

**Draft Initial Study/Mitigated Negative
Declaration
Rancho Vista Development –Tentative Tract Map 83674**

Prepared for

CITY OF PALMDALE
Department of Economic and Community Development
38250 Sierra Highway
Palmdale, CA 93550
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LA-DF Investment Fund 78, LLC and Pacific Summit Tilbury, LLC

May 2024

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CEQA Distribution List	
Case No.	Tentative Tract Map 83674
Planner	Jasmine Almora
Location	Northwest corner of Rancho Vista Boulevard and Tilbury Drive
Description	A request to subdivide approximately 60 acres into 242 numbered lots and 13 lettered lots, including three detention basins for the purpose of constructing 239 single-family residences and approximately 17 acres of open space in two phases.
Distribution Date	May 13, 2024

Project Applicant

Applicant
 Applicant's Representative

City of Palmdale

Counter Copies: 4
 City Hall
 Library
 Planning
 Parks and Recreation
 City Website
 Director of Parks and Recreation
 Director of Public Works
 City Engineer
 Case Planner

State

California Department of Fish and Wildlife
 Department of Water Resources
 State Clearinghouse Planning and Research

Los Angeles County Agencies

LA County Department of Public Works / Land Development
 LA County Fire Department
 LA County Regional Planning
 LA County Sanitation District No. 14
 LA County Sheriff Department
 LA County Waterworks District No. 40

School District

AV Union High School District
 Westside Union School District

Utilities/Services

AT&T
 Southern California Edison
 Southern California Gas
 AV United Water Purveyors, Inc.

Tribes

Fernandeño Tataviam Band of Mission Indians
 Yuhaaviatam of San Manuel Nation Cultural Resources Department

Other

AV Air Quality Management District
 AV Transit Authority
 Lozeau Drury, LLP
 Southern California Association of Governments

1. INTRODUCTION

A. Background of the Initial Study

LA-DF Investment Fund 78, LLC and Pacific Summit Tilbury, LLC (Applicant) propose to re-subdivide three parcels totaling 59.125-acres into 239 residential lots to construct a single-family development tract (Tract 83674) (Project). The Project is located in the City of Palmdale (City), in Los Angeles County (County).

In 1986, the Rancho Vista Specific Plan was approved, and the associated Environmental Impact Report (EIR) was certified by the City. Tract 66868 proposed a 278 residential condominium project within the Rancho Vista Specific Plan. Tract 53342 proposed 96 single family residential lots that were outside the Rancho Specific Plan. In 2016, Tract 53342 was annexed into the Rancho Specific Plan. The Proposed Project consists of a residential development combining both tracts for a total of 239 lots, which would be a reduced amount to what was previously analyzed. A timeline of the environmental documents is outlined below.

Tract	Proposed Lots	Environmental Documentation
Tract 53342 (Unit 1)	96-single-family residential lots	2002: Mitigated Negative Declaration (MND) approved for Tract map. 2006: Time Extension and MND Approved 2016: Tract annexed into the Rancho Vista Specific Plan
Tract 66868 (Unit 2)	278 attached residential condominiums	2006: MND Approved

In 2022, an Addendum to the Specific Plan Amendment was prepared and approved by the City. The Addendum to the Specific Plan Amendment proposed a change in land use designation on PA 7 from Urban Residential to Urban Village Residential, and a change in the permitted uses to allow ‘Golf Course Community’ Lot Standards.

B. Lead Agency

City of Palmdale
38250 Sierra Highway
Palmdale, CA 93550

C. Technical Studies

- 2023 Air Quality Study
- 2022 General Biological Resources Assessment
- 2022 Joshua Tree Inventory Report

- 2022 Cultural Resources Survey Report
- 2022 Geotechnical Review
- 2022 Conceptual Drainage Study
- 2022 Conceptual Sewer Area Study
- 2023 Noise Study
- 2023 Traffic Impact Analysis

2. PROPOSED PROJECT DESCRIPTION

A. Project Location

The Project site is located on three undeveloped parcels (Assessor's Parcel Numbers: 3001-003-160, -163, and -164).at the northwest corner of Rancho Vista Boulevard and Tilbury Drive within the Rancho Vista Specific Plan. Regional access to the Project area will be via California State Route 14 and Rancho Vista Boulevard.

