
SCAQMD =<1.00-acre LST	83	673	80	33
Exceeds LST?	No	No	No	No

Source: CalEEMod Version 2013.2.2; SCAQMD, Appendix A, Localized Significance Methodology, 2006, October.

Notes: In accordance with SCAQMD methodology, only onsite stationary sources are included in the analysis. NO_X and CO construction LSTs are based on non-residential receptors within 82 feet (25 meters) of a 0.02-acre site in SRA 11. PM_{10} and $PM_{2.5}$ construction LSTs are based on residential receptors within 870 feet (415 meters) of a 0.02-acre site in SRA 11.

1 Construction information is based on the preliminary information provided by the Applicant. Where specific information regarding project-related construction activities was not available, construction assumptions were based on CalEEMod defaults, which are based on construction surveys conducted by SCAQMD of construction equipment and phasing for comparable projects.

2 Includes implementation of fugitive dust control measures required by SCAQMD under Rule 403, including watering disturbed areas a minimum of two times per day, reducing speed limit to 15 miles per hour on unpaved surfaces, replacing ground cover quickly, and street sweeping with Rule 1186–compliant sweepers. Modeling also assumes a VOC of 100 g/L for paints pursuant to SCAQMD Rule 1113.

Operational

LSTs

Table 4, *Localized Onsite Operational Emissions*, shows localized maximum daily operational emissions from the scheduled generator test runs. As shown in this table, maximum daily operational emissions would not exceed SCAQMD operational phase LSTs. Therefore, operational emissions would not exceed the California AAQS, and project operation would not expose sensitive receptors to substantial pollutant concentrations. Operational LST impacts would be less than significant, and no mitigation measures are required.

Table 4 Localized Onsite Operational Emissions

Source	Pollutants (lbs/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Emergency Diesel Generator	<1	<1	<1	<1
Maximum Daily Onsite Operation Emissions	<1	<1	<1	<1
SCAQMD LST	83	673	20	8
Exceeds LST?	No	No	No	No

Source: CalEEMod Version 2013.2.2; SCAQMD, Appendix A, Localized Significance Methodology, 2006, October.
Notes: In accordance with SCAQMD methodology, only onsite stationary sources are included in the analysis. NO_X and CO construction LSTs are based on non-residential receptors within 82 feet (25 meters) of a 0.02-acre site in SRA 11. PM_{10} and $PM_{2.5}$ construction LSTs are based on residential receptors within 870 feet (415 meters) of a 0.02-acre site in SRA 11.

Carbon Monoxide Hotspots

Areas of vehicle congestion have the potential to create pockets of CO called hotspots, which can exceed the state one-hour standard of 20 parts per million (ppm) or the eight-hour standard of 9.0 ppm. Because CO is produced in greatest quantities from vehicle combustion and does not readily disperse into the atmosphere, adherence to ambient air quality standards is typically demonstrated through an analysis of localized CO concentrations. Hotspots are typically produced at intersections, where traffic congestion is highest because vehicles queue for longer periods and are subject to reduced speeds.

The SoCAB has been designated attainment under both the National and California AAQS for CO. Under existing and future vehicle emission rates, a project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour—or 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited—in order to generate a significant CO impact (BAAQMD 2011). The proposed project would generate minimal trips from cell tower maintenance activities once or twice a month. These trips are significantly less than the volumes cited above. Furthermore, the SoCAB is in attainment of both the National and California AAQS for CO. The project would not have the potential to substantially increase CO hotspots at intersections in the vicinity of the project site. Localized air quality impacts related to mobile-source emissions would be less than significant, and no mitigation measures are required.

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

Less Than Significant Impact. The proposed project would not result in objectionable odors. The threshold for odor is if a project creates an odor nuisance pursuant to SCAQMD Rule 402, Nuisance, which states:

> A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

The type of facilities that are considered to have objectionable odors include wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. Cell tower operations would not result in the types of odors generated by the aforementioned land uses.

During construction and emergency generator operation activities, equipment exhaust, and application of asphalt would temporarily generate odors. Any construction- and operation-related odor emissions would be temporary and intermittent. Additionally, noxious odors would be confined to the immediate vicinity of the equipment. By the time emissions reach any sensitive receptors, they would be diluted to well below the level of any air quality concern. Therefore, impacts associated with operation- and construction-generated odors would be less than significant, and no mitigation measures are required.

3.4 BIOLOGICAL RESOURCES

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

No Impact. Special status species include: those listed as endangered or threatened under the federal Endangered Species Act or California Endangered Species Act; species otherwise given certain designations by the California Department of Fish and Wildlife; and plant species listed as rare by the California Native Plant Society. The project site is part of a paved parking lot; it is not vegetated and is not suitable habitat for any special status species. Project development would not impact special status species directly or through habitat modification.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?

No Impact. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies; that are known to provide habitat for sensitive animal or plant species; or are known to be important wildlife corridors. Riparian habitats are those occurring along the banks of rivers and streams. Project development would not impact sensitive natural communities or riparian habitats, because the project site is part of a paved parking lot on a commercial property.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. The site is part of a paved parking lot, and there are no wetlands onsite. No impact would occur.

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

Less Than Significant Impact. The project site is part of an commercial property fenced on all sides except for a narrow opening at Vineland Avenue and is in a built-out urbanized area; thus, the site is not available for overland wildlife movement.

Communication towers pose hazards to migratory birds, especially night-migrating birds. The U.S. Fish and Wildlife Service (USFWS) issued revised voluntary standards for communication tower design in 2013. The USFWS considers the optimal tower design for minimizing hazards to birds to be towers that are under 200 feet high, unlit, unguyed, and of monopole or lattice construction (USFWS 2013). The proposed cell tower would be a monopole 60 feet high, unlit, and unguyed. Thus, the proposed cell tower would not pose a substantial hazard to migratory birds, and impacts would be less than significant.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. There are no trees or other vegetation onsite, and project development would not conflict with local policies protecting biological resources. No impact would occur.

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?

No Impact. Development of the proposed cell tower would not conflict with a habitat conservation plan or natural community conservation plan, since the project site is not in any such plan area. No impact would occur.

3.5 CULTURAL RESOURCES

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

Less Than Significant Impact. Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally a resource is considered to be "historically significant" if it meets one of the following criteria:

i) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

ii) Is associated with the lives of persons important in our past;

iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values;

iv) Has yielded, or may be likely to yield, information important in prehistory or history.

Buildings that are 45 or more years old are typically evaluated for eligibility for listing on state and/or federal registers of historical resources. The building onsite was built in 1972 and is less than 45 years old. The subject parcel appears to have been in agricultural use in 1948 and 1952, based on aerial photographs. The parcel was vacant in 1964; land cover cannot be resolved from the photograph (NETR 2015). Project development would not involve demolition or alteration of the existing building onsite or buildings on surrounding properties. Impacts to historical resources would be less than significant.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact. Archaeological resources are prehistoric or historic evidence of past human activities, including structural ruins and buried resources. The concrete foundation for the tower would be 5 feet in diameter and about 15 feet deep below ground surface. Installation of the concrete pad would disturb soils previously disturbed by construction of the existing parking lot. There is some possibility that prehistoric and/or historic archaeological resources could be buried in site soils and could be damaged by the project's ground-disturbing activities. In the event that archaeological resources are unearthed during project grading and/or construction activities, ground disturbance must be stopped within 50 feet of the discovery until it can be evaluated by a qualified archaeologist. Impacts would be less than significant.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. Paleontological resources are fossils, that is, evidence of past life on earth, including bones, shells, leaves, tracks, burrows, and impressions. The site is underlain by young alluvial fan deposits of sand and silt from the middle Holocene age; the Holocene Epoch extends from about 11,500 years before present to the present (USGS 2006). There is some possibility that fossils could be present in site soils and thus could be damaged by project grading and/or construction activities. In the event that fossils are unearthed during project grading and/or construction activities, ground disturbance must be stopped within 50 feet of the discovery until it can be evaluated by a qualified paleontologist. The project site is flat, and there are no unique geological features onsite. Impacts would be less than significant.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. California Health and Safety Code Section 7050.5 requires that in the event that human remains are discovered on the project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The project would comply with existing law, and potential impacts to human remains would be less than significant.

