



# ELECTRONIC BILLBOARDS 8717 PIONEER BLVD.

INITIAL STUDY/  
NEGATIVE DECLARATION

**Lead Agency:**  
City of Santa Fe Springs

**Project Applicant:**  
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# 1 INTRODUCTION

## 1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study has been prepared in accordance with the following:

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.); and
- California Code of Regulations, Title 14, Division 6, Chapter 3 (State CEQA Guidelines, Sections 15000 et seq.).

Pursuant to CEQA, this Initial Study (IS) has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed project. As required by State CEQA Guidelines Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Santa Fe Springs, in consultation with other jurisdictional agencies, to determine if a Negative Declaration (ND), Mitigated Negative Declaration (ND) or an Environmental Impact Report (EIR) is required for the project.

This Initial Study informs City decision-makers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the project. A “significant effect” or “significant impact” on the environment means “a *substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project*” (Guidelines §15382). As such, the City’s intent is to adhere to the following CEQA principles:

- Provide meaningful early evaluation of site planning constraints, service and infrastructure requirements, and other local and regional environmental considerations. (Pub. Res. Code §21003.1)
- Encourage the applicant to incorporate environmental considerations into project conceptualization, design, and planning at the earliest feasible time. (State CEQA Guidelines §15004[b][3])
- Specify mitigation measures for reasonably foreseeable significant environmental effects and commit City and the applicant to future measures containing performance standards to ensure their adequacy when detailed development plans and applications are submitted. (State CEQA Guidelines §15126.4)

### **Existing Plans, Programs, or Policies (PPPs)**

Throughout the impact analysis in this Initial Study, reference is made to requirements that are applied to all development on the basis of federal, state, or local law, and Existing Plans, Programs, or Policies currently in place which effectively reduce environmental impacts. Existing Plans, Programs, or Policies are collectively identified in this document as PPPs. Where applicable, PPPs are listed to show their effect in reducing potential environmental impacts. Where the application of these measures does not reduce an impact to below a level of significance, a project-specific mitigation measure is introduced.

## 1.2 DOCUMENT ORGANIZATION

This IS/ND includes the following sections:

### **Section 1.0 Introduction**

Provides information about CEQA and its requirements for environmental review and explains that an IS/ND was prepared by City of Santa Fe Springs to evaluate the proposed project's potential to impact the physical environment.

### **Section 2.0 Project Setting**

Provides information about the proposed project's location.

### **Section 3.0 Project Description**

Includes a description of the proposed project's physical features and construction and operational characteristics.

### **Section 4.0 Discretionary Approvals**

Includes a list of the discretionary approvals that would be required by the proposed project.

### **Section 5.0 Environmental Checklist**

Includes the Environmental Checklist and evaluates the proposed project's potential to result in significant adverse effects to the physical environment.

### **Section 6.0 Document Preparers and Contributors**

Includes a list of the persons that prepared this IS/ND.

## 2 PROJECT SETTING

### 2.1 PROJECT LOCATION

The project is located at 8717 Pioneer Boulevard, Santa Fe Springs. The project site is located within two parcels containing Dollar Self Storage. Access to the site is from Pioneer Boulevard, and regional access is provided by the I-605 Freeway, Pioneer Boulevard, and Slauson Avenue. The project is located on Assessor's Parcel Numbers 8177-029-004 and 8177-031-017. The site is shown on the U.S. Geological Survey Whittier 7.5-Minute Series Quadrangle map and is within an unsectioned portion of Township 2 South, Range 12 West, San Bernardino Base and Meridian.

### 2.2 EXISTING LAND USES AND DESIGNATION OF THE PROJECT SITE

The project site is currently developed with a self-storage facility and associated access drive and parking areas. The City's General Plan designates the land use as Industrial and the site is zoned Heavy Manufacturing (M-2).

### 2.3 SURROUNDING LAND USES AND ZONING DESIGNATIONS

<i>Direction</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>
North	Railroad Right-of-Way	Railroad (RR)
South	Industrial	Heavy Manufacturing (M-2)
East	Industrial	Heavy Manufacturing (M-2)
West	Industrial	Heavy Manufacturing (M-2)

To the south of the site are railroad tracks and industrial buildings. To the east are industrial buildings and an electrical substation. To the west are storage buildings within Dollar Self Storage. To the north of the site are railroad tracks, followed by Rivera Road and a residential area in unincorporated Los Angeles County.