Unit 1 will have two access points from Registry Way and Tilbury Drive. Unit 2 will be a gated community with two access points. The north entrance will be on Tilbury Drive and a south exit/egress will be on a future street south of Tilbury Drive and Rancho Vista Boulevard.

Single-family residences are located immediately north, south, and east (across Rancho Vista Boulevard) of the Project site. Vacant lands are located immediately west of the Project site, including the California Aqueduct that adjoins the vacant land from north to south. A commercial plaza is approximately 0.2 mile southeast across the Project site on Rancho Vista Boulevard. The Project site is sparsely vegetated and lined with streetlights west of Rancho Boulevard, and with a sidewalk and block wall to the east.

B. Proposed Project Setting

The Project site's land use designation and zoning is Specific Plan (SP), specifically the Rancho Vista Specific Plan (City 2022). The zoning and General Plan land use to the north and east are SP and to the west as the California Aqueduct. The south/southeast area of the project has a General Plan Land Use and zone of Single Family Residential 3 (SFR3) with a minimum lot size of 7,000 square feet with land use as SFR3 which allows a density of up to six dwelling units per acre.

C. Proposed Project Components

The Proposed Project will construct 239 single-family homes ranging from one- to two-stories residences. One portion of the Proposed Project will be a gated

community with one main access/egress point and one secondary egress point. The other portion will contain public streets and have two separate access/egress points. The on-site amenities include a dog park, playground, walking paths and trails, and small pocket parks/seating areas.

Subdivision

Per the Rancho Vista Specific Plan's Golf Course Community Development Standards, the Project proposes to subdivide the Project site into 92 40-foot by 88-foot lots; 102 45-foot by 90-foot lots; and 45 40-foot by 85-foot lots.

Housing

Within the majority of subdivided lots, the Project would construct 239 one- to two-story single-family homes. These homes will be served by local utilities such as Los Angeles County Waterworks (Water), City of Palmdale Sanitary Sewer, AT&T, Waste Management, Gas Company, and Charter/Spectrum.

Drainage/De-Silting Basins

Two debris/de-silting basins will be located on the western portion of the Project site consisting of a combined 13,058 square-feet in size with 1.22 AC-FT capacity. In addition, one drainage basin is proposed for the northern portion of the site and one optional basin is proposed for the southeastern end of the Project site should the capacity downstream be inadequate.

Landscaping

Approximately 300,000 square feet of the Project site would be landscaped with drought tolerant, native vegetation. The play area and pocket parks will be approximately 60,000 square feet in size and will include playground equipment, walkways and paths, open-play turf, seating, and picnic/BBQ areas.

Construction

The Applicant intends to mobilize crews to the Project site in Fall 2024 and complete construction activities by the end of 2027. Construction activities occurring on the Project site will include vegetation removal, grading, excavation, paving, and structure building. Dust suppression methods will be implemented by the contractor during construction. Estimated earthwork will involve approximately 596,844 cubic yards of cut and 556,325 cubic yards of fill. In addition to contractor vehicles, heavy equipment will be used onsite, including pulverizers, excavators, backhoes, bulldozers, bobcats, graders, compactors, and dump trucks. All equipment will be staged on-site.

D. Required Permits and Approvals

As required by the California Environmental Quality Act (CEQA) Guidelines, the following is a list of all permits and approvals that will be required to implement the Proposed Project:

TTM 83674

Draft Initial Study/Mitigated Negative Declaration

- Subdivision Development Plan
- Tentative Tract Map 83674
- Building Permit
- Electrical, Mechanical, and Plumbing Permits
- Grading Permit
- Permits for Sewer, Water, Dry Utilities, Walls and Fences, and Landscape.

Other agencies may require permits and/or approvals including, but not limited to:

- Antelope Valley Air Quality Management District (AVAQMD);
- California Department of Fish and Wildlife (CDFW);
- Los Angeles County Fire Department (LACFD);
- Los Angeles County Sanitation District (LACSD);
- Los Angeles County Waterworks District No. 40 (LACWWD), and
- Southern California Edison.