3.6 GEOLOGY AND SOILS

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

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. The Alquist-Priolo Earthquake Fault Zoning Act was passed to prevent construction of buildings used for human occupancy on the surface of active faults, in order to minimize the hazard of surface rupture of a fault to people and buildings. Before cities and counties can permit development within Alquist-Priolo Earthquake Fault Zones, geologic investigations are required to show that the sites are not threatened by surface rupture from future earthquakes. Earthquake faults are considered active if surface rupture has occurred within the last 11,000 years. There are no known active faults and no Alquist-Priolo Earthquake Fault Zones on or next to the project site. The nearest active fault to the project site mapped by the California Geological Survey is the Whittier Fault, about 4.6 miles to the south (CGS 2013); the nearest Alquist-Priolo Earthquake Fault Zone to the site is along the Whittier Fault. In addition, the project would not construct buildings for human occupancy. No impact would occur.

ii) Strong seismic ground shaking?

Less Than Significant Impact. Several active faults are known in the project region, including the Whittier Fault 4.6 miles to the south, the Raymond Fault 7.7 miles to the northwest, the Cucamonga Fault 18 miles to the northeast, and the Chino Fault 16 miles to the east (CGS 2013). Strong ground shaking is very likely to occur onsite during the design lifetime of the proposed tower. The tower would be built to requirements in Section 3108 of the California Building Code (CBC; California Code of Regulations, Title 24, Part 2) and industry standards in Telecommunications Industry Association's Standard TIA 222-G, "Structural Standard for Antenna Supporting Structures and Antennas."[2,3] Impacts would be less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction refers to loose, saturated sand or silt deposits that behave as a liquid and lose their load supporting capability when strongly shaken. Loose granular soils and silts that are saturated by relatively shallow groundwater are susceptible to liquefaction. The project site is in a zone of required investigation for liquefaction mapped by the California Geological Survey (CGS 1999). The proposed tower and equipment pad would be built to CBC requirements and TIA 222-G standards. Impacts would be less than significant.

[2] The current California Building Code is the 2013 CBC that took effect January 1, 2014.
[3] The Telecommunications Industry Association is accredited by the American National Standards Institute (ANSI) to develop voluntary industry standards for a variety of information and communications technology structures and equipment.

iv) Landslides?

No Impact. The project site is a flat portion of a paved parking lot. Development of the proposed project would not cause landslide hazards, and no impact would occur.

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

Less Than Significant Impact. Project development would disturb limited amounts of soil for construction of the tower foundation and the equipment pad. The project would include implementation of best management practices (BMPs) for erosion control and sediment control pursuant to National Pollution Discharge Elimination System (NPDES) regulations implementing portions of the federal Clean Water Act. The City of Industry Director of Public Safety enforces NPDES regulations in the City. Impacts would be less than significant.

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. Project development would not cause significant hazards arising from liquefaction and landslides, as substantiated above in Sections 3.6.a.iii and 3.6.a.iv, respectively. Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer. The entire site would be paved at project completion, as it is now. The project would implement measures to minimize liquefaction hazard in compliance with CBC regulations and TIA 222-G standards. Thus, project development would not cause substantial hazards related to lateral spreading.

Ground Subsidence

The major cause of ground subsidence is withdrawal of groundwater. The project site is underlain by the Main San Gabriel Valley Groundwater Basin. Groundwater levels in the basin are maintained by the Main San Gabriel Basin Watermaster. Substantial ground subsidence in the region is not expected, and project development would not cause substantial hazards related to subsidence. Impacts would be less than significant.

Collapsible Soils

Collapsible soils shrink upon being wetted and/or subjected to a load. The project engineer would assess subsurface site soils for suitability for supporting the proposed tower and equipment pad. If the engineer determines that existing site soils are not suitable for supporting the proposed improvements, the engineer would recommend measures to remedy such unsuitable soils. Impacts would be less than significant.

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

Less Than Significant Impact. Expansive soils shrink or swell as the moisture content decreases or increases, and structures built on such soils can shift, crack, or break. The project engineer would assess subsurface site soils for suitability for supporting the proposed tower and equipment pad. If the engineer

determines that existing site soils are not suitable for supporting the proposed improvements, the engineer would recommend measures to remedy such unsuitable soils. Impacts would be less than significant.

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?

No Impact. The proposed cell tower would not generate wastewater, and the project would not involve septic tanks or other alternative wastewater disposal systems. No impact would occur.

3.7 GREENHOUSE GAS EMISSIONS

Scientists have concluded that human activities are contributing to global climate change by adding large amounts of heat-trapping gases, known as greenhouse gases (GHGs), into the atmosphere. The primary source of these GHG is fossil fuel use. The Intergovernmental Panel on Climate Change (IPCC) has identified four major GHG—water vapor, carbon dioxide (CO_2), methane (CH_4), and ozone (O_3)—that are the likely cause of an increase in global average temperatures observed within the 20th and 21st centuries. Other GHG identified by the IPCC that contribute to global warming to a lesser extent include nitrous oxide (N_2O), sulfur hexafluoride (SF_6), hydro fluorocarbons, per fluorocarbons, and chlorofluorocarbons.

This section analyzes the project's contribution to global climate change impacts in California through an analysis of project-related GHG emissions. Information on manufacture of cement, steel, and other "life cycle" emissions that would result from the project are not included in the analysis.[4]

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

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

Less Than Significant Impact. Global climate change is not confined to a particular project area and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough GHGs on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact.

The proposed project would generate GHG emissions from the emergency diesel generator operation. Annual GHG emissions were calculated for construction and operation of the project. Annual average construction emissions were amortized over 30 years and included in the emissions inventory to account for GHG emissions from the construction phase of the project. Project-related GHG emissions are shown in

[4] Life cycle emissions include indirect emissions associated with materials manufacture. However, these indirect emissions involve numerous parties, each of which is responsible for GHG emissions of their particular activity. The California Resources Agency, in adopting the CEQA Guidelines Amendments on GHG emissions found that lifecycle analyses was not warranted for project-specific CEQA analysis in most situations, for a variety of reasons, including lack of control over some sources, and the possibility of double-counting emissions (see Final Statement of Reasons for Regulatory Action, December 2009). Because the amount of materials consumed during the operation or construction of the proposed project is not known, the origin of the raw materials purchased is not known, and manufacturing information for those raw materials are also not known, calculation of life cycle emissions would be speculative. A life-cycle analysis is not warranted (OPR 2008).

3. Environmental Analysis

Table 5, *Project-Related GHG Emissions*. The proposed project at buildout would generate one metric ton of carbon dioxide-equivalent ($MTCO_2e$) emissions per year. The total GHG emissions onsite from the project would not exceed the SCAQMD's bright-line threshold of 3,000 $MTCO_2e$.[5] Therefore, the proposed project's cumulative contribution to GHG emissions is less than significant.

Table 5 Project-Related GHG Emissions

Source	$MTCO_2e$/year	Percent of Project Total
Emergency Diesel Generator	0.45	41%
Amortized Construction Emissions[1]	0.63	59%
Total Emissions	1.08	100%
SCAQMD's Proposed Screening Threshold	3,000	NA
Exceeds Proposed Screening Threshold	No	NA

Source: CalEEMod, Version 2013.2.2. Totals may not add up to 100 percent due to rounding.
Note: $MTCO_2e$: metric tons of carbon dioxide-equivalent
[1] Total construction emissions are amortized over 30 years.

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

No Impact. The California Air Resources Board (CARB) adopted the Scoping Plan on December 11, 2008. The Scoping Plan is California's GHG reduction strategy to achieve the state's GHG emissions reduction target established by Assembly Bill (AB) 32, which is 1990 levels by year 2020. Statewide strategies to reduce GHG emissions include the Low Carbon Fuel Standard, California Appliance Energy Efficiency regulations, California Renewable Energy Portfolio standard (RPS), changes in the corporate average fuel economy standards for motor vehicles, and other early action measures that would ensure the state is on target to achieve the GHG emissions reduction goals of AB 32.