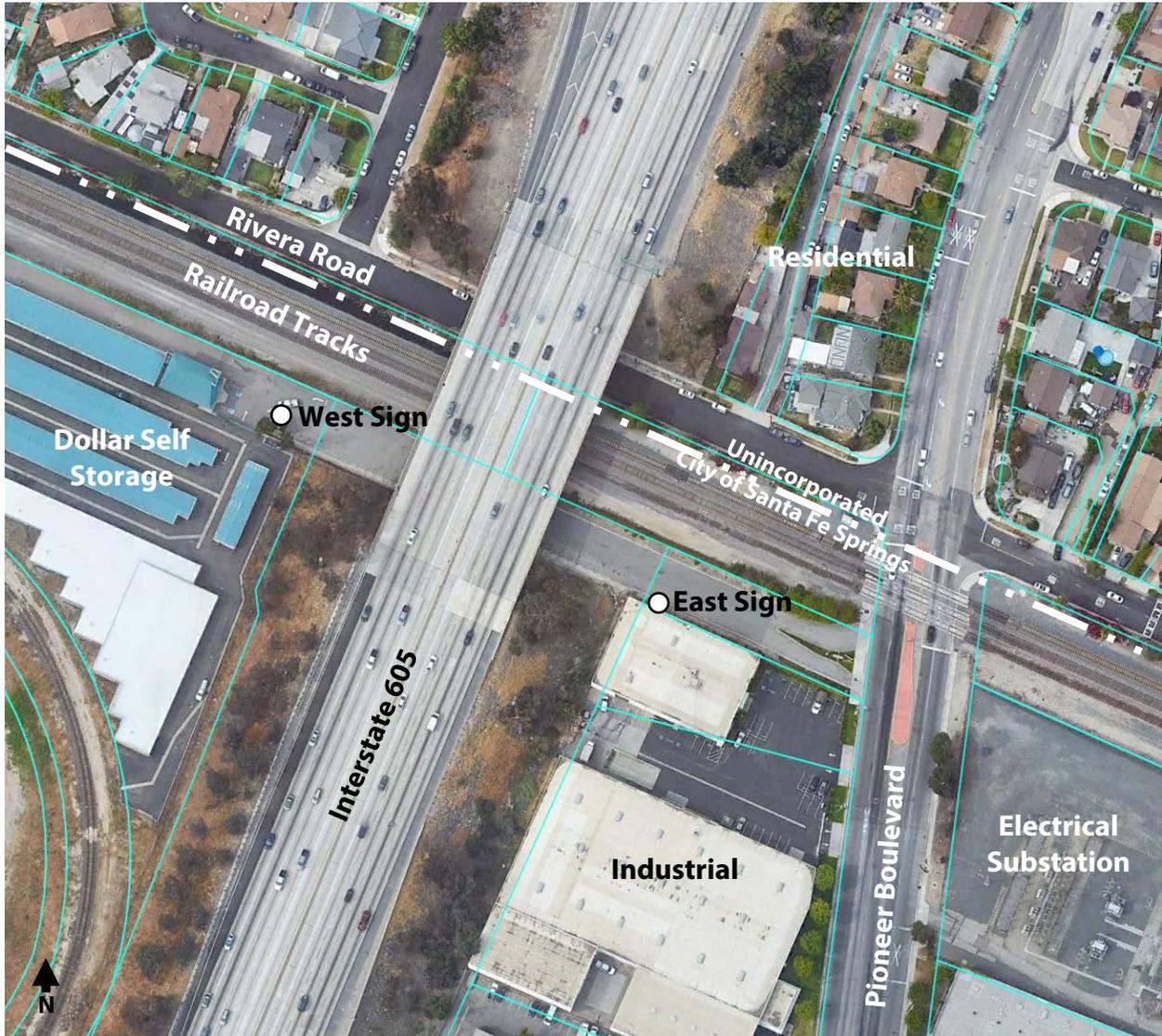
## 3 PROJECT DESCRIPTION

### 3.1 PROPOSED PROJECT

The proposed project is the installation of two electronic LED billboards, located on the west (southbound) and east (northbound) sides of Interstate 605 (I-605). The signs are referred to herein as the "West Sign" and the "East Sign," respectively. Each billboard would contain two electronic screens, directed towards freeway travelers and generally facing north and south. The East Sign would be a back-to-back structure, meaning the signboards are parallel, and the West Sign would be a V-sign structure, with an angle between the signboards. Each sign would be 85 feet in height. Each electronic screen would have dimensions of 14 feet by 48 feet.



Figure 2. Aerial of Project Site



### 3.2 CONSTRUCTION

Construction of the project would require two to three days of work over a two-week period. Construction would involve drilling a borehole for the foundation and placement of the foundation (one day), followed several days later by placement of billboard supports at the top of the pole, installation of the billboard superstructure, and placement of the electronic screens.

### 3.3 PURPOSE AND NEED

The purpose of the project is to provide electronic advertising structures for travelers on Interstate 605, located in an industrial area with adequate setbacks to avoid impacts to residences.

## 4 DISCRETIONARY APPROVALS

The following discretionary approvals by the City of Santa Fe Springs, as Lead Agency, are anticipated to be necessary for implementation of the proposed project:

- Adoption of a Negative Declaration (ND)
- Approval of Development Plan Approval Case No. 987 (West Sign)
- Approval of Development Plan Approval Case No. 988 (East Sign)
- Approval of Operating Agreement (West Sign)
- Approval of Operating Agreement (East Sign)



## 5 ENVIRONMENTAL CHECKLIST

This section includes the completed environmental checklist form. The checklist form is used to assist in evaluating the potential environmental impacts of the proposed project. The checklist form identifies potential project effects as follows: 1) Potentially Significant Impact; 2) Less Than Significant with Mitigation Incorporated; 3) Less Than Significant Impact; and, 4) No Impact. Substantiation and clarification for each checklist response is provided in Section 5 (Environmental Evaluation). Included in the discussion for each topic are standard condition/regulations and mitigation measures, if necessary, that are recommended for implementation as part of the proposed project.

### 5.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) 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.

#### Environmental Factors Potentially Affected

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

5.2 DETERMINATION

(To be completed by the Lead Agency) on the basis of this initial evaluation

<input checked="" type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	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.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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: Claudia L Jimenez (Assistant Planner)

Date 4.27.2022

Printed Name: Claudia L Jimenez

For

**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) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less 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 Analysis,” as described in (5) below, may be cross-referenced).
  - 5) Earlier analysis 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.
    - (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 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 analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

5.3 ENVIRONMENTAL CHECKLIST QUESTIONS

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>1. AESTHETICS.</b> Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**No Impact.** The project site is located in an industrial district, adjacent to a major freeway. The Santa Fe Springs General Plan identifies no scenic vistas in the area. The project would have no impact on a scenic vista.