Figure 1 Proposed Project Location and Vicinity

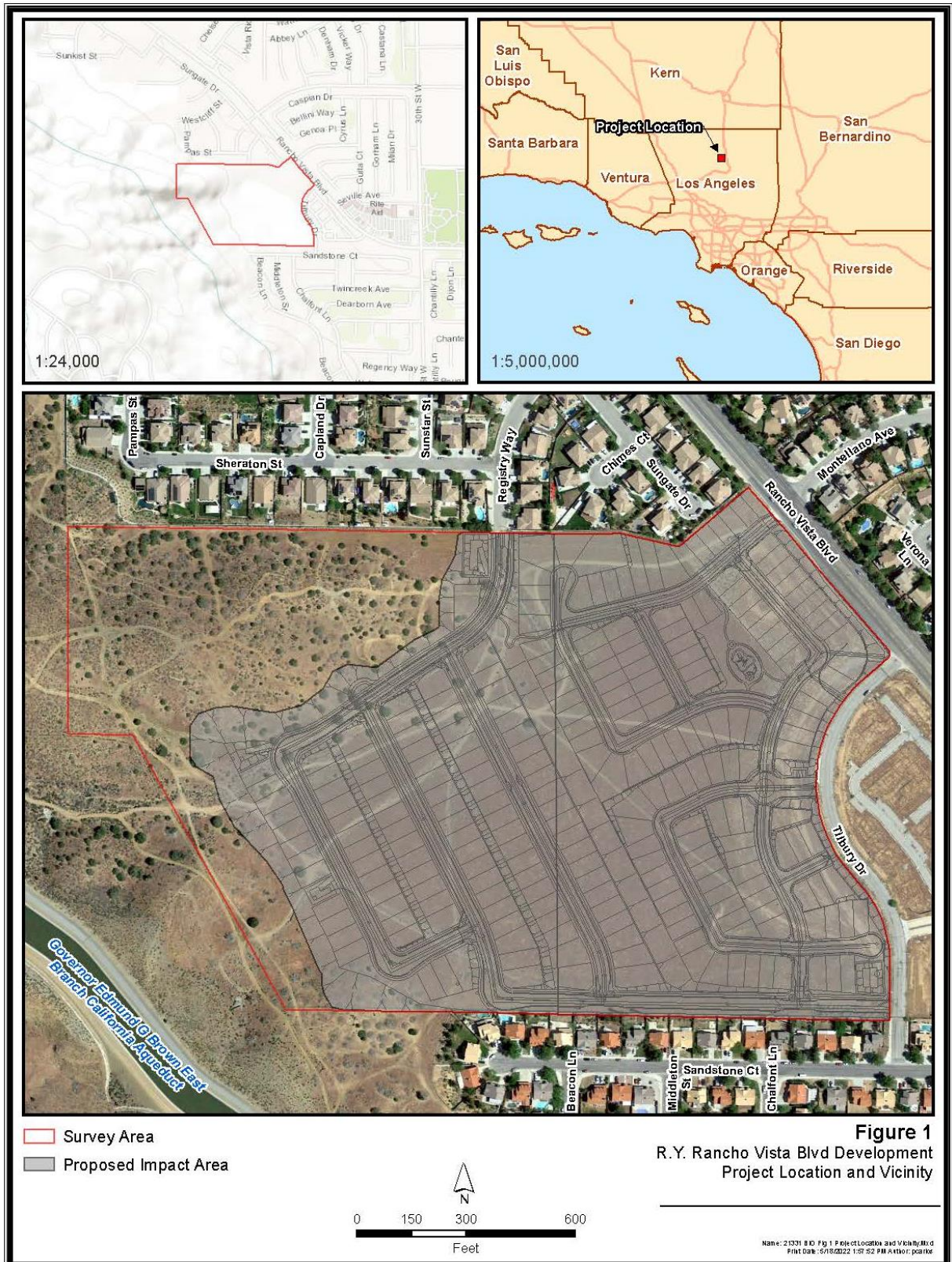
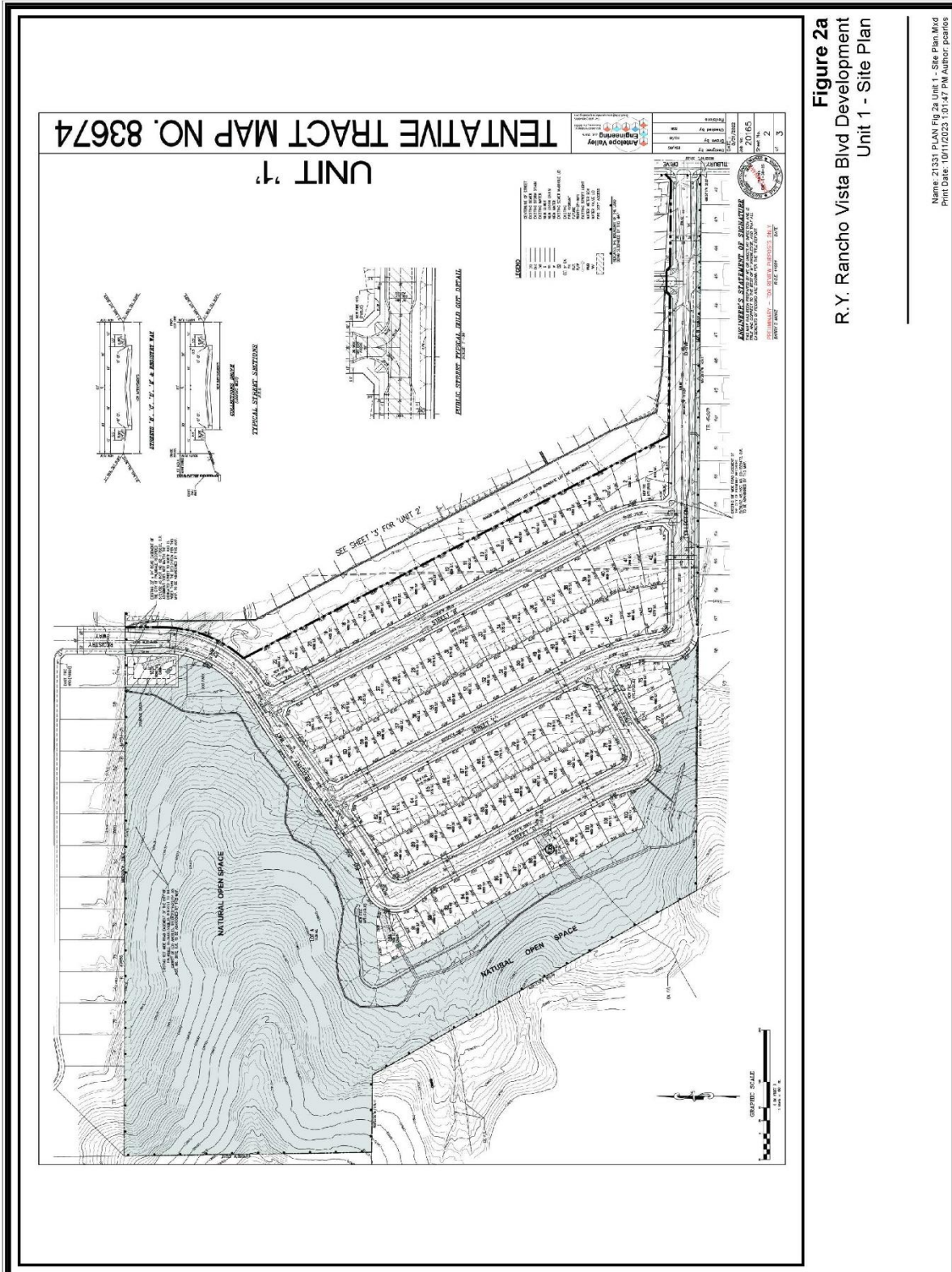