To estimate the reductions necessary, CARB projected statewide 2020 business-as-usual (BAU) GHG emissions and identified that the state as a whole would be required to reduce GHG emissions by 28.5 percent from year 2020 BAU to achieve the target of AB 32 (CARB 2008). CARB has since updated the 2020 BAU forecast and forecasts a required reduction of 21.6 percent from BAU without the 33 percent RPS or 15.7 percent from the baseline adjusted to account for a 33 percent RPS (CARB 2012).

The primary source of GHG emissions related to the proposed project would be from the construction equipment and vehicles. These emissions would be minimal due to the short duration of construction and the minimal amount of equipment that would be used to construct the facility. Moreover, equipment and vehicles would be compliant with the Low Carbon Fuel Standard and the Heavy-Duty National Program where applicable. Therefore, the proposed project would not have the potential to interfere with the State of California's ability to achieve GHG reduction goals and strategies.

[5] This threshold is based on SCAQMD's 3,000 $MTCO_2e$ for all land use types combined threshold proposed by SCAQMD's Working Group, which is based on a survey of the GHG emissions inventory of CEQA projects. Approximately 90 percent of CEQA projects GHG emissions inventories exceed 3,000 $MTCO_2e$, which is based on a potential threshold approach cited in CAPCOA's White Paper, *CEQA and Climate Change*.

3.8 HAZARDS AND HAZARDOUS MATERIALS

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

Less Than Significant Impact. Project construction would involve use of small amounts of hazardous materials. The use, transport, storage, and disposal of hazardous materials must comply with existing regulations established by several agencies, including the Department of Toxic Substances Control, the EPA, the US Department of Transportation, the Occupational Safety & Health Administration, and the Los Angeles County Fire Department.[6] Project operation would not involve use of appreciable quantities of hazardous materials. Impacts would be less than significant.

Electromagnetic Radiation

The radio frequency (RF) emissions from cellular tower antennas are generally directed toward the horizon in a relatively narrow pattern in the vertical plane. In the case of sector (panel) antennas, the pattern is fan-shaped. The maximum power radiated in any direction usually does not exceed 50 watts. As with all forms of electromagnetic energy, the power density from the antenna decreases rapidly as one moves away from the antenna. Consequently, ground-level exposures are much less than exposures if one were at the same height and directly in front of the antenna.

Measurements made near typical cellular and personal communication service (PCS) installations, especially those with tower-mounted antennas, have shown that ground-level power densities are thousands of times less than the Federal Communications Commission's (FCC) limits for safe exposure. This makes it extremely unlikely that a member of the general public would be exposed to RF levels in excess of FCC guidelines due solely to cellular or PCS base station antennas on towers or monopoles (FCC 2015). Impacts would be less than significant.

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?

Less Than Significant Impact. The project construction contractor would maintain equipment and supplies for containing and cleaning up minor spills of hazardous materials, and would train construction workers on such containment and cleanup. Considering the small amounts of hazardous materials the project would use, it is very unlikely that project construction would result in an accidental release of hazardous materials of such quantity and/or hazard that construction workers would be unable to contain and clean it up. In that event, the construction contractor would notify the Los Angeles County Fire Department immediately.

[6] The Los Angeles County Fire Department is the Certified Unified Program Agency (CUPA) for the City of Industry; the Certified Unified Program coordinates and makes consistent enforcement of several state and federal regulations governing hazardous materials.

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. There are no schools within 0.25 mile of the project site, and the nearest school is Torch Middle School at 751 Vineland Avenue in the City of Industry, 0.4 mile to the northeast. Project development would not subject people at schools to substantial hazards through hazardous emissions or handling hazardous or acutely hazardous materials, and no impact would occur.

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?

Less Than Significant Impact. California Government Code Section 65962.5 requires the compiling of lists of the following types of hazardous materials sites: hazardous waste facilities subject to corrective action; hazardous waste discharges for which the State Water Quality Control Board has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated.

Environmental databases for three regulatory agency were searched for listings on the parcel containing the project site, and adjacent parcels, on March 5, 2015: GeoTracker, maintained by the State Water Resources Control Board; EnviroStor, maintained by the Department of Toxic Substances Control; and EnviroMapper, maintained by the EPA. No listings were identified on the subject property. Listings on properties next to the subject property are described in Table 6.

Only the two LUST sites are among the types of hazardous materials sites specified in Government Code Section 65962.5, and both cases have been closed. The Toxics Release Inventory (TRI) listing from Maintex Inc. at 13300 Baldwin Park Boulevard, opposite the Metrolink tracks from the west corner of the subject property, documents release of a total of 166 pounds of toxic substances to air in 2013. The project would not develop residential or school use, and after a construction period of approximately one month, personnel would access the site one to two times per month for routine maintenance and optimization. Considering the brief and occasional durations that people would be onsite during project operation, toxic substances from the Maintex Inc. facility would not pose substantial hazards to people on the project site. None of the sites listed are considered environmental concerns for the project site. Impacts would be less than significant.

Table 6 Hazardous Waste Listings on Properties Adjacent to the Subject Property

Site Address Distance from Project Site	Database	Reason for Listing and Regulatory Status
Sanwa Foods 331 Vineland 420 feet southeast	GeoTracker	Leaking underground storage tank (LUST) site. Release of waste oil / motor / hydraulic / lubricating oil affected soil; case closed 1993.
Paragon Building Products 111 Vineland Avenue Abuts subject property to southwest	GeoTracker	Permitted underground storage tank (UST)
Guaranteed Products Corp. [now HiTex D&F Inc.] 355 N Vineland Avenue Abuts subject property to northeast	GeoTracker	LUST, gasoline release affected soil, case closed 1996.
	EnviroMapper	Small Quantity Generator of hazardous wastes (SQG)
Orange County Container 13400 Nelson Ave 1,000 feet south	EnviroMappper	SQG
Gaffers & Sattler, Inc. 245 N Vineland Abuts subject property to southwest	EnviroMappper	SQG
Fujihunt Chemicals 300 Baldwin Park Boulevard Abuts subject property to northwest	EnviroMappper	SQG
Admiral Transportation 300 Baldwin Park Boulevard Abuts subject property to northwest	EnviroMapper	Large Quantity Generator of hazardous wastes (LQG)
Maintex 13300 Baldwin Park Blvd Opposite west corner of subject property from Metrolink railroad tracks	EnviroMapper	Toxic release inventory (TRI): releases of a total of 166 pounds of ammonia, glycol ethers, and ethylene glycol to air in 2013.
Tin Inc. 440 Baldwin Park Boulevard Opposite north corner of subject property from Metrolink tracks	EnviroMapper	SQG

Sources: SWRCB 2015; USEPA 2015.

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

No Impact. The project site is outside of the airport land use plan for El Monte Airport, the nearest public use airport at 3.2 miles to the northwest. Project development would not cause hazards to people onsite from aircraft approaching or departing El Monte Airport, and no impact would occur.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Less Than Significant Impact. The nearest heliport to the project site is Los Altos Heliport at 450 Baldwin Park Boulevard, about 1,200 feet north of the project site. Numerous objects near the project site are about the same height as the proposed cell tower, including electric transmission lines extending northeast-southwest along Vineland Avenue. Thus, development of the proposed tower would not create a substantial hazard to air navigation for helicopters arriving or departing from Los Altos Heliport. The City will notify the owner of the heliport via certified letter before the City considers the Negative Declaration for approval. Impacts would be less than significant.