**b) Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?**

**No Impact.** There are no designated state scenic highways within the project’s vicinity. The project would have no impact on a state scenic highway.

**c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

**Less than Significant Impact.** The project site is in an urbanized area, adjacent to a freeway and in an industrial district. The project is consistent with the development standards of the M-2 zone and would not conflict with any zoning or 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?**

**Less than Significant Impact.** The proposed project is located within a developed urban area, adjacent to highly used roadways. Existing sources of light in the vicinity of the project site include street lights, parking lot lighting, building illumination, and illumination created by through traffic on the I-605 Freeway. The segment of the freeway near the project site does not include any sound walls or other barriers that would reduce the impact of vehicle headlights, which are present continuously during overnight hours.

A number of factors minimize the potential for light and glare impacts. The faces of the West Sign would be angled away from the residential area to the north in order to maximize visibility to travelers on I-605. The signs are backlit, unlike static billboards that rely on rear-facing floodlights; there would be minimal spillover of lighting that would be visible from behind or to the side of the sign. The proposed billboard will produce light through LEDs rather than traditional bulbs, allowing for programming to adjust the billboard's brightness settings based on ambient conditions, with significantly reduced lighting levels at night than during the daytime.

Lighting levels from electronic billboards along I-605 are limited by Section 155.519 of the Municipal Code. Specifically, the Code imposes the following operational restrictions:

- No flashing, shimmering, glittering, intermittent, or moving lights are permitted.
- Malfunctioning screens must freeze the display in one static position, display a black screen, or turn off.
- No red, blinking, or intermittent lights are permitted, and illumination must not impair the vision of travelers on adjacent roadways (as established by brilliance values set in the California Vehicle Code).
- An ambient light sensor must be included to automatically adjust brightness levels based on ambient light conditions.
- Brightness levels of more than 0.3 foot-candle above ambient light, as measured from a distance of 250 feet.

The project is located on an industrial parcel and the immediate vicinity contains industrial, highway, and railroad uses that are not sensitive to lighting and glare. The nearest sensitive receptors are in the residential area 200 feet north of the two signs. Lighting studies were produced for each of the proposed signs by Watchfire Signs. The studies are provided in Appendix A1 (East Sign) and A2 (West Sign). As shown in the lighting studies, the lighting level at a distance of 200 feet ranges from 0.06 to 0.17 foot-candle. A foot-candle is the amount of light produced by a single candle when measured from one foot away. For reference, a 100-watt light bulb produces 137 foot-candles from 1 foot away and 0.0548 foot-candle from 50 feet away. Therefore, the light generation of the boards would be negligible at a distance of 200 feet, comparable to a single light-bulb at a distance of 50 feet. In addition, the brightness level is below the Municipal Code maximum of 0.3 foot-candle at a distance of 250 feet. Based on this analysis, the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

**Existing Plans, Programs, or Policies**

Ordinance Nos. 1036, 1092, and 1118

**Mitigation Measures**

None.

**Sources**

Lighting Studies – Appendix A1 and A2.

California Department of Transportation, *California Scenic Highway Mapping System* [Map].  
Accessed: [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm).

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

**a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, 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.** The project site is developed for urban uses and located in an area that is completely developed for urban uses. The project site is not designated as farmland by the California Department of Conservation's Farmland Mapping and Monitoring Program. Thus, no impact would occur.

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

**No Impact.** The project site is zoned Heavy Manufacturing. The parcel is not within a Williamson Act contract. No impacts would occur related to a conflict with zoning for agricultural use or with a Williamson Act contract.

**c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?**

**No Impact.** The project site is zoned Heavy Manufacturing. The project would not conflict with forest land, timberland, or timberland zoned Timberland Production. Thus, no impact would not occur.

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

**No Impact.** The project site and vicinity are void of forest land or timberland. Thus, no impact would occur related to the loss or conversion of forest land.

**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 does not include and is not near any farmland or forest land or land zoned for either farm or forest uses. No other changes to the exiting environment would occur from implementation of the proposed project that could result in conversion of farmland to nonagricultural use or forest land to non-forest use. Thus, no impact would occur.

**Existing Plans, Programs, or Policies**

None.

**Mitigation Measure**

None.

**Sources**

California Department of Conservation, California Important Farmland Finder. Accessed: <https://maps.conservation.ca.gov/dlrp/ciff/>

California Department of Conservation, Williamson Act Mapping. Accessed:  
[ftp://ftp.consrv.ca.gov/pub/dlrp/wa/LA\\_15\\_16\\_WA.pdf](ftp://ftp.consrv.ca.gov/pub/dlrp/wa/LA_15_16_WA.pdf)

City of Santa Fe Springs Planning Handouts. Accessed:  
[http://www.santafesprings.org/cityhall/planning/planning/planning\\_handouts/default.asp](http://www.santafesprings.org/cityhall/planning/planning/planning_handouts/default.asp)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3. AIR QUALITY.</b> 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in other emissions (such as those leading to odors) affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**No Impact.** The City of Santa Fe Springs is located in the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) that monitors the Basin for pollutants and is responsible for regulating and controlling emissions. The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin.

For purposes of analyzing consistency with the AQMP, if a proposed project would result in growth that is substantially greater than what was anticipated, then the proposed project would conflict with the AQMP. On the other hand, if a project’s density is within the anticipated growth of a jurisdiction, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD’s attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation. The Basin is currently under both federal and state non-attainment status for ozone, PM-10 and PM-2.5.