Figure 2a and 2b
 Site Plan



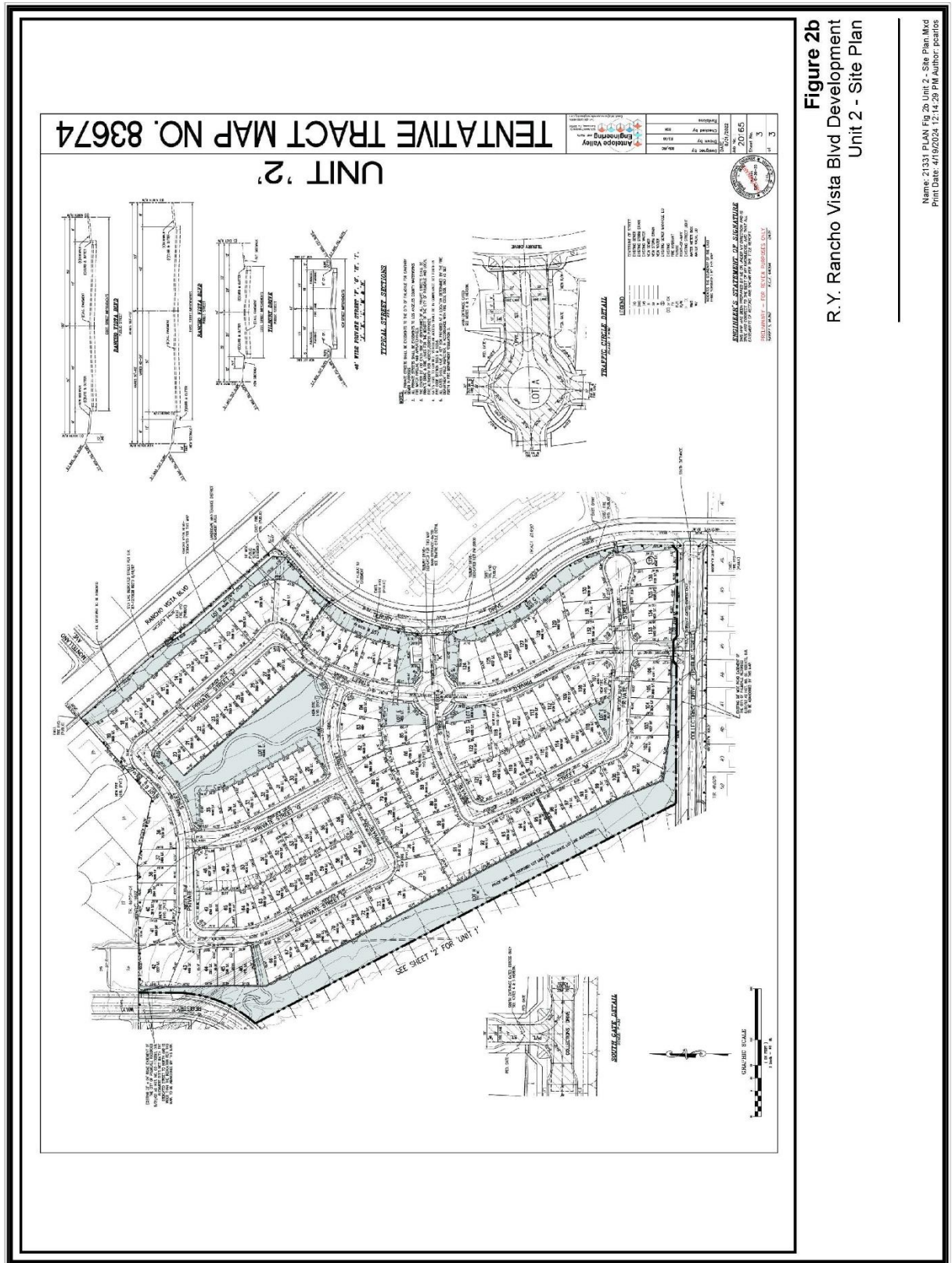