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

No Impact. The emergency response plan in effect in Los Angeles County is the Los Angeles County Operational Area Emergency Response Plan, maintained by the County Office of Emergency Management and approved by the County Board of Supervisors in 2012. Project construction and operation would not block access to the project site or to surrounding properties and would not interfere with the duties of emergency response officials. Project development would not interfere with implementation of the emergency response plan, and no impact would occur.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. Development of the proposed project would not expose people or structures to wildland fire hazards. The project site and surrounding areas are built out with commercial and industrial uses and do not contain wildland vegetation. The nearest Very High Fire Hazard Severity Zone to the project site mapped by the California Department of Forestry and Fire Prevention is about 1.5 miles to the south (CAL FIRE 2012). No impact would occur.

3.9 HYDROLOGY AND WATER QUALITY

a) Violate any water quality standards or waste discharge requirements?

Less Than Significant Impact. Project construction and operation would not violate water quality standards. Project construction would generate small amounts of pollutants that could contaminate stormwater, including soil, oil and grease, substances from concrete curing and finishing, and trash. Project construction would be required to comply with water quality regulations in the NPDES regulations implementing portions of the federal Clean Water Act. The project construction contractor would implement BMPs to minimize contamination of stormwater, including erosion control BMPs, BMPs pertaining to concrete curing and finishing, and proper containment and disposal of trash and other wastes. The City of Industry Engineering Department is responsible for enforcing NPDES regulations.

Project operation would not generate pollutants that could contaminate stormwater. Workers performing maintenance work on the tower and equipment would remove trash in their vehicles after maintenance work. Impacts would be less than significant.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact. Project development would not deplete groundwater supplies or interfere with groundwater recharge. The project site is over the Main San Gabriel Valley Groundwater Basin. The site is part of an impervious parking lot, and no groundwater recharge occurs onsite. Project operation would not use water, and the project would not include connections to municipal water supplies. Project construction would use small amounts of water. The project site is in the San Gabriel Valley Water Company's (SGVWC) service area. All of the SGVWC's potable water supplies are groundwater from the Main San Gabriel Valley Groundwater Basin and the Central Subbasin.[7] SGVWC's other water source is recycled water for irrigation (Stetson 2011). Impacts would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site.

No Impact. Drainage onsite is via surface flow southeastward through the subject property's parking lot to Vineland Avenue. Storm drain inlets in Vineland Avenue collect stormwater into the Bassett Park Drain, which discharges into the Bassett Channel about 0.6 mile to the southwest. The Bassett Channel discharges into the San Gabriel River about 1.2 miles southwest of the project site. Project development would have no impact on the drainage pattern of the site and surrounding area; drainage would remain via surface flow to Vineland Avenue.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

No Impact. Development of the proposed project would not change the amount of impervious surface onsite, the runoff rate or volume, or the existing drainage pattern to Vineland Avenue. No impact would occur.

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

No Impact. Project development would not change the rate or volume of runoff from the project site, and thus would have no impact on storm drainage capacity.

[7] The Central Subbasin of the Coastal Plain of Los Angeles Groundwater Basin is approximately the northeast half of the part of the Los Angeles Basin south of the Puente Hills and Santa Monica Mountains.

3. Environmental Analysis

f) Otherwise substantially degrade water quality?

Less Than Significant Impact. Project impacts on water quality would be less than significant, as substantiated above in Section 3.9.a.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The project site is in Flood Zone X mapped by the Federal Emergency Management Agency, indicating that it is outside of 100-year and 500-year flood hazard zones. Also, the project would not develop housing. No impact would occur.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. The project site is outside of 100-year flood hazard zones, and no impact would occur.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Less Than Significant Impact. The project site is in the dam inundation areas of Santa Fe Dam on the San Gabriel River about six miles north of the project site, and Puddingstone Dam, on Walnut Creek about 10 miles northeast of the site. Santa Fe Dam, an earth-filled dam completed in 1949, is a flood control dam owned by the US Army Corps of Engineers and with a reservoir capacity of 32,109 acre-feet. Puddingstone Dam serves mainly for flood control and stores water from Walnut Creek and San Dimas Wash. This earthen dam was built in 1928 and can hold up to 16,342 acre-feet of water (LACEO 2014). After flood flows on the involved streams, water behind the dam is released at a controlled rate to create capacity for the next storm. Thus, it is very unlikely that either dam would be holding a full reservoir at the time of an incident—such as an earthquake—that could damage them. Both dams are inspected periodically by the California Division of Safety of Dams (DOSD). The likelihood of failure of the dams is considered low due to periodic inspections and maintenance by the Division of Safety of Dams. Impacts would be less than significant.

j) Inundation by seiche, tsunami, or mudflow?

No Impact.

Seiche

A seiche is a surface wave created when an inland water body is shaken, usually by an earthquake. There are no inland water bodies close enough to the project site to pose a flood hazard to the site due to a seiche.

Tsunami

A tsunami is a sea wave caused by a sudden displacement of the ocean floor, most often due to earthquakes. The project site is about 21 miles inland and about 300 feet above mean sea level; thus, project development would not subject people or structures to tsunami flood hazards.

Mudflow

A mudflow is a landslide composed of saturated rock debris and soil with a consistency of wet cement. There are no slopes on or near the site that could generate a mudflow, and no impact would occur.

3.10 LAND USE AND PLANNING

a) Physically divide an established community?

No Impact. Project development would not divide an established community. The subject property is in commercial use and is surrounded by industrial land uses and the Vineyard Drive-in. The nearest residential neighborhood to the project site is the single-family residences about 850 feet to the southeast and across Vineyard Avenue. No impact would occur.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. Cell phone towers are permitted in the Industrial-I zone with a CUP. The project includes an application for a CUP to the City of Industry. After approval by the City, the proposed tower would be permitted onsite, and no impact would occur.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. Development of the proposed cell tower would not conflict with a habitat conservation plan or natural community conservation plan, because the project site is not in any such plan's area. No impact would occur.

3.11 MINERAL RESOURCES

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

Less Than Significant Impact. The project site is mapped Mineral Resource Zone 2 by the California Geological Survey (CGS 2010), meaning that it is in an area where significant Portland-cement-concrete grade aggregate resources are present. The site is not available for mining due to existing commercial and industrial uses and nearby residential uses. The nearest mine to the project site mapped on the Office of Mine Reclamation's *Mines Online* database is the Durbin sand and gravel mine in the City of Baldwin Park, about 2.7 miles to the northeast (OMR 2015). Impacts 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. Development of the proposed project would not cause the loss of availability of a mining site; no such sites are designated in the City of Industry General Plan. No impact would occur.

3.12 NOISE

The existing on-site noise environment consists of industrial operations and vehicle noise; primarily from truck movements at the existing land uses. Vehicle noise emanates from the parking lot in the subject property, from surrounding properties, and from Vineland Avenue. Trains operating on the Metrolink railroad tracks (northwest project boundary) also generate notable environmental noise. The nearest at-grade railroad crossings are at Temple Avenue about 1,400 feet to the northeast; and at Temple Avenue about 3,000 feet to the west. Nearby noise-sensitive receptors include the single-family residences across Vineland Avenue (approximately 845 feet from the project site) and Pacific Theaters Vineland (575 feet to the northeast).

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact.

Land Use Compatibility Standards

An impact could be significant if the project would site a sensitive land use in a location where noise levels would exceed the appropriate standards. As the proposed project is not a sensitive land use, it would be congruent with the surrounding industrial environment. Also, the proposed project would be consistent with the City of Industry General Plan and the City of Industry Noise Element with respect to land use compatibility. Land use compatibility impacts would be less than significant.

Project construction

The City of Industry uses Los Angeles County's noise ordinance (County Code of Ordinances Section 12.08.440), which limits construction work to within the hours of 7:00 AM to 8:00 PM Monday through Saturday. Project construction hours would comply with the pertinent time-of-day restrictions used by the City of Industry. Impacts would be less than significant.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. There is existing groundborne vibration on and near the project site from truck movements and from trains. Further, there are no vibration-sensitive land uses within 800 feet of the project site.

Project construction

Installation of the tower would involve construction of a foundation approximately 15 feet deep and five feet in diameter. The hole for the foundation would be excavated using an auger. Groundborne vibration generated by project construction would not be excessive, relative to the existing industrial land uses and relative to the existing, on-site vibration environment. The nearest vibration-sensitive receptors are the single-family homes across Vineland Avenue. These residences are located approximately 845 feet away, resulting in construction vibration levels well below the FTA threshold for annoyance. Vibration impacts during construction would be less than significant.

