

CITY OF LYNWOOD
 COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION
 LYNWOOD CITY HALL

LYNWOOD, CALIFORNIA 90262
 CALIFORNIA ENVIRONMENTAL
 QUALITY ACT

PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY City of Lynwood	SPECIFIC PLAN OR SPECIAL DISTRICT N/A
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PROJECT TITLE EA-2019-48	CASE NO. SPR No. 2019-48
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PROJECT LOCATION
 11200 Wright Road, Lynwood, CA 90262

PROJECT DESCRIPTION

Site Plan Review No. 2019-48, draft Mitigated Negative Declaration No. 2019-48 and a Development Agreement for the construction of a proposed, new 77 foot tall, V-Shaped / Full Flag / Double-Face / 14' x 48' (per sign face), LED Ready billboard on a single supporting post adjacent to and immediately west of the Interstate 710 Freeway Corridor. The subject site contain structures that operates a machine shop use, zoned (M) Manufacturing, and consists of a 91,871 (2.1 acres) property site.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 Lamar Central Outdoor, LLC
 1121 South Boyle Avenue
 Los Angeles, CA 91710

FINDING:
 The City of Lynwood proposes to adopt an IS/ND for the above-referenced project. The IS/ND is based on the finding that the project COULD NOT have a significant effect on the environment. The reasons to support such a finding are documented in the Initial Study prepared by the City. (CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require mitigation or the preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
Alfredo Perez	Planning Associate	(310) 603-0220 x249

ADDRESS	SIGNATURE (Official)	DATE
11330 Bullis Road Lynwood, CA 90262		12/11/2020

I-120. Aesthetics (Light)

- Environmental impacts to the adjacent public right-of-ways may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- The billboard shall be designed and installed with light intensity as described in the December 3, 2020 project's lighting analysis by Daktronics and the light source will also be reduced to less than significant level due ambient light sources in the vicinity of the project site.

I-130. Aesthetics (Glare)

- Environmental impacts to adjacent public right-of-ways may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- The exterior of the proposed structure (billboard) shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective materials to minimize glare and reflected heat.

III-10. Air Pollution (Demolition, Grading, and Construction Activities)

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- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. Trucks having no current hauling activity shall not idle but be turned off.

VIII-10. Green House Gas Emissions

- The project will result in impacts resulting in increased green house gas emissions; however, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

XIII-20. Increased Noise Levels (Demolition, Grading, and Construction Activities)

- The project shall comply with all applicable City of Lynwood Municipal Codes associated noise and any subsequent resolutions, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

XVIII Tribal Cultural Resources (Mitigation Measures provided by the Gabrieleno Band of Mission Indians – Kitz Nation

- MM TCR-1 Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 (the “Tribe” or the “Consulting Tribe”). A copy of the executed contract shall be submitted to the City of Lynwood Planning and Building Department prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day’s activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the Project Site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource,” time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

CITY OF LYNWOOD
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LYNWOOD, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Lynwood	SPECIFIC PLAN OR SPECIAL DISTRICT: N/A	DATE: 12-11-2020
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RESPONSIBLE AGENCIES: Lynwood Planning Division

ENVIRONMENTAL CASE: EA No. 2019-48	RELATED CASES: SPR No. 2019-48
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PREVIOUS ACTIONS CASE NO.: N/A	<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.
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PROJECT DESCRIPTION:
77 FOOT TALL, V-SHAPED / FULL FLAG / DOUBLE-FACE / 14' X 48' (PER SIGN FACE), LED READY BILLBOARD ON A SINGLE SUPPORTING POST

ENV PROJECT DESCRIPTION:

Site Plan Review No. 2019-48, draft Mitigated Negative Declaration No. 2019-48 and a Development Agreement for the construction of a proposed, new 77 foot tall, V-Shaped / Full Flag / Double-Face / 14' x 48' (per sign face), LED Ready billboard on a single supporting post adjacent to and immediately west of the Interstate 710 Freeway Corridor. The subject site contain structures that operates a machine shop use, zoned (M) Manufacturing, and consists of a 91,871 (2.1 acres) property site.

ENVIRONMENTAL SETTINGS:

The project site is a 91,871 (2.1 acres) site comprised of one-(1) lot within the City of Lynwood. The entire site is zoned "Manufacturing" per the Lynwood Municipal Code, a "Manufacturing" general plan designation, and frontage on east side of Wright Road.