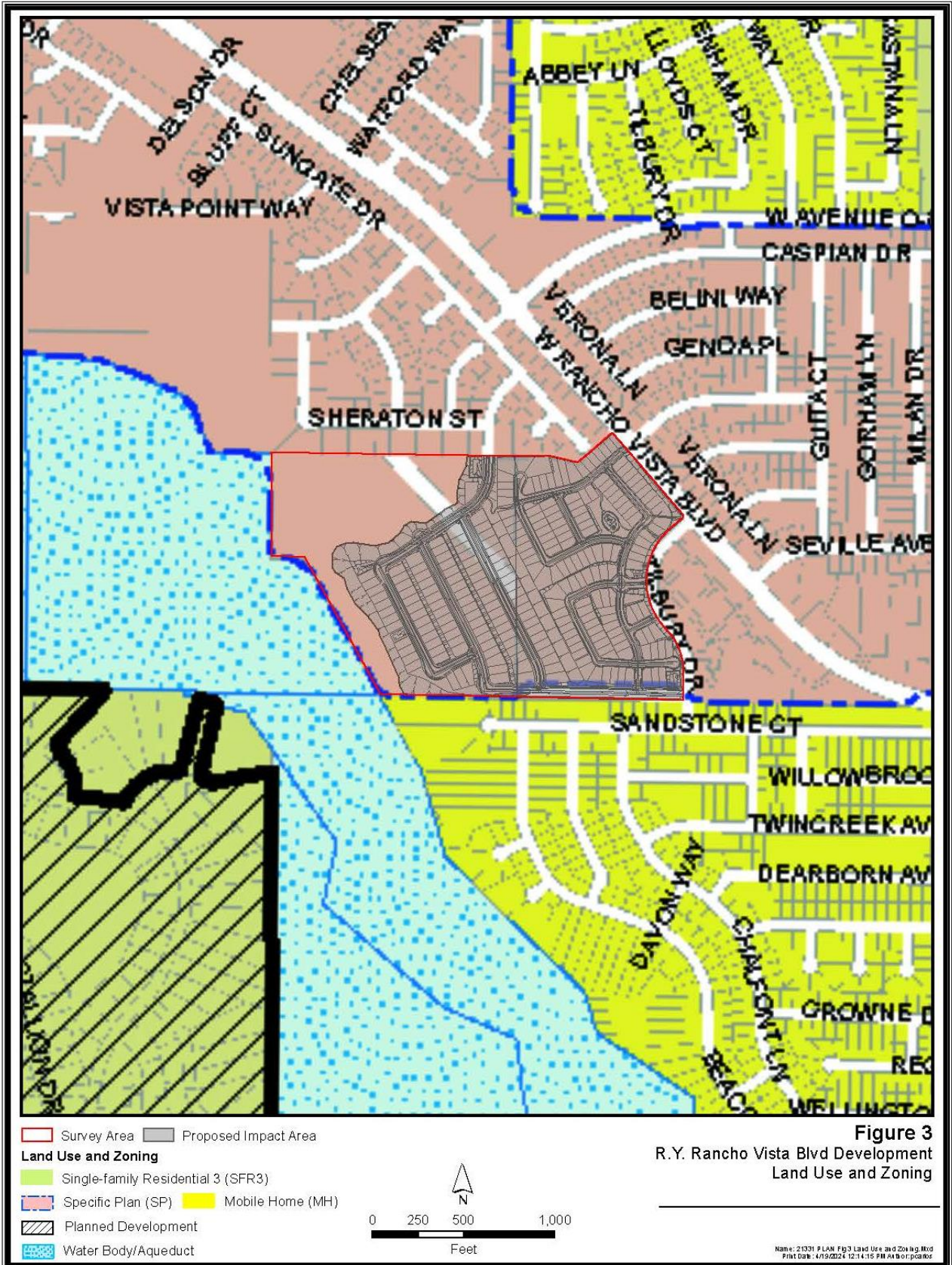