Project Operations

The proposed project primarily consists of electronic equipment as well as antennae mounted on a stationary pole. The only mechanical equipment is the emergency power generator. This type of mechanical equipment would not be expected to produce significant groundborne vibration. Thus, vibration impacts during on-going operations would be less than significant.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact. Project operation would generate very low levels of noise; primarily from within the electronics cabinets and from cooling fans. These project-related noise emissions would be inconsequential in comparison to existing truck movement and rail pass-by noise levels. The project would also include an emergency generator, which would have planned operations only during periodic testing sessions that are intended to verify the response readiness of the system. The generator would be tested periodically – at least once per month – but the tests would be brief and would not generate noise of substantially greater amplitude than existing noise levels on and near the site. Thus, the operation of the proposed project would not create a substantial permanent increase in noise levels in the project vicinity. Impacts would be less than significant.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact. Project construction would increase on-site noise levels at times during the workweek over the approximately one-month construction period. According to the Los Angeles County Code, allowable construction hours are between 7:00 AM and 8:00 PM, Monday through Saturday.

The site is immediately surrounded by industrial land uses. The nearest sensitive receptors are single-family residences to the southeast across Vineland Avenue and the Pacific Theaters Vineland drive-in movie theater to the northeast of the project site. The residences are approximately 845 feet from the project site and the nearest area for patrons at the drive-in movie theater facility is approximately 575 feet from the site.

For the residential areas east of Vineland Avenue, construction noise would be sufficiently reduced by distance attenuation and the shielding provided by intervening buildings so as to not contribute substantially to the existing noise environment. Additionally, construction noise levels would be infrequent and short-lived throughout the least noise-sensitive portions of the day and only occur for the temporary construction period. However, with no intervening buildings to provide shielding effects, construction noise may interfere with activities at the theater facility, which opens its gates at 6:45 PM on weeknights and 6:15 PM on weekends.

Construction is scheduled for May 2015. The Vineland Drive-In Theater begins showing previews at 7:10 to 7:20 PM. The City shall require as a condition of approval that construction operations be limited to the hours of 7:00 AM to 7:00 PM; shall require that such condition be stated on project building plans; and shall monitor compliance with this condition during construction.

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

No Impact. The project site is not in an airport land use plan. The nearest public-use airport to the site is El Monte Airport, which is approximately 3.4 miles to the northwest (Airnav.com, Google 2015). Project development would not subject people near the project area to noticeable airport-related noise and no impact would occur.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The nearest heliport to the site is Haddicks Heliport located approximately 2.2 miles to the southeast (Airnav.com, Google 2015). Project development would not subject people near the project area to noise from helicopters taking off or landing and no impact would occur.

3.13 POPULATION AND HOUSING

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

No Impact. The project would not propose new homes or businesses; it would improve cell signal in part of the City of Industry and small portions of Avocado Heights and West Puente Valley. The improvement in cell phone signal would not attract new residents and is not expected to attract new businesses to the City of Industry. No impact would occur.

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

No Impact. Project development would not displace housing, because the project site is part of a paved parking lot. No impact would occur.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. Development of the proposed project would not displace residents, and no impact would occur.

3.14 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 public services:

a) Fire protection?

No Impact. Project development would not cause an increase in demands for fire protection. The Los Angeles County Fire Department (LACoFD) provides fire protection and emergency medical services to the City of Industry. The nearest LACoFD station to the project site is Station 87 at 140 South Second Street in the City of Industry, about 0.4 mile to the south. The proposed tower would improve cell phone signal in part of the City and surrounding communities, facilitating emergency cell phone calls for fire protection, medical services, and law enforcement. In the first half of 2013, 39 percent of U.S. households were estimated to be wireless-only households, based on National Health Interview Survey data (CDC 2013).[8] The project would have a slightly favorable impact on Verizon cell signal available for emergency phone calls in the affected parts of the City and surrounding communities. No adverse impact would occur.

b) Police protection?

No Impact. Development of the proposed cell phone tower would not increase demands for police protection. The Los Angeles County Sheriff's Department provides police protection for the City from its Industry Station, about 2.7 miles southeast of the project site. The proposed tower would improve cell phone signal available for emergency phone calls from part of the City of Industry. No adverse impact would occur.

c) Schools?

No Impact. Demand for school facilities is generated by the numbers of households in the schools' service areas. The project would not develop households, and thus would not impact demand for schools.

d) Parks?

No Impact. Demand for parks is generated by the population within the parks' service areas. Project development would not affect population in the project region, and thus would not create demand for parks. No impact would occur.

e) Other public facilities?

No Impact. Demand for libraries is generated by the population within the libraries' service areas. Project development would not increase population in the project region, and thus would not create demand for libraries. No impact would occur.

[8] The City of Industry General Plan land use designation is Employment in the entire portion of the City of Industry where the Verizon cell phone signal would be improved. Nevertheless, considering the widespread use of cell phones, it is assumed here that some emergency calls to first responders would be via cell phone.

3.15 RECREATION

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

No Impact. Development of the proposed cell tower would not increase use of recreation facilities, and thus would not cause or accelerate deterioration of facilities. No impact would occur.

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 project does not propose development of recreational facilities and would not require development of such facilities. No impact would occur.

3.16 TRANSPORTATION/TRAFFIC

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Less Than Significant Impact.

Existing Conditions

Roadways and Intersections

Vineland Avenue is two lanes and is designated a Collector Street in the City of Industry General Plan. Collector streets have a capacity of 600 vehicles per hour per lane according to City of Los Angeles standards (Fehr & Peers 2010); thus, Vineland Avenue has capacity of 600 vehicles per hour in each direction. The intersections of Vineland Avenue with Nelson Avenue southeast of the site, and Moccasin Street east of the site, are controlled by cross-street stops. The intersections of Vineland Avenue with Valley Boulevard, about 0.3 mile south of the site, and Temple Avenue, about 0.3 mile east of the site, are signalized. There are sidewalks on both sides of Vineland Avenue. All sidewalks in the City of Industry accommodate both pedestrian and bicycle travel. The City discourages bicycling in roadways for safety reasons.

Public Transit

The nearest public transit bus routes to the project site are Foothill Transit Line 282 and Los Angeles County Metropolitan Transportation Authority (Metro) Line 194 on Valley Boulevard, and Foothill Transit Line 274 on Puente Avenue. Line 282 extends east-west between the City and El Monte; Line 194 extends east-west between Pomona and El Monte; and Line 274 extends southwest-northeast between Whittier and Baldwin Park.

Project Impacts

Construction

Construction would use one or two pieces of heavy equipment; would involve a limited number of vendor truck trips hauling the pole, other equipment, and concrete to the site; and would generate a small number of worker vehicle trips daily for about a month. The limited number of vehicle trips generated by project construction would not adversely affect roadway operation on Vineland Avenue or other nearby roadways.

Operation

Project operation would only generate one to two trips per month for maintenance and optimization of tower-mounted and ground-mounted equipment. One parking space next to the east side of the proposed enclosure would be for Verizon use. Operational traffic would have no impact on roadway operation.

Sidewalks (Pedestrian and Bicycle Uses)

When heavy equipment and heavy trucks cross the sidewalk on the south side of Vineland Avenue, a project construction worker would monitor the sidewalk to ensure that no traffic-pedestrian hazards occurred.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Less Than Significant Impact. The Los Angeles County Congestion Management Program (CMP) was issued by Metro in December 2010 (MTA 2010). All freeways and selected arterial roadways are designated elements of the CMP Highway System. The CMP requires that individual development projects of potentially regional significance undergo a traffic impact analysis. Per the CMP Transportation Impact Analysis guidelines, a significant impact may result and a traffic impact analysis is required under either of the following conditions:

- At CMP arterial monitoring intersections where the proposed project will add 50 or more vehicle trips during either morning or evening weekday peak hours.