Construction emissions from an identical billboard project in Santa Fe Springs (Conditional Use Permit No. 793, sign installed in 2019) were calculated using the California Emissions Estimator Model (CalEEMod). As shown in Table AQ-1, implementation of the proposed project would not generate substantial amounts of pollutant emissions during construction. The project would not generate pollutant emissions during operation.

Table AQ-1. Estimated Construction and Operational Emissions (lbs/day)

Emission Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM-10	PM-2.5
Total Construction Emissions	1.00	9.82	8.14	0.01	1.40	0.96
Daily Thresholds	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
Total Operational Emissions	0.00	0.00	0.00	0.00	0.00	0.00
Daily Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Note: Construction emissions are for construction of a single sign at a time.

Air pollutant emissions associated with the proposed project would result in a less than significant impact to air quality in the area; the project would therefore not conflict with SCAQMD’s AQMP.

**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?**

**Less than Significant Impact.** If an individual project results in air emissions of criteria pollutants (ROG, CO, NO<sub>x</sub>, SO<sub>x</sub>, PM-10, and PM-2.5) that exceed the SCAQMD’s recommended daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.

As described in the previous response, neither construction or operation of the proposed project would result in an exceedance of any SCAQMD’s recommended daily thresholds. Therefore, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant, and impacts would be less than significant.

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

**No Impact.** Sensitive air quality receptors can include uses such as residences, long-term health care facilities, rehabilitation centers, retirement homes, schools, playgrounds, child care centers, and athletic facilities. The closest sensitive receptor for air quality impacts are residences, which are located over 200 feet north of the construction activity. The proposed project would not exceed any applicable criteria pollutant thresholds during construction and on-going operational activities; therefore, sensitive receptors would not be subjected to a significant air quality impact during project construction. There is no impact related to the exposure of sensitive receptors to substantial pollutant concentrations.

**d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

**No Impact.** The proposed project would not create objectionable odors that would affect a substantial number of people. Potential odor generation associated with the proposed project would be limited to short-term construction sources such as diesel exhaust; however, these odors would be short-term and would not affect a substantial number of people. No impacts related to odors would occur from implementation of the project.

**Existing Plans, Programs, or Policies**

None.

**Mitigation Measures**

None.

**Sources**

Initial Study/Negative Declaration for Electronic Billboard, 13530 Firestone Blvd. Adopted by City of Santa Fe Springs December 18, 2018.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. BIOLOGICAL RESOURCES:</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**No Impact.** The site has no natural vegetation; plantings are limited to ornamental vegetation. There is no potential for animals to be present on the site or in the vicinity. The project site is located within an urbanized area. No candidate, sensitive, or special status species designated by the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service. Therefore, there is no potential for the proposed project to impact the environment 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, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?**

**No Impact.** The project site is fully developed and does not contain any riparian habitat or any other sensitive natural community. The project site is located in an industrial area and zoning heavy manufacturing. Therefore, the project would not result in impacts on riparian habitats or other sensitive natural communities.

**c) Have a substantial adverse effect on state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means?**

**No Impact.** The project site is fully developed and does not contain any state or federally protected wetlands. There will be no impact on wetlands.

**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?**

**No Impact.** The site has no natural vegetation; plantings are limited to ornamental vegetation. The project site is located in a developed urban area and does not function as a wildlife movement corridor. Within the project vicinity are other industrial land uses and a major freeway, the I-605. There is no potential for the project to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors. Therefore, no impact would occur.

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

**No Impact.** The proposed project would not conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance. There are no existing trees on the project site that would be impacted by the implementation of the proposed project. Therefore, 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.** The project site is developed within an urban area and does not contain any natural lands that are subject to an adopted Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP). Therefore, the project would not result in impacts related to a conflict with an HCP or NCCP.

**Existing Plans, Programs, or Policies**

None.

**Mitigation Measures**

None.

**Sources**

California Department of Fish and Wildlife Natural Diversity Database (CNDDDB). Accessed at:  
<https://www.wildlife.ca.gov/Data/CNDDDB/Maps-and-Data#43018408-cnddb-in-bios>

City of Santa Fe Springs Municipal Code. Accessed at:  
[http://www.amlegal.com/codes/client/santa-fe-springs\\_ca/](http://www.amlegal.com/codes/client/santa-fe-springs_ca/)

U.S. Fish and Wildlife Service Migratory Bird Treaty Act. Accessed at:  
<https://www.fws.gov/birds/policies-and-regulations/laws-legislations/migratory-bird-treaty-act.php>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**No Impact.** The project site is a developed area adjacent to the I-605 Freeway. There are no existing structures that will be impacted by the proposed project. The proposed project’s location is within a landscaped area adjacent to an existing self storage property. The storage facility was constructed in the 2000s and is not of any historical significance. Thus, the project would result in no impact to historical resources.

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

**No Impact.** The proposed project would result in minimal ground disturbance to install the billboard on the project site. The project footprint would consist of a pole embedded into the soil as a foundation, approximately 5 feet in diameter, which would be drilled in a period of one day and require the removal of 30 cubic yards of soil. The site has a low sensitivity for the presence of archaeological resources due to the previous disturbance of the project site and urban development. Therefore, implementation of the proposed project would result in no impact to archaeological resources.

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

**No Impact.** The proposed project would result in minimal ground disturbance to install the billboards on the project site. The project is located in an urban area surrounded by industrial land uses. There are no formal cemeteries within the project’s vicinity. If human remains were to be found during construction, mandatory regulations under the California Health and Safety Code §7050.5, California Public Resources Code §5097.98, and California Code of Regulations (CCR) §15064.5(e) will be implemented.