Figure 2b
 R.Y. Rancho Vista Blvd Development
 Unit 2 - Site Plan

Name: 21331 PLAN Fig. 2b Unit 2 - Site Plan Mod
 Print Date: 4/18/2024 12:14:28 PM Admin: pcantis

Figure 3 Land Use



3. ENVIRONMENTAL CHECKLIST

A. Background

1. Proposed Project Title:

Rancho Vista Development Tentative Tract 83674

2. Lead Agency Name and Address:

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

3. Contact Person and Phone Number:

Brenda Magaña, Planning Manager
City of Palmdale
Economic and Community Development Department
Planning Division
38250 Sierra Highway
Palmdale, CA 93550
(661) 267-5200

4. Proposed Project Location:

The Project site is located on three undeveloped parcels totaling 59.125 acres at the northwest corner of Rancho Vista Boulevard and Tilbury Drive within the Rancho Vista Specific Plan (Assessor's Parcel Numbers: 3001-003-160, -163, and -164).

5. Proposed Project Applicant's Name and Address:

LA-DF Investment Fund 78, LLC &
Pacific Summit Tilbury, LLC
212 South Palm Avenue, Suite 200
Alhambra CA 91801

6. Existing Land Use / Zoning / General Plan:

	SURROUNDING LAND USE	GENERAL PLAN	ZONING
SITE	Vacant	Rancho Vista Specific Plan (SP)	Rancho Vista Specific Plan (SP)
NORTH	Existing single family residences	Rancho Vista Specific Plan(SP)	Rancho Vista Specific Plan (SP)
SOUTH	Existing single family residences	Single Family Residential 3 (SFR3)	Single Family Residential 3 (SFR3)
EAST	Existing single family residences, across Rancho Vista Boulevard and vacant land, across Tilbury Drive	Rancho Vista Specific Plan (SP)	Rancho Vista Specific Plan (SP)
WEST	California Aqueduct	California Aqueduct	California Aqueduct

7. Description of Proposed Project:

The Proposed Project will construct 239 single-family homes ranging from one- to two-stories residences. One portion of the Proposed Project will be a gated community with one main access/egress point and one secondary egress point. The other portion will contain public streets and have two separate access/egress points. The on-site amenities include a dog park, playground, walking paths and trails, and small pocket parks/seating areas.

8. Surrounding Land Uses and Setting:

The Project site’s General Plan land use designation and zoning is Specific Plan, specifically the Rancho Vista Specific Plan (City 2022). The zoning and General Plan Land Use to the north and east are Rancho Vista Specific Plan with developed Single-Family housing; and to the west as the California Aqueduct. The south/southeast area of the Project is has a General Plan Land Use designation and zone of Single Family Residential (SFR3) with a minimum lot size of 7,000 square feet, which allows a density of up to six dwelling units per acre. Land to the south/southwest is developed with developed Single-Family housing.

B. Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this Proposed Project, involving at least one impact that is a “Potentially Significant Impact”, as indicated by the checklist on the following pages.

Potentially significant impacts that are mitigated to a “Less Than Significant Impact” are now shown here.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology/Soils | <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 checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

C. Determination

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

- I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the Proposed Project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the Proposed Project MAY have a significant effect(s) on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document

pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the Proposed Project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the Proposed Project.

This initial study was prepared by:

5/8/24

Date

5/10/24

Date



Eunice Bagwan
Environmental Planner



Brenda Magaña
Planning Manager

D. Evaluation of Environmental Impacts

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

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

4. ENVIRONMENTAL ANALYSIS

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

a) **Would the Project have a substantial adverse effect on a scenic vista?**

Less than Significant Impact. The Proposed Project site is currently vacant and bounded by Rancho Vista Boulevard to the north, Tilbury Drive to the east and California State Highway 14 along the western edge. The Proposed Project is the development of a 239-unit single family housing development. No scenic views would be obstructed by the Proposed Project because the Proposed Project is not in the vicinity of these aesthetic resources. The Proposed Project would alter the existing aesthetics of the Proposed Project area from an empty lot to the surrounding single-family developments. The building heights would be similar to those of existing buildings in the area, and the Proposed Project would incorporate landscaping and building design that would be compatible with the existing setting and land use. The construction of the Proposed Project would not obstruct any scenic vistas and would occur in a previously disturbed and urbanized area. Impacts would be less than significant.

b) **Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

No Impact. The Proposed Project site sits approximately two and a half (2.5) miles to the west of California State Highway 14. The section nearest to the Proposed Project site is not identified nor designated as a state scenic highway (California Department of Transportation [Caltrans] 2022). The Proposed Project would not be

visible from the highway and would not result in significant modification or destruction of any trees, rocks, outcroppings, or historic resources as the Proposed Project site is vacant. No impact to scenic resources would occur.