- At CMP mainline freeway monitoring locations where the proposed project will add 150 or more vehicle trips, in either direction, during either morning or evening weekday peak hours.

The nearest freeway to the project site is I-605. The nearest CMP arterial roadway to the site is Rosemead Boulevard (SR-19), approximately 4.1 miles to the west. Project construction would generate a very small number of daily trips that would use a variety of routes. Since two freeways and a number of arterial roadways are closer to the project site than Rosemead Boulevard, it is very unlikely that any substantial number of project-generated trips would use Rosemead Boulevard. Thus, the project would not add 50 or more trips to a CMP intersection or 150 or more trips to a main-line freeway. Therefore, the proposed project does not meet the intersection/freeway criteria, and the analysis of traffic impacts to CMP roadways is not required. Impacts are less than significant, and no mitigation measures are necessary.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. Development of the proposed cell tower would not require relocating air traffic patterns because the project site is outside of the airport land use plan for El Monte Airport, the nearest public-use airport. No impact on air traffic levels would occur.

d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

No Impact. The project would not change the designs of public roadways or driveways intersecting public roadways, and thus would not cause design hazards. Project development would not add incompatible uses to area roadways. No impact would occur.

e) Result in inadequate emergency access?

No Impact. Approved fire apparatus roads are required within 150 feet of the exterior walls of the first story of each building. Such roads must be at least 20 feet wide, have 13 feet 6 inches of vertical clearance, and provide all-weather driving capabilities for fire apparatus (2013 California Fire Code § 503 [Title 24, California Code of Regulations, Part 9]). Project development would not interfere with required fire access to the 321 Vineland Avenue building, and no impact would occur.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Less Than Significant Impact. The project would not block pedestrian or bicycle use of the sidewalk on the west side of Vineland Avenue. When heavy equipment and heavy trucks cross the sidewalk on the west side of Vineland Avenue, a project construction worker would monitor the sidewalk to prevent traffic-pedestrian/cyclist hazards. Project development would have no impact on public transit, since the nearest transit bus line is on Valley Boulevard about 0.3 mile away. Impacts would be less than significant.

3.17 UTILITIES AND SERVICE SYSTEMS

a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?

Less Than Significant Impact. Project operation would not generate wastewater, and no wastewater treatment requirements would be affected. Compliance with NPDES requirements during the construction phase of the project is discussed above in Section 3.9.a. Impacts would be less than significant.

b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact.

Wastewater Treatment

Project development would not generate wastewater.

Water Treatment

Water treatment facilities filter and/or disinfect water before it is delivered to customers. Project construction would use small amounts of potable water for a duration of about one month. Project operation would not use water. The San Gabriel Valley Water Company forecasts that it will have adequate water supplies to meet water demands in its service area through the 2015–2035 period. SGVWC's entire potable water supplies are groundwater from the Main San Gabriel Groundwater Basin and the Central Subbasin of the Coastal Plain of Los Angeles Groundwater Basin. SGVWC operates water treatment systems serving 16 groundwater wells in the Main San Gabriel Groundwater Basin and one well in the Central Subbasin: some at water treatment plants and some at wellheads. Treatment systems address contamination with perchloroethylene (PCE), trichloroethylene (TCE), 1,4-Dioxane, N-Nitrosodimethylamine, perchlorate, nitrate, iron, and manganese.

SGVWC has adequate water treatment facilities to meet the proposed project's water demands, and project development would not require construction of new or expanded water treatment facilities. Impacts would be less than significant.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. The project site would be entirely impermeable at project completion, as it is currently. Development of the proposed project would not change the rate or volume of runoff from the project site, and thus would not require construction of new or expanded storm drainage facilities. No impact would occur.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

No Impact. SGVWC has adequate water supplies to meet project water demands (see Section 3.17.b), and project development would not require new or expanded water supplies. No impact would occur.

e) Result in a determination by the waste water 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. The project would not generate wastewater, and project development would not require construction of new or expanded wastewater facilities. No impact would occur.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less Than Significant Impact. Project construction would generate small amounts of construction debris, including from demolition of the existing portion of paved parking lot under the proposed equipment pad and tower foundation.

3. Environmental Analysis

Project operation could generate very small amounts of solid waste during maintenance work once or twice per month. Any such waste would be removed by maintenance workers at the time, and the project would not include storage areas for solid waste or recyclable materials.

In 2013, the most recent year for which data are available, over 99 percent of solid waste landfilled from the City of Industry was disposed of at the three facilities listed in Table 7 or at Puente Hills Landfill in the City (CalRecycle 2014a), which closed in October 2013. Azusa Land Reclamation Company Landfill accepts asbestos-containing waste, contaminated soil, tires, and construction and demolition debris, but does not accept municipal solid waste. The two other listed landfills accept municipal solid waste, construction and demolition debris, and tires.

Table 7 Landfills Serving City of Industry

Facility and Nearest City	Remaining Capacity, Cubic Yards	Permitted Daily Throughput, Tons	Average Daily Disposal, Tons	Residual Capacity, Tons per Day	Estimated Closing Date
Azusa Land Reclamation Co. Landfill Azusa, Los Angeles County	51,512,201	8,000	667	7,333	2045
El Sobrante Landfill Corona, Riverside County	145,530,000	16,054	8,410	7,644	2045
Olinda Alpha Sanitary Landfill Brea, Orange County	38,578,383	8,000	7,030	970	2021
Total	235,620,584	32,054	16,107	15,947	Not applicable

Sources: CalRecycle 2015a; CalRecycle 2015b; CalRecycle 2015c; CalRecycle 2015d; CalRecycle 2015e.

Section 5.408 of the 2013 California Green Building Standards Code (Title 24, California Code of Regulations, Part 11) requires that at least 50 percent of the nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse. The project would comply with this regulation.

There is sufficient landfill capacity in the region for the very small amount of solid waste the project would generate, and project development would not require new or expanded landfills. Impacts would be less than significant.

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

No Impact. The project would comply with Section 5.408 of the 2013 California Green Building Standards Code and no impact would occur.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

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

Less Than Significant Impact. Project development would not substantially reduce the population, range, or habitat of a rare or endangered plant or animal species or fish and wildlife species; would not threaten to eliminate a plant or animal community; and would not eliminate important examples of major periods of California history or prehistory. Impacts would be less than significant, and no mitigation is required.

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.)

Less Than Significant Impact. The following related projects, identified by the City of Industry, are all within 0.5 mile of the proposed project site. These projects have been approved by the City or have submitted applications since January 2005.

- **Mazza Trust Zone Change:** Zone change from M-Industrial to C-Commercial with an Adult Business Overlay Zone (A-B Overlay). A 0.83-acre site on north side of Valley Boulevard opposite the intersection of Valley Boulevard and San Angelo Avenue, about 0.42 mile west of the proposed project site.

- **Scope Marketing, Inc. CUP:** Approval of a CUP (CUP No. 14-5) to allow the storage, mixing, and blending of motor oils and metal working fluids at an existing 14,400-square-foot building at 13226 Nelson Avenue, about 0.2 mile west of the proposed project site.

- **Western Star Transportation Development Plan:** Development plan for 126,046-square-foot cold storage facility at 300 North Baldwin Park Boulevard opposite the Metrolink tracks, about 250 feet west of the proposed project site.

- **Baldwin Park Industrial Development Plan:** A 232,346-square-foot industrial building at 300 North Baldwin Park Boulevard opposite the Metrolink tracks, about 250 feet west of the proposed project site.

- **Los Altos Food Development Plan:** A 56,500-square-foot warehouse; a 22,370-square-foot, three-story office building; an 11,620-square-foot cold-storage room; and a heliport on a 5.41-acre site at 450 Baldwin Park Boulevard, about 740 feet north of the proposed project site.

- **Linde Air Gas Separation Unit Development Plan:** Installation of three liquefied oxygen storage tanks and the construction of one liquefied nitrogen storage tank on a 12.8-acre site at 680 Baldwin Park Boulevard, about 0.4 mile north of the proposed project site.