The project site will occupy a relatively small portion of the site for billboard development purposes on a larger site occupied by a 7,000 square foot structure (according to Los Angeles County Assessor's records) operating a machine shop use fronting the east side of Wright Road west of and immediately adjacent to the Long Beach Freeway (710) Freeway. Wright Road is a two-(2) lane roadway and designated as a "Collector Street" according the City of Lynwood's General Plan, fully improved with pavement, curbs, gutters, sidewalks.

Surrounding uses consist of industrial and residential uses. The adjoining property to the north and south are zoned Manufacturing and consists of industrial uses; furthermore, to the west across Wright Road land zoned R-3 consisting of single- and multi-family uses; and, to the east, the 710 Long Beach Freeway.

PROJECT LOCATION: 2800 E. Imperial Highway, Lynwood, CA 90262		
LYNWOOD SPECIFIC PLAN AREAS: N/A STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	PLANNING COMMISSION: CITY-WIDE	
EXISTING ZONING: MANUFACTURING	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: N/A – NOT A RESIDENTIAL PROJECT	River Adjacent: NO
GENERAL PLAN LAND USE: MANUFACTURING	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: N/A – NOT A RESIDENTIAL PROJECT	
	PROPOSED PROJECT DENSITY: N/A	

Determination (To Be Completed By Lead Agency)

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 on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find 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 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 MITIGATED NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or MITIGATED NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Director of Community Development

(310) 603-0220

Signature

Title

Phone

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 will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead 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. "Mitigated Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
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 mitigated 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.
 - 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.
7. Supporting Information Sources: A sources 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 significance.

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.

<input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input type="checkbox"/> ENERGY <input type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE <input type="checkbox"/> POPULATION AND HOUSING	<input type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input type="checkbox"/> TRANSPORTATION <input checked="" type="checkbox"/> TRIBAL CULTURAL RESOURCES <input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS <input type="checkbox"/> WILDFIRE <input checked="" type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PRONONENT NAME:

Lamar Central Outdoor, LLC c/o Ray Baker

APPLICANT ADDRESS:

1121 South Boyle Avenue, Suite 201
 Los Angeles, CA 91710

AGENCY REQUIRING CHECKLIST:

City of Lynwood Planning Division

PROPOSAL NAME (if Applicable):

PHONE NUMBER:

(323) 933-3222

DATE

SUBMITTED:

08/19/2019

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:			
a.	Have a substantial adverse effect on a scenic vista?		✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		✓
c.	In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?		✓
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	✓	
II. AGRICULTURE AND FOREST 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 nonagricultural use?		✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?		✓
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))?		✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?		✓
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?		✓
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:			
a.	Conflict with or obstruct implementation of the applicable air quality plan?		✓
b.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	✓	
c.	Expose sensitive receptors to substantial pollutant concentrations?	✓	
d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?		✓
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 U.S. Fish and Wildlife Service?		✓
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?		✓
c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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?				✓
V. CULTURAL RESOURCES – Would the project:					
a.	Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			✓	
c.	Disturb any human remains, including those interred outside of formal cemeteries?			✓	
VI. ENERGY – Would the project:					
a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	
b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓
VII. GEOLOGY AND SOILS – Would the project:					
a.	Directly or indirectly cause 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.			✓	
	ii) Strong seismic ground shaking?			✓	
	iii) Seismic-related ground failure, including liquefaction?			✓	
	iv) Landslides?				✓
b.	Result in substantial soil erosion or the loss of topsoil?				✓
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?			✓	
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			✓	
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?				✓
f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
VIII. GREEN HOUSE GAS EMISSIONS – Would the project:					
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		✓		
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	
IX. 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?				✓
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓	

	Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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 or excessive noise for people residing or working in the project area?				✓
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				✓
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				✓
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				✓
i) result in a substantial erosion or siltation on- or off-site;				✓
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;				✓
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				✓
iv) impede or redirect flood flows?				✓
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✓
XI. LAND USE AND PLANNING – Would the project:				
a. Physically divide an established community?				✓
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
XII. MINERAL RESOURCES – Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
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?				✓
XIII. NOISE – Would the project:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b. Generation of excessive groundborne vibration or groundborne noise levels?		✓		
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
XIV. POPULATION AND HOUSING – Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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XV. PUBLIC SERVICES – Would the project:

a.	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:				✓
	Fire protection?				✓
	Police protection?				✓
	Schools?				✓
	Parks?				✓
	Other public facilities?				✓

XVI. 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?				✓
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?				✓

XVII. TRANSPORTATION – Would the project:

a.	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				✓
b.	Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?				✓
c.	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
d.	Result in inadequate emergency access?				✓

XVIII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i)	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		✓		
ii)	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		✓		

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

a.	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				✓
b.	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				✓
c.	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?				✓
d.	Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				✓
e.) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				✓

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓
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	Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				✓
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✓
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✓
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✓
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.)?			✓	
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Lynwood and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Lynwood's application of CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA). The project as identified in the project description and that no substantial evidence was found that the project or any of its aspects would cause a significant effect on the environment, thereby qualifying the project for a mitigated negative declaration (Friends of B Street v. City of Hayward (1980) 106 Cal. App. 3d 988).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **EA 2019-48** and the associated case(s), **SPR No. 2019-48**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not**:

- * Substantially degrade environmental quality.
- * Substantially reduce fish or wildlife habitat.
- * Cause a fish or wildlife habitat to drop below self sustaining levels.
- * Threaten to eliminate a plant or animal community.
- * Reduce number, or restrict range of a rare, threatened, or endangered species.
- * Eliminate important examples of major periods of California history or prehistory.
- * Achieve short-term goals to the disadvantage of long-term goals.
- * Result in environmental effects that are individually limited but cumulatively considerable.
- * Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the Planning Division of Lynwood City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://lynwood.ca.us/> ; Departments ; Community Development ; Building, Safety and Planning or Planning Division, City Hall, 11330 Bullis Road, Lynwood, CA 90262
Public Works Department Information and contact information -<http://lynwood.ca.us/public-works/#> or City's main website under Departments; Public Works.

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
Alfredo Perez	Planning Associate	(310) 603-0220 x249	12/11/2020

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	LESS THAN SIGNIFICANT IMPACT	The project site is not located within or near any known scenic vista and adjacent to a freeway. Impacts are less than significant.
b.	LESS THAN SIGNIFICANT IMPACT	The project site is in a developed urban area and not located on land or an area containing natural or structurally scenic resources. Impacts are less than significant.
c.	LESS THAN SIGNIFICANT IMPACT	The subject site is within an urbanized area and there is a potential for a substantial degradation the existing visual character or quality of public views of the site and its surroundings. The potential for aesthetic significant impacts are reduced to the less than significant level .
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project proposes a source of light and glare and that could result in a potential negative impact if not mitigated. The use of construction materials with the latest lighting technology will fully address potential impacts and the referenced mitigation measures are recommended in order to reduce any potential impacts to the category to a less than significant level.
II. AGRICULTURE AND FOREST RESOURCES		
a.	NO IMPACT	The project site is located in a developed urban area, is not used for agricultural uses, and is zoned for manufacturing uses. There is no farmland or agricultural or forest uses on or in proximity to the site. No impact will occur.
b.	NO IMPACT	The project site is located in a developed urban area, is not used for industrial uses and is zoned for manufacturing uses. There is no farmland or agricultural or forest uses on or in proximity to the site. No impact will occur.
c.	NO IMPACT	The project site is located in a developed urban area, is not used for industrial uses and is zoned for manufacturing uses. There is no farmland or agricultural or forest uses on or in proximity to the site. No impact will occur.
d.	NO IMPACT	The project site is located in a developed urban area, is not used for industrial uses and is zoned for manufacturing uses. There is no farmland or agricultural or forest uses on or in proximity to the site. No impact will occur.

**I-120. and
I-130**

Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	The project site is located in a developed urban area, is not used for industrial uses and is zoned for manufacturing uses. There is no farmland or agricultural or forest uses on or in proximity to the site. No impact will occur.	
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III. AIR QUALITY

a.	NO IMPACT	The project will not conflict with or obstruct any air quality plan. The project will not contribute to a reduction in air quality by generating any additional trips to the site. As a result, this category is environmentally no impact.	
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project could result in potential significant impacts related to air quality affects of the new project. The project has the potential to to affect air quality due to increased trips to the site and excavation work; however, the impacts would be fully mitigated with implementation of the proposed mitigation measures.	III-10.
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c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project may increase pollutant concentrations. The referenced mitigation measures will address these potential impacts to less than significant level.	III-10.
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d.	LESS THAN SIGNIFICANT IMPACT	The construction phase will be closely monitored by the applicant and various city departments and any affects (construction and operational activities) to the public are considered less than significant.	
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IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	The project site is within an urbanized area and does not contain any known candidate, sensitive, or special status species. No impact will result.	
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b.	NO IMPACT	The project site does not contain any riparian habitat or other identified sensitive natural communities. No impact will result.	
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c.	NO IMPACT	The project site does not contain any wetlands. No impact will result.	
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Impact?	Explanation	Mitigation Measures	
d.	NO IMPACT	The project site is not within or near any locations that would affect the movement of any native resident or migratory fish or wildlife species or have any affect upon (established or migratory) native resident, wildlife corridors, or native wildlife nursery locations. No impact will result.	
e.	NO IMPACT	No protected trees or tree preservations policies/ordinances protecting biological resources are affected and no impacts to this category exist. No impact will result.	
f.	NO IMPACT	The project site is not located in or near the area of an adopted Habitat Conservation Plan or other approved habitat conservation plan. No impact will result.	

V. CULTURAL RESOURCES

a.	NO IMPACT	The subject site does not contain any historical resources pursuant to §15064.5. No impact will result.	
b.	LESS THAN SIGNIFICANT IMPACT	The project is not located on a site with any known archaeological resources pursuant to § 15064.5; however, the applicant has agreed to have a Tribal representative present during excavation activities. Therefore, impacts will be less than significant with Tribal Cultural Resources Mitigation Measures.	
c.	LESS THAN SIGNIFICANT IMPACT	The project is not located on a site with any known paleontological resources, including those interred outside of formal cemeteries; however, the applicant has agreed to have a Tribal representative present during excavation activities. Therefore, impacts will be less than significant with Tribal Cultural Resources Mitigation Measures.	

VI. ENERGY

a.	LESS THAN SIGNIFICANT IMPACT	The projects will result in a minimal increase in the consumption or energy, but have no affects to being wasteful or inefficient use operations. The proposed uses will be new and state-of-the-art and are not anticipated to rise to a significant level. Therefore, impacts will be less than significant.	
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Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	The proposed use will not conflict with any state or local plan associated with energy resources for both the development and proposed operations. No impact will result.	
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VII. GEOLOGY AND SOILS

a.	LESS THAN SIGNIFICANT IMPACT	The project will not result in any significant (directly or indirectly) cause of any potential or substantial adverse effects that include risks of loss, injury or even death. The proposed billboard will comply the latest in building standards and codes. Any potential impacts are considered less than significant.	
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i.	LESS THAN SIGNIFICANT IMPACT	The site might be subject to strong ground shaking and the project has taken this possibility in account by incorporating seismic measures into the design of billboard. The potential impacts are satisfactorily addressed by implementing current building codes reducing potential impacts a less than significant level.	
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ii.	LESS THAN SIGNIFICANT IMPACT	The subject site is located in an area not known to have historically significant seismic activity. The subject project is a being develop with a state-of-the-art billboard and impacts are considered to be less than significant.	
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iii.	LESS THAN SIGNIFICANT IMPACT	The subject site is not located within a liquefaction zone and the proposed billboard will be developed to offset any potential impacts that may be disclosed in the future. Potential impacts are considered to be less than significant.	
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iv.	NO IMPACT	The subject site is not upon land subject to landslides and no impacts are anticipated.	
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	Impact?	Explanation	Mitigation Measures
b.	NO IMPACT	No soil erosion or loss topsoil will result. No impact will result.	
c.	LESS THAN SIGNIFICANT IMPACT	The project site is not located in a liquefaction prone area. Impacts are considered to be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	The project site is not located in a area known to have expansive soils. Impacts are considered to be less than significant.	
e.	NO IMPACT	The project will not require service for water and sewer - no impacts will result.	
f.	NO IMPACT	The project will have affect (directly or indirectly) a paleontological resource or site or unique geologic feature. No impact will result.	

VIII. GREEN HOUSE GAS EMISSIONS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Presently, the City of Lynwood is developing methodologies and inventories for quantifying greenhouse gas (GHG) emissions and evaluating various strategies and mitigation measures to determine the most effective course of action to meet the State goals as set forth under AB32. A project's consistency with the implementing programs and regulations to achieve the statewide greenhouse gas emission reduction goals established under AB32 cannot be evaluated explicitly because they are still under development. However, the State of California has required that GHG emissions be reduced to 1990 levels. The proposed construction of a billboard is not expected to significantly increase the emission of GHG during construction and operation phases of the project. To further address any potential significant impacts that may result, mitigation measures are being proposed to further ensure this category does not rise to level that would potentially negatively affect the environment. As a result, potential impacts will be less than significant.	VIII-10.
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	Impact?	Explanation	Mitigation Measures
b.	LESS THAN SIGNIFICANT IMPACT	<p>Presently, the City of Lynwood is developing methodologies and inventories for quantifying greenhouse gas (GHG) emissions and evaluating various strategies and mitigation measures to determine the most effective course of action to meet the State goals as set forth under AB32. A project's consistency with the implementing programs and regulations to achieve the statewide greenhouse gas emission reduction goals established under AB32 cannot be evaluated explicitly because they are still under development. However, the State of California has required that GHG emissions be reduced to 1990 levels. The proposed construction of a billboard is not expected to significantly increase the emission of GHG during construction and operation phases of the project. To further address any potential significant impacts that may result, mitigation measures are being proposed to further ensure this category does not rise to level that would potentially negatively affect the environment. As a result, potential impacts will be less than significant.</p>	

IX. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	<p>No hazardous materials are proposed to be routinely transported, used, or disposed of as a part of the project. No impact will result.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>The project site is not located a Methane Zone and any potential impacts to the category are considered to be less than significant.</p>	
c.	NO IMPACT	<p>The project site is not associated with any hazardous emissions that must be addressed to protect any sensitive receptors. No impact will result.</p>	
d.	LESS THAN SIGNIFICANT IMPACT	<p>The project site is not included on a list of known hazardous materials sites and if any revealed will be addressed in-line with current law. less than significant impact.</p>	
e.	NO IMPACT	<p>The project site is not located within an airport land use plan or within two miles of any public airport. No impact will result.</p>	
f.	NO IMPACT	<p>The project site is not located within two miles of any private airstrip. No impact will result.</p>	
g.	NO IMPACT	<p>The project will not impair the implementation of or interfere with an emergency response or evacuation plan. Construction plans will be reviewed by the</p>	

	Impact?	Explanation	Mitigation Measures
		Building Division as well as the LA County Fire Department. No impact will result.	
X. HYDROLOGY AND WATER QUALITY			
a.	LESS THAN SIGNIFICANT IMPACT	The proposed project is not anticipated to violate any water quality or waste discharge requirements. The project does not involve a process that would result in a point source discharge to a receiving water body nor is the project anticipated to create conditions, which may result in soil erosion, sediment runoff or nonpoint sources of contamination. Impacts will be less than significant.	
b.	NO IMPACT	While the project is not anticipated to violate any water quality or waste discharge requirements. No impact will result.	
c.	NO IMPACT	While the existing drainage pattern of the site may change, it will not cause substantial erosion or siltation on- or off-site, and the project will be required to comply with Lynwood Municipal Code requirements. No impact will result.	
i.	NO IMPACT	No substantial erosion or siltation is anticipated or will result. No impact will result.	
ii.	NO IMPACT	The site fully paved and no increased rate of surface runoff is anticipated. No impact will result.	
iii.	NO IMPACT	The proposed project is not anticipated to create or contribute to runoff water that would exceed the capacity of any existing or planned stormwater discharge systems or provide substantial additional sources of polluted runoff. No impact will result.	

	Impact?	Explanation	Mitigation Measures
iv.	NO IMPACT	The existing drainage pattern of the site will not change. No impact will result.	
d.	NO IMPACT	The subject site is not within a 100 year flood zone. No impact will result.	
e.	NO IMPACT	The project does not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impact will result.	

XI. LAND USE AND PLANNING

a.	NO IMPACT	The project is in a location that is surrounded by compatible uses. It will not divide an established community. No impact will result.	
b.	LESS THAN SIGNIFICANT IMPACT	The Lynwood Municipal Code requires a filing a review reviewed by the Planning Commission and City Council. This review to impose conditions of approval to fully address any resulting project that would otherwise conflict with the City of Lynwood Land Use and Planning guidelines and regulations.	

XII. MINERAL RESOURCES

a.	NO IMPACT	No impacts are anticipated as the site is not located in a known area of mineral resources.	
b.	NO IMPACT	No impacts are anticipated as the site is not located in a known area of mineral resources.	

XIII. NOISE

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Exposure to high levels of noise may occur during the construction & operation phases of the project. The potential impacts will be reduced to less than significant level with the implementation of referenced mitigation measure.	XIII-20.
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	Impact?	Explanation	Mitigation Measures
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is may create significant groundbourne noise for both its construction & operational phases. These potential impacts will be reduced to a less than significant applying XIII-20.	XIII-20.
c.	NO IMPACT	The project is not located within the vicinity or within 2 miles of an airport or private airstrip. No impact will result.	