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

Less than Significant Impact. As previously discussed in Section I Impact (a), the Proposed Project site is vacant and is not within the vicinity of aesthetically significant resources. The existing vacant character of the Proposed Project site is unremarkable and similar to the existing foothills behind the existing single-family developments. The Proposed Project is located within an urbanized area; for example, multiple single-family neighborhoods are located to the north, south and west, and a large retail center is located to the southeast of the Proposed Project site. There are no publicly accessible vantage points.

Proposed Project uses are consistent with the existing zoning for residential development. The construction would result in changes to improve the overall visual character of the site. Therefore, the Proposed Project would not degrade the existing visual character or quality of the site or its immediate surroundings and would be consistent with the existing zoning regulations. Impacts would be less than significant.

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

Less than Significant Impact. The Proposed Project would not substantially increase lighting in the surrounding area relative to existing levels. According to the General Plan, the Proposed Project site is in an urbanized area surrounded by residential neighborhoods and commercial properties (City of Palmdale 2022a). The Proposed Project includes the construction of 239 housing units with varying heights of one to two stories on a vacant property. The development will be divided into two parts, Unit 1 (PA 7) and Unit 2 (PA 8).

Implementation of the Proposed Project would introduce new sources of light and glare typical of single-family residential developments. However, these new sources of light and glare would also be of a similar nature and intensity to the existing commercial and residential development surrounding the Proposed Project site. Construction activities would introduce temporary lighting and glare sources from equipment and vehicles. Lighting associated with the Proposed Project would be required to comply with Palmdale Municipal Code (PMC) Section 17.86.030 (Outdoor Lighting) which requires illumination levels consistent with the character and use of surrounding development; excessive illumination is not allowed. Additionally, exterior lighting would be required to be designed to minimize glare beyond the Proposed

Project site; glare onto adjacent properties will be restricted. Therefore, implementation of the Proposed Project would result in a less than significant impact associated with light or glare.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
II AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the Project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Proposed Project Impacts and Mitigation Measures

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

No Impact. The Proposed Project site does not contain any Prime Farmland, Unique Farmland or Farmland of Statewide Importance, and implementation of the Proposed Project would not result in the conversion of agricultural land to non-agricultural use. Land existing on-site is listed as grazing land by the Department of Conservation (DOC 2022). Additionally, the site is zoned under the Rancho Vista Specific Plan zoned for residential development. No impact would occur.

- b) **Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

No Impact. The Proposed Project site is not zoned for agricultural use. The nearest prime farmland area is located approximately three and six tenths (3.6) miles west along West Avenue M-8. The Proposed Project does not include any properties subject to the Williamson Act as shown on the California Important Farmland Finder Map that indicates the area is Urban and Built-up Land (DOC 2022). The Proposed Project would not result in an impact associated with Williamson Act lands or agricultural zoning. No impact would occur.

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

No Impact. The City of Palmdale includes small areas zoned for agricultural use, but the Proposed Project area does not include any forest lands or timberland. There are no existing trees on the Proposed Project site and the construction would not result in disturbance to any forest land or timberland. No impact would occur.

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

No Impact. Implementation of the Proposed Project would not result in any change to land use on-site via conversion of forest land to non-forest use. The Proposed Project area is vacant with no forest lands. No impact would occur.

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

No Impact. As previously discussed, the Proposed Project site is located in an urbanized area surrounded by residential and commercial properties. It is zoned for residential uses and is not designated as farmland or forest land and would not include any changes that could convert uses to non-agricultural and non-forest use. No impact would occur.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
III AIR QUALITY. Where available, the significance criteria established by the applicable air quality management 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

An Air Quality Study was prepared for the Proposed Project by M.S. Hatch Consulting on August 2023 (Appendix A). The Air Quality Study included the estimated criteria pollutant