- **PRL Glass Systems Development Plan:** Construction of a new 101,298-square-foot warehouse and refurbishment of an existing 13,500-square-foot warehouse on a 5.7-acre site at the corner of Nelson Avenue and Mason Way, about 0.4 mile southeast of the proposed project site.

- **PRL Glass Systems Development Plan:** Construction of a new 72,909-square-foot industrial building on the same project site as previous PRL Glass project.

Considering the limited magnitude and brief duration of impacts from the proposed project—limited to a construction period of about a month—project impacts would not be cumulatively considerable in combination with impacts of other projects. None of the related projects are accessed from Vineland Avenue. Impacts would be less than significant.

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

Less Than Significant Impact. No adverse impacts to human beings, direct or indirect, are identified in this Initial Study.

4. Consultant Recommendation

Based on the information and environmental analysis contained in this Initial Study, we recommend that the City of Industry adopt a Negative Declaration for this project. We find that the project could have a significant effect on the environment. However, with the mitigation measure incorporated in this document, plus all standard conditions of approvals and best practices, all impacts would be reduced to a less than significant level. We recommend that the second category be selected for the City's determination (See Chapter 5, *Lead Agency Determination*).

Date	Dwayne Mears, AICP, for PlaceWorks

4. Consultant Recommendation

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5. Lead Agency Determination

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	*Date*
Printed Name	*For*

5. Lead Agency Determination

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6. List of Preparers

LEAD AGENCY

Brian James, Planning Director

Troy Helling, Senior Planner

PLACEWORKS

Dwayne Mears, AICP, Director, Environmental Services

Michael Milroy, Associate

Bob Mantey, Manager, Noise, Vibration, and Acoustics

Nicole Vermilion, Manager, Air Quality and Greenhouse Gas Analysis

Stephanie Chen, Planner

Natalie Foley, Noise Specialist

Cary Nakama, Graphic Artist

To conserve resources, the attachments are not reprinted. The attachments are available for review in the Planning Department.

Attachment 7
Public Hearing Notice

NOTICE OF PUBLIC HEARING

Conditional Use Permit No. 15-1

On March 30, 2015, notice has been given that the Planning Commission of the City of Industry shall hold a public hearing on the application for Conditional Use Permit No. 15-1, a request by Verizon Wireless to establish and operate a 60'-0" tall monopole wireless telecommunications facility at 253 Vineland Avenue in the City of Industry.

A copy of all relevant material, including the Conditional Use Permit Application, Initial Study and Negative Declaration, is on file in the City Administrative Offices, 15625 East Stafford Street, Suite 100, City of Industry, California 91744.

The time, date and place of such hearing shall be as follows:

Time:	8:00 a.m.
Date:	April 9, 2015
Place:	City Council Chamber 15651 East Stafford Street City of Industry, CA 91744

Any person wishing to be heard regarding this matter may appear at the above time, date and place.

If you challenge the conditional use permit in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission of the City of Industry at, or prior to, the public hearing.

Cecelia Dunlap
Deputy Clerk of the City of Industry

JN 9156

Attachment 8
Resolution No. PC 2015-04

RESOLUTION NO. PC 2015-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 15-01 TO ALLOW THE ESTABLISHMENT AND OPERATION OF A 60 FOOT TALL WIRELESS TELECOMMUNICATIONS FACILITY LOCATED AT 253 VINELAND AVENUE WITHIN THE "I" – INDUSTRIAL ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, Los Angeles SMSA Limited Partnership, doing business as Verizon Wireless, has filed an application for a Conditional Use Permit to allow the construction and operation of a 60 foot tall wireless telecommunications facility, with associated equipment, (the "Application"), located at 253 Vineland Avenue, City of Industry, within the "I"-Industrial Zone (the "Site"); and,

WHEREAS, the use proposed in the Application is allowed subject to the issuance of a Conditional Use Permit in the "I"-Industrial Zone; and,

WHEREAS, the Site is more particularly shown on the map attached hereto as Exhibit "A" and incorporated herein by this reference; and,

WHEREAS, an Initial Study and Negative Declaration were prepared in accordance with the requirements of the California Environmental Quality Act ("CEQA"), California Public Resources Code section 21000 *et seq.,* the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, sections 15000 *et seq.,* and the Environmental Impact Report Guidelines of the City of Industry, and the Planning Commission has exercised its independent judgment when considering said Initial Study and Negative Declaration and all public comments received in connection therewith; and,

WHEREAS, said Initial Study and Negative Declaration and all related environmental documents forming the basis for this Negative Declaration and Resolution are located in, and in the custody of, the Office of the City Clerk, City of Industry; and,

WHEREAS, on April 9, 2015 the Planning Commission of the City of Industry conducted a duly noticed public hearing in connection with the Application and considered all evidence, oral and written; and,

WHEREAS, all legal prerequisites have occurred prior to the adoption of this Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF INDUSTRY DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. The Planning Commission hereby finds that the above recitations are true and correct and, accordingly, are incorporated as a material part of this Resolution.

SECTION 2. Based upon the Initial Study and Negative Declaration prepared for the project referenced in the Application, the Planning Commission exercises its independent judgment and finds that no substantial evidence exists that the approval of the Application, as conditioned hereby, will have a significant effect on the environment within the meaning of CEQA and hereby approves the issuance of the Negative Declaration prepared with respect to the Application.

SECTION 3. Pursuant to the requirements of the Industry Municipal Code, Section 17.70.080, applicable to wireless telecommunications facilities, the Planning Commission hereby finds, based upon the substantial evidence contained in the record, including the written and oral staff reports presented to the Planning Commission with respect to the Application, as well as all other written and oral testimony submitted at the April 9, 2015 public hearing, as follows:

A. The proposed wireless telecommunications facility has been designed to achieve compatibility with the community to the maximum extent reasonably feasible. The new telecommunications facility will be located in the parking area for a warehouse and shipping complex, within an enclosed lease area that will be surrounded by an 8'6" tall block wall. The facility will not be camouflaged, but there is no vegetation immediate vicinity with which to blend a camouflaged facility, so the facility will more easily blend into the landscape as currently designed.

B. An alternative configuration will not increase community compatibility or is not reasonably feasible. Based on radio signal studies, the height and placement of the telecommunications facility is necessary to close a significant gap in coverage.

C. The location of the wireless telecommunications facility on alternative sites will not increase community compatibility or is not reasonably feasible. Collocation on existing telecommunications facilities was evaluated; however, none allowed the applicant to close the significant gap in coverage.

D. The proposed facility is necessary to close a significant gap in coverage, increase network capacity, or maintain service quality, and is the least intrusive means of doing so.

E. The applicant has submitted a statement of its willingness to allow other wireless service providers to collocate on the proposed wireless

telecommunications facility if technically and economically feasible and where colocation would not harm community compatibility.

F. The proposed wireless telecommunications facility has been located and designed for collocation to the maximum extent possible.

G. Noise generated by equipment will not be excessive, annoying or detrimental to the public health, safety, and welfare. All equipment will be located at least 60 feet away from the nearest residential property line and any equipment for the telecommunications facility will be contained with a cabinet specifically designed to reduce noise

SECTION 4. Based on the findings set forth in Section 3, above, and pursuant to the requirements of the Industry Municipal Code, Section 17.48.050, the Planning Commission hereby finds, based upon the substantial evidence contained in the record, including the written and oral staff reports presented to the Planning Commission with respect to the Application, as well as all other written and oral testimony submitted at the April 9, 2015 public hearing, as follows:

A. The proposed use is consistent with the goals and objectives of the General Plan as it will provide telecommunications service to the businesses and residents of the City of Industry, is designed for minimal visual impact on the area and will be compatible with, and complimentary to, the existing uses in the area where located; and,

B. The Site is within an “I”-Industrial Zone, which zone permits, with the issuance of a conditional use permit, telecommunications facilities (Industry Municipal Code, Section 17.70.040, Section A, subsection 2) and, thus, the Site is appropriately zoned for the proposed use; and,

C. The Site is to be conducted within an existing shipping and warehouse complex which has been developed with adequate parking and has been constructed to all applicable development standards. Moreover, the telecommunications facility will not generate any additional traffic at the Site other than construction and maintenance. Accordingly, the Site is adequate in size, shape, topography and location for the proposed use and there will be adequate utilities to accommodate the proposed use; and,

D. There will be adequate street access, traffic circulation, and parking capacity for the proposed use; and,

E. The proposed use is compatible with the surrounding properties and uses, taking into account the potential for changes in the uses of surrounding properties; and,

F. The proposed use will not be detrimental to the public health, safety or general welfare.

SECTION 5. The Planning Commission hereby approves the Application subject to the conditions and standard code requirements set forth in Exhibit "B" attached hereto and incorporated herein by this reference and in accordance with the plans submitted in conjunction with the Application.