**Existing Plans, Programs, or Policies**

Compliance with California Health and Safety Code §7050.5, California Public Resources Code §5097.98, and California Code of Regulations (CCR) §15064.5(e) related to the unexpected discovery of human remains.

**Mitigation Measures**

None.

**Sources**

None.

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>6. ENERGY.</b> Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**No Impact.** Construction of the project would occur over a very brief period of time. Boring and foundation placement would occur over one day, using a small crew of vehicles and trucks. Support structure and superstructure placement would occur over two days. Due to the very short construction period, there is no potential for wasteful, inefficient, or unnecessary consumption of energy resources during construction.

During operations, the sign would use significantly less energy than existing, static billboards due to the use of more-efficient LED lighting. LEDs are designed to be highly directional, with light directed toward an intended audience rather than dispersed widely, and have automatic brightness adjustment to substantially reduce brightness during nighttime hours, which further enhances their efficiency. The proposed LEDs would meet Underwriters Laboratories’ efficiency standards and comply with the California Energy Code. For these reasons, there is no potential for wasteful, inefficient, or unnecessary consumption of energy resources during operations.

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

**No Impact.** The proposed project would be required to meet the CalGreen energy efficiency standards in effect during permitting of the project, as included as PPP E-1. The City’s administration of the requirements includes review of design components and energy conservation measures during the permitting process, which ensures that all requirements are met. The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would not occur.

**Existing Plans, Programs, or Policies**

**PPP ENG-1: CalGreen Compliance.** The project is required to comply with the CalGreen Building Code as included in the City’s Municipal Code (Chapter 150.001) to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.

**Mitigation Measures**

No mitigation measures related to energy are required.

**Sources**

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. GEOLOGY AND SOILS.</b> 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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?**

**No Impact.** The project site does not contain and is not in the vicinity of an earthquake fault, is not affected by a state-designated Alquist-Priolo Earthquake Fault Zone. The closest active fault to the project site are the La Habra Fault Zone to the northeast. Thus, impacts related to a known earthquake fault would not occur.

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

**Less than Significant Impact.** The project site is within a seismically active region and is potentially subject to strong seismic ground shaking. The proposed project would be unmanned, and the billboard structure would comply with the applicable standards of the California Building Code. Therefore, the exposure of people or structures to substantial adverse effects from strong seismic ground shaking would be less than significant.

- iii. **Seismic-related ground failure, including liquefaction?**

**Less than Significant Impact.** The California Geological Survey Earthquake Zones of Required Investigation of the Whittier Quadrangle shows that the proposed project is within a liquefaction zone. The proposed project would be constructed pursuant to building plans approved by the Building Department. Such plans must comply with the County of Los Angeles Building Code. Compliance would require preparation of a soils study to inform foundation design. Impacts related to the exposure of people or structures to impacts from seismic-related ground failure, including liquefaction, would be less than significant.

- iv. **Landslides?**

**No Impact.** The project site is on flat land within an urban area not adjacent to any slopes that could result in landslides. Thus, impacts related to seismic-related landslide hazards would not occur.

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

**No Impact.** Construction of the project would result in negligible earth disturbance, limited to the installation of a column of up to 60 inches in diameter to support the billboard structure. Due to the minimal area of soil disturbance, there would be no impact related to soil erosion and 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 offsite landslide, lateral spreading, subsidence, liquefaction or collapse?**

**Less than Significant Impact.** As described previously, the project site is on a flat developed area and is not a risk related to landslides. In addition, The California Geological Survey Earthquake Zones of Required Investigation of the Whittier Quadrangle shows that the project site is located in a liquefaction zone. The proposed project would be an unmanned facility and would be designed to comply with the applicable standards of the California Building Code, including the preparation

of a geotechnical study to establish design requirements. Therefore, potential impacts related to unstable geologic units or soils resulting in on- or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse 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.** As described in the previous responded, the proposed project would be an unmanned facility and would not include any habitable structures. The billboard structure installed on the site would comply with the California Building Code. Therefore, impacts related to expansive soils would be less than significant.

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

**No Impact.** No septic tanks or alternative wastewater disposal systems are proposed. Therefore, no impacts related to the use of such facilities would occur from implementation of the project.

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

**No Impact.** The proposed project would result in minimal ground disturbance to install the billboard on the project site. The site has a low sensitivity for the presence of paleontological or geologic resources due to the previous disturbance of the project site and urban development. Therefore, implementation of the proposed project would result in no impact to paleontological resources.

**Existing Plans, Programs, or Policies**

None.

**Mitigation Measures**

None.

**Sources**

California Department of Conservation. Earthquake Zones of Required Investigation. Accessed: <https://maps.conservation.ca.gov/cgs/>

California Geological Survey Earthquake Zones of Required Investigation Whittier Quadrangle. Accessed: [http://gmw.conservation.ca.gov/SHP/EZRIM/Maps/WHITTIER\\_EZRIM.pdf](http://gmw.conservation.ca.gov/SHP/EZRIM/Maps/WHITTIER_EZRIM.pdf)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**8. GREENHOUSE GAS EMISSIONS.**

Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

**No Impact.** During construction, a negligible amount of greenhouse gases would be generated by worker trips during the construction period, which would require 2 to 3 days of work during a two-week period.

During operation, the proposed project would result in no regular trip generation. As the signs would use highly efficient LED displays, minimal electricity would be required for their operation. Therefore, no adverse impacts related to greenhouse gas emissions would occur from implementation of the proposed project.

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

**No Impact.** As discussed in the previous response, the proposed project would result in minimal emissions and not generate significant adverse impacts related to greenhouse gas emissions. Therefore, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions.

**Existing Plans, Programs, or Policies**

None.

**Mitigation Measures**

None.

**Sources**

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**No Impact.** During construction, a small quantity of trucks and equipment would be present. These vehicles would contain fuels and oils common to motor vehicles. During operations, no hazardous materials would be present on site. Due to the short duration of construction (up to two weeks), the small number of vehicles involved, and with application of standard State requirements related to the control of hazardous materials, there would be no potential for a significant hazard to the public or 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?**

**No Impact.** During construction, a small quantity of trucks and equipment would be present. These vehicles would contain fuels and oils common to motor vehicles. During operations, no hazardous materials would be present on site. Due to the short duration of construction (up to two weeks), the small number of vehicles involved, and with application of standard State requirements related to the control of hazardous materials, there would be no potential for a significant hazard to the public or environment as a result of reasonably foreseeable upset and accident conditions involving the release of hazardous materials.

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

**Less Than Significant Impact.** Pioneer High School is approximately 1,000 feet northeast of the East Sign. As noted above, during construction, a small quantity of trucks and equipment containing fuels and oils common to motor vehicles would be present. During operations, no hazardous materials would be present on site. Thus, the project would have a less-than-significant impact related to hazardous emissions or the handling of hazardous materials, substances, or waste near a school.

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

**No Impact.** According to the California Department of Toxic Substance Control EnviroStor listing, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. There would be no significant hazard to the public or environment resulting from the site's presence on such a list.

**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?**

**No Impact.** The project site is not within 2 miles of an airport. The closest airports are Fullerton Municipal Airport, located 9 miles to the southeast, and San Gabriel Valley Airport, 9 miles north. The project site is not located within any airport land use plan, nor is it within an airport safety zone. In addition, the project site would be unmanned and would not generate permanent onsite employees. Therefore, impacts related to safety hazards or noise from airport operations would not occur from implementation of the project.

**f) Impair implementation of an adopted emergency response plan or emergency evacuation plan?**

**No Impact.** The project is located within private property. Neither construction nor operations would impact emergency response or evacuation routes.

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

**No Impact.** The project site is not located within an identified wildland fire hazard area, as identified by CalFire Fire Hazard Severity Zone Maps. Thus, the project would not result in impacts related to the exposure of people or structures to loss, injury, or death involving wildland fires.

**Existing Plans, Programs, or Policies**

None.

**Mitigation Measures**

None.

**Sources**

California Fire Hazard Severity Zone Map. Accessed:  
[http://www.fire.ca.gov/fire\\_prevention/fire\\_prevention\\_wildland\\_zones\\_maps](http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_zones_maps)

California Department of Toxic Substance Control EnviroStor. Hazardous Waste and Substances Site List (Cortese). Accessed: [http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**10. HYDROLOGY AND WATER**

**QUALITY.** Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**No Impact.** Due to the small scope of the project and the short construction period, there is no likelihood of any violation of water quality standards during construction. Waste Discharge

Requirements per the Regional Water Quality Control Board (RWQCB) are not applicable to the project.

During operation, the project would not require the use of chemicals, hazardous materials, or other pollutants that could impact waters. The LED billboard panels would produce no waste during operation. Billboard panels are in a solid and non-leachable state. Thus, the project would not be a source of pollution in stormwater. There would be no operational impacts related to 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?**

**No Impact.** The project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. The implementation of the proposed project would require negligible amounts of water and the proposed 60-inch diameter pole supporting the billboard would not interfere substantially with groundwater discharge. Further, the project does not need to extract water for any purpose during operation of the billboards. Therefore, there would be no impact related to groundwater supplies and recharge.

**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 substantial erosion or siltation on- or off-site;**

**No Impact.** The project site is not in the vicinity of any watercourse, and no major earth movement or other change to drainage patterns would occur with implementation of the project. There would be no impact related to the substantial alteration of the existing drainage pattern of the site resulting in erosion or siltation.

**ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;**

**No Impact.** No major earth movement or other change to drainage patterns would occur with implementation of the project. There would be no impact related to the substantial alteration of the existing drainage pattern of the site resulting in flooding.

**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**

**No Impact.** Installation of the proposed billboard would not result in a substantial increase in impervious surfaces. The project site is almost entirely developed with paving and structures. The project would not generate any additional runoff.

**iv) impede or redirect flood flows?**

**No Impact.** The small size of the project will avoid any potential for impeding or redirecting flood flows.

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

**No Impact.** The project site is in Flood Zone X, indicating it is not within a flood hazard area, and is not within a tsunami or seiche zone.

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

**No Impact.** The project has not potential to impact any water quality control plan and would not affect any sustainable groundwater management plan.

**Existing Plans, Programs, or Policies**

None.

**Mitigation Measures**

None.

**Sources**

Federal Emergency Management Agency Flood Map Service Center. Map Number 06037C1829F, effective 9/26/2008. Accessed: <https://msc.fema.gov>

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b><u>11. LAND USE AND PLANNING.</u></b> Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**No Impact.** The proposed project is a billboard located within an existing self-storage development. No impact related to physically dividing an established community would occur from implementation of the proposed project.

**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?**

**Less Than Significant.** The project site currently has a General Plan land use designation of Industrial and is zoned Heavy Manufacturing (M-2). Per Section 155.519 of the Municipal Code, billboards are a permitted use in properties along I-605, subject to issuance of a Sign Permit (Development Plan Approval, DPA) and an Operating Agreement. Separate DPAs and Operating Agreements for the West Sign and East Sign have been requested by the applicant as part of the project entitlement. Development standards for billboards are contained in Ordinance No. 1118, adopted on August 17, 2021. The project is consistent with Ordinance No. 1118, including compliance with applicable development standards, and does not require a variance or special conditions.

With the approval of the DPAs and Operating Agreements, there would be a less-than-significant impact associated with a conflict with any applicable land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect.

**Existing Plans, Programs, or Policies**

Ordinance Nos. 1036, 1092, and 1118

**Mitigation Measures**

None.

**Sources**

None.

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>12. MINERAL RESOURCES.</b> Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**No Impact.** The project site is within an urbanized area which has no known mineral resources. Thus, implementation of the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the state, and no impact would occur.

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

**No Impact.** The project site is fully urbanized and is not available for mineral resource recovery. Thus, implementation of the proposed project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on the general plan, and impacts would not occur.

**Existing Plans, Programs, or Policies**

None.

**Mitigation Measures**

None.

**Sources**

Department of Conservation Mineral Land Classification Mapping. Accessed: <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>13. NOISE.</b> Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is in an industrial area. The closest sensitive receptors are residences that are located over 200 feet to the north, in unincorporated Los Angeles County, separated from the site by railroad tracks. The project site is adjacent to the I-605 freeway, a major noise generator. There is no soundwall to buffer freeway noise in the vicinity of the project site.

**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?**

**No Impact.**

**Construction**

The proposed project’s construction period would be less than two weeks, with about two to three days of active construction. Although the project would involve the use of equipment for billboard installation, the noise generated would be negligible compared to that of traffic on I-605. All construction activities would be during the daytime. There would be no noticeable increase in noise during project construction and there would be no construction noise impact.

**Operations**

During operation, the billboards would not produce any noise. There would be no operational noise impact.

**b) Generation of excessive groundborne vibration or groundborne noise levels?**

**No Impact.** Neither construction nor operation of the billboard would generate noticeable groundborne vibration or groundborne noise. There would be no impact.

- 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 level?**

**No Impact.** The project site is not within 2 miles of an airport or private airstrip. The closest airports are Fullerton Municipal Airport, 9 miles to the southeast, and San Gabriel Valley Airport, 9 miles north. In addition, the project site would be unmanned and would not generate permanent onsite employees. Therefore, impacts related to an exposure of people to noise from airport operations would not occur from implementation of the project.

**Existing Plans, Programs, or Policies**

None.

**Mitigation Measures**

None.

**Sources**

None.

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b><u>14. POPULATION AND HOUSING.</u></b>				
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Induce substantial population growth in an area, either directly or indirectly?**

**No Impact.** The project involves the installation and operation of an electronic billboard. There is no potential for the project to induce population growth, and no impact would occur.

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

**No Impact.** The project site does not contain any people or housing. No people or housing would be displaced by implementation of the proposed project, and no impact would occur.

**Existing Plans, Programs, or Policies**

None.

**Mitigation Measures**

None.

**Sources**

None.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**15. PUBLIC SERVICES.**

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Result in substantial adverse physical impacts associated with the provision of 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:**

- Fire protection?**
- Police protection?**
- Schools?**
- Parks?**
- Other public facilities?**

**Fire Protection – Less than Significant Impact.** The Santa Fe Springs Department of Fire - Rescue provides fire services to the resident community and business population in an area of approximately 9 square miles. The Fire Department provides services including fire prevention and suppression, emergency medical services, technical rescue, and hazardous materials response. The Fire Department has four stations. The closest fire station is Station 2, at 8634 Dice Road, 1.1 miles east of the project site.

The proposed project would install an unmanned electronic billboard. There would be no permanent onsite staffing that could require the need for emergency services. In addition, the project would comply with federal and state worker safety and fire protection codes and regulations that would

be verified during the permitting process, which would minimize the potential for fires to occur during project construction and operations. Therefore, impacts related to fire protection would be less than significant.

**Police Protection – No Impact.** The Whittier Police Department provides police services for the City of Santa Fe Springs under contract. The nearest station to the project site is at 11576 Telegraph Road, approximately 1.3 miles south of the project site. As described in the previous response, the project site would be unmanned and would not have permanent staffing that could generate the need for police services. Therefore, the proposed project would not result in impacts related to police protection.

**Schools – No Impact.** Construction and operation of the project would place no demand on school services because it would not involve the introduction of housing to the project site, and the short-term demand for construction would not result in new residents to the area. In addition, the project site would be an unmanned facility and would require limited maintenance related employment needs. Thus, the project would not result in impacts on schools.

**Parks – No Impact.** As described in the previous response, the project does not involve housing. Short-term construction would not result in new residents to the area, and operation would require limited maintenance related employment needs. Thus, construction and operation of the project would not result in impacts related to parks.

**Other Services – No Impact.** Refer to the previous responses. The proposed project would not result in an increased resident population or a significant increase in the local workforce. Based on these factors, the proposed project would not result in any long-term impacts to other public facilities.

#### **Existing Plans, Programs, or Policies**

None.

#### **Mitigation Measures**

None.

#### **Sources**

City of Santa Fe Springs. Department of Fire - Rescue. Accessed:  
[http://www.santafesprings.org/cityhall/fire\\_rescue/default.asp](http://www.santafesprings.org/cityhall/fire_rescue/default.asp)

City of Santa Fe Springs. Police Services. Accessed:  
[http://www.santafesprings.org/cityhall/police\\_services/default.asp](http://www.santafesprings.org/cityhall/police_services/default.asp)

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>16. RECREATION.</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would be accelerated?**

**No Impact.** The proposed would not 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 new residences would be constructed as part of the proposed project, and the project would not induce population growth. Thus, impacts related to recreation would not occur from implementation of the project.

**b) Require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

**No Impact.** As described in the previous response, the proposed would not develop residences or induce population growth. The project does not include or require the construction or expansion of recreational facilities. Thus, impacts related to recreation would not occur from implementation of the project.

**Existing Plans, Programs, or Policies**

None.

**Mitigation Measures**

None.

**Sources**

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. TRANSPORTATION.</b> Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**No Impact.** The proposed project would generate no traffic during operations and negligible traffic during the two-week construction period. The project is on private property and does not contain any design features that would affect public rights-of-way. There is no potential for the project to conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

**b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?**

**No Impact.** Section 15064.3 of the CEQA Guidelines requires the assessment of transportation impacts using a vehicle miles traveled (VMT) standard, which refers to the amount and distance of automobile travel attributable to a project. The proposed project would generate no traffic during operations and negligible traffic during the two-week construction period. Therefore, there is no potential for the project to conflict with CEQA Guidelines Section 15064.3.

**c) Substantially increase hazards due to a geometric design feature or incompatible uses?**

**No Impact.** The project would consist of a poles supporting two LED screens on each pole. Both screens would be oriented towards travelers on the I-605 Freeway. The billboards would operate 24 hours per day. As discussed in Section 1, *Aesthetics*, the billboards will be programmed with automatic lighting control so that the intensity of lighting varies based on ambient conditions. It is typical to find billboards facing travelers on the I-605 Freeway. Therefore, the project does not include design features or incompatible uses that would increase hazards. No impact would occur.

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

**No Impact.** The project site is located on private property and outside of any right-of-way. Thus, the proposed project would not result in impacts related to emergency access.

**Existing Plans, Programs, or Policies**

None.

**Mitigation Measure**

None.

**Sources**

None.

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**18. TRIBAL CULTURAL RESOURCES.**

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

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?**

**No Impact.** The project site is in a developed area, within a self-storage facility constructed in the early 2000s. No historical resources are located on the project site. Thus, no impacts would occur.

**b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?**

**No Impact.** The project site is fully developed and has been heavily modified in recent decades. In addition, the impact area is very small, consisting of a 5-foot-diameter pole. Offers to for tribal consultation were released on March 10, 2022 and no responses were received. For these reasons, there is no potential for any tribal cultural resources to be identified during installation of the billboard.

**Existing Plans, Programs, or Policies**

None.

**Mitigation Measures**

None.

**Sources**

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>19. UTILITIES AND SERVICE SYSTEMS.</b> 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 of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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 of which could cause significant environmental effects?**

**No Impact.** No employees would be permanently stationed at the site, and the project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. The project would involve minimal ground disturbance and a negligible increase in imperviousness from installation of the billboards. The project would not impact existing storm flows. No new or expanded stormwater drainage facilities would be required to service the project. The project would obtain electric power from existing lines onsite or on the site frontage, and the line extension has no potential for significant effects. Therefore, no impacts would occur related to new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities.

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

**No Impact.** The billboard would require no new water supplies. There would be no impact related to the availability of sufficient water supplies.

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

**No Impact.** The proposed project would not generate wastewater and would not require or result in the construction of new wastewater treatment facilities or the expansion of existing wastewater treatment facilities. Accordingly, no impacts would occur from implementation of the proposed project.

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

**Less than Significant Impact.** The proposed project would reduce a negligible amount of construction waste. Construction waste would be managed in compliance with State and local regulations through implementation of a Construction Waste Management Plan approved by the City. No operational-period waste would be generated. A less than significant impact would occur.

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

**Less than Significant Impact.** See response to d., above. The project would have a less-than-significant impact related to compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

**Existing Plans, Programs, or Policies**

None.

**Mitigation Measures**

None.

**Sources**

CalRecycle SWIS Database. Accessed:  
<http://www.calrecycle.ca.gov/SWFacilities/Directory/SearchList/List?COUNTY=Los+Angeles>

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>19. WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?**
- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**
- c) Require the installation or maintenance of associated infrastructure 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?**

**No Impact.** The project site is not located in or near a state responsibility area or lands classified as very high fire hazard severity zones. There would be no impact related to wildfires.

**20. MANDATORY FINDINGS OF SIGNIFICANCE.**

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

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

**No Impact.** As described in Section 4, Biological Resources, the project would not 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, or reduce the number or restrict the range of a rare or endangered plant or animal. As described in Section 5, Cultural Resources, and Section 18, Tribal Cultural Resources, the project site does not contain any known historic or prehistoric attributes and would not eliminate important examples of the major periods of California history or prehistory. There would be no impacts to biological or cultural resources.

**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)?**

**No Impact.** No significant impacts are identified in this Initial Study. Therefore, it is concluded that the project’s impacts would not have the potential to combine with the impacts of other projects to be cumulatively considerable.

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

**No Impact.** No environmental effects with the potential to cause adverse effects on human beings, either directly or indirectly, are identified in this Initial Study.

**Existing Plans, Programs, or Policies**

None.

**Mitigation Measures**

None.

## 6 DOCUMENT PREPARERS AND CONTRIBUTORS

**Lead Agency:**

City of Santa Fe Springs

**CEQA Document Preparer:**

EPD Solutions, Inc.

*Rafik Albert, AICP*