XIV. POPULATION AND HOUSING

a.	NO IMPACT	The project proposes a billboard and no impacts will result.	
b.	NO IMPACT	The project will not displace anyone which would thereby necessitate the construction of housing or any replacement housing. No impact will result.	

XV. PUBLIC SERVICES

a.	NO IMPACT	The potential impacts to this overall category is no impact (refer to the below categories).	
	NO IMPACT	The Los Angeles County Fire Department will review the project and impose any necessary, standard conditions. No impacts are anticipated.	
	Police protection? - NO IMPACT	No policing impacts are anticipated.	
	Schools? - NO IMPACT	No impacts to schools are anticipated.	
	Parks? - NO IMPACT	The project does not affect park or recreational uses. No impacts will result.	

	Impact?	Explanation	Mitigation Measures
	Other public facilities? - NO IMPACT	The project does not propose new development reaching a threshold likely to generate any significant demand for other types of public facilities. No impacts will result.	
XVI. RECREATION			
a.	NO IMPACT	The proposed project will not increase the use of existing neighborhood and regional parks. No impacts will result.	
b.	NO IMPACT	The proposed project does not include recreational facilities onsite. No impacts will result.	
XVII. TRANSPORTATION			
a.	NO IMPACT	The proposed project does not negatively affect programs, plans, resolutions or policies addressing the circulation system (including transit, roadway, bicycle and pedestrian facilities). No impact is anticipated.	
b.	NO IMPACT	The proposed project does not conflict or is inconsistent with any CEQA Guidelines delineated in SS 15063.2, Subdivision (b). No impacts will result.	
c.	NO IMPACT	The project is not expected to have any impacts to this category.	
d.	NO IMPACT	The project does not affect emergency access. No impacts will result.	
XVIII. TRIBAL CULTURAL RESOURCES			
i.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site may lie upon a Tribal burial site or Native American settlement. The locals Tribes were notified and one responded. Mitigation Measures have been imposed to reduce impacts to less than significant.	XVIII

	Impact?	Explanation	Mitigation Measures
ii.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site may lie upon a Tribal burial site or Native American settlement. The locals Tribes were notified and one responded. Mitigation Measures have been imposed to reduce impacts to less than significant.	XVIII

XIX. UTILITIES AND SERVICE SYSTEMS

a.	NO IMPACT	The project is well served by the City's existing infrastructure system and local utility providers and no impacts are anticipated.	
b.	NO IMPACT	Water resources are not impacted by the proposed billboard project.	

Impact?	Explanation	Mitigation Measures
c. NO IMPACT	Existing sewer/storm drain lines or potential maintenance problems will not result from the development of a new billboard. No impacts are anticipated.	
d. NO IMPACT	The project does not have the potential to increase the amount of solid waste going to landfills and could have a cumulative impact on the City's waste disposal capacity. No impacts will result.	
e. NO IMPACT	The project will not impact compliance with state, federal, and local statutes and regulations related to solid waste. No impacts are anticipated.	

XX. WILDFIRE

a. NO IMPACT	The project does not have the potential impairing any adopted emergency response plan or emergency evacuation plan. No impact will result.	
b. NO IMPACT	The new billboard project will consist of code-compliant construction is not expected to be affected by slope, prevailing winds, and other factors or exacerbated by wildfire risks No impact will result.	
c. NO IMPACT	The project will not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that would exacerbate fire risk or the in temporary or ongoing impacts to the environment. No impact will result.	
d. NO IMPACT	The project will not expose people or structures to significant risks that would include downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. No impact will result.	

	Impact?	Explanation	Mitigation Measures
XXI. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	NO IMPACT	The proposed project does not have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, or threaten to eliminate a plant animal community. The project is located in a developed, urbanized area, will not disrupt or hinder any known habitats, and is not a recognized cultural or historical resource. No impact will result.	
b.	LESS THAN SIGNIFICANT IMPACT	The surrounding properties are not significantly impacted by the project with the implementation of the subject project's Mitigation Measures. Furthermore, there are no known current or future similar projects in the immediate vicinity that, in conjunction with this proposed project, would result in cumulatively significant environmental impacts. Any project impacts that are individually limited but could be cumulatively considerable do not rise to a level that is considered greater than a "less than significant" level.	
c.	LESS THAN SIGNIFICANT IMPACT	The project as a whole will not rise to a level that would affect human beings to a level above a "less than significant" level.	