SECTION 6. The Secretary of the Planning Commission is directed to certify to the adoption of this Resolution.

APPROVED by the Planning Commission of the City of Industry at a regular meeting held on April 9, 2015.

Manuel Perez
Chairman

ATTEST:

Cecelia Dunlap
Secretary

EXHIBIT A
CUP 15-1
Location Map

CITY OF INDUSTRY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

EXHIBIT B

Standard Requirements and Conditions of Approval

Application: **Conditional Use Permit 15-1**

Applicant: **Verizon Wireless**

Location: **253 Vineland Avenue**

Conditions of Approval

Conditions of approval are unique provisions, beyond the requirements of law, the municipal code, or standard practices that are applied to a project by the Planning Commission per Section 17.48.060 of the Zoning Code. Please note that if the design of your project or site conditions change, the conditions of approval may also change. If you have any questions regarding these requirements, please contact the City of Industry.

1. Construction operations shall be limited to the hours of 7:00 AM to 7:00 PM. A note shall also be on the building plans.

2. Prior to the start of construction activities, The contractor shall:

   a) Maintain and tune all proposed equipment in accordance with manufacturer's recommendations to minimize noise emissions.

   b) Inspect all proposed equipment and should fit all equipment with properly operating mufflers, air intake silencers, and engine shrouds that are no less effective than as originally equipped by the manufacturer.

   c) Post a sign, clearly visible at the site, with a contact name and telephone number of the City of Industry's authorized representative to respond in the event of a noise complaint during construction.

Code Requirements and Standards

The following is a list of code requirements and standards deemed applicable to the proposed project. The list is intended to assist the applicant by identifying requirements that must be satisfied during the various stages of project permitting, implementation, and operation. It should be noted that this list is in addition to any "conditions of approval" adopted by the Planning Commission and noted above. Please note that if the design of your project or site conditions change, the list may also change. If you have any questions regarding these requirements, please contact the City of Industry.

1. The approval expires twelve (12) months after the date of approval by the Planning Commission if a building permit for each building and structure thereby approved has not been obtained within such period.

2. The applicant shall provide drainage and grading plans to be approved by the City Engineer

prior to the issuance of a building permit. Such plans shall be in substantial conformity with the plans.

3. The applicant shall construct adequate fire protection facilities to the satisfaction of the Los Angeles County Fire Department.

4. All exterior surfaces of buildings and appurtenant structures shall be painted in accordance with the approved plan.

5. The applicant shall provide building plans to be approved prior to the issuance of a building permit. Such plans shall be in substantial conformity with the development plans. (Building plans shall be submitted to and approved by the Los Angeles County Engineer's Office - Building and Safety Division prior to the issuance of a building permit.)

6. No outside storage of any personal property, building materials, or other property not permanently affixed to the real property shall be allowed, unless approved by the Planning Director.

7. Any graffiti painted or marked upon the premises or any adjacent area under the control of the permittee shall be removed or painted over within 72 hours of being applied.

8. No changes to the approved plan shall be permitted without written permission from both the City of Industry.

9. The noise level created by the business shall not exceed the following at the property line of any adjacent or nearby residential land use, hospital, school in session, church or public library as measured by a sound level meter:

(a)	55 dBA	between 7:00 a.m. - 10:00 p.m.
	50 dBA	between 10:00 p.m. - 7:00 a.m.
		for a cumulative period of more than 30 minutes in any hour;
(b)	60 dBA	between 7:00 a.m. - 10:00 p.m.
	55 dBA	between 10:00 p.m. - 7:00 a.m.
		for a cumulative period of more than 15 minutes in any hour;
(c)	65 dBA	between 7:00 a.m. - 10:00 p.m.
	60 dBA	between 10:00 p.m. - 7:00 a.m.
		for a cumulative period of more than 5 minutes in any hour;
(d)	70 dBA	between 7:00 a.m. - 10:00 p.m.
	65 dBA	between 10:00 p.m. - 7:00 a.m.
		at any time.

10. Any violation of these conditions or any local, county, state or federal laws shall constitute grounds for revocation or suspension of the Conditional Use Permit.

11. Within sixty days of commencement of operations, the operator of a new wireless telecommunications facility must provide the planning department with a report, prepared by a qualified engineer acceptable to the city, indicating that the actual radio frequency (RF) emissions of the facility, measured at the property line or nearest point of public access and in the direction of maximum radiation from each antenna, is in compliance with all applicable FCC

safety standards. This report must include RF emissions from all colocation facilities, if any, at the site. The operator must subsequently provide an updated report to the city within sixty days after completion of any change in design, number of antennas, operation, or other significant change in circumstances, or when such a report is otherwise required by the FCC, to the satisfaction of the planning director.

12. Wireless telecommunication facilities may not generate radio frequency emissions or electromagnetic radiation in excess of applicable FCC standards or any other applicable regulations. All wireless telecommunication facilities must comply with all standards and regulations of the FCC, and any other state or federal government agency with the authority to regulate wireless telecommunications facilities.

13. The site and the wireless telecommunications facility, including all landscaping, security fencing, and related equipment must be maintained in a neat and clean manner and in accordance with all approved plans.

14. All graffiti on wireless telecommunication facilities must be removed at the sole expense of the operator of the facility within forty-eight hours of notification.

15. A wireless telecommunications facility located in the public right-of-way may not unreasonably interfere with the use of any city property or the public right-of-way by the city, by the general public or by other persons authorized to use or be present in or upon the public right-of-way. Unreasonable interference includes disruption to vehicular or pedestrian traffic, and interference with any other city or public utilities.

16. If any FCC, CPUC or other required license or approval to provide telecommunications services is ever revoked, the operator must inform the planning director of the revocation within ten days of receiving notice of such revocation.

17. A wireless telecommunications facility and all equipment associated with the use must be removed in its entirety by the operator, at the operator's sole expense, within ninety days of a FCC or CPUC license or registration revocation or if the facility is abandoned or no longer needed. The site must be restored to its pre-installation condition and, where necessary, revegetated to blend in with the surrounding area. In the case of building mounted facilities, all antennas, equipment, screening devices, support structures, cable runs, and other appurtenant equipment must be removed and the building restored to its pre-installation condition. Restoration and revegetation must be completed within two months of removal of the facility. Facilities not removed within these time periods are subject to immediate removal and restoration of the premises. The city is not required to provide notice that removal is required under this section.

Interpretation and Enforcement

1. The Planning Department, Engineering Department, and contract agencies (Los Angeles County Fire Department, Los Angeles Department of Building and Safety) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval.

2. The Planning Director may interpret the implementation of each condition of approval and, with advanced notice, grant minor amendments to approved plans and/or conditions of approval based on changed circumstances, new information, and/or relevant factors as long as the spirit and intent of the approved condition of approval is satisfied. Permits shall not be issued until the proposed minor amendment has been reviewed and approved for conformance with the intent of the approved condition of approval. If the proposed changes are substantial in nature, an

amendment to the original entitlement may be required pursuant to the provisions of Industry Municipal Code.

Indemnification and Hold Harmless Condition

1. The owner of the property that is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Industry and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council and Planning Commission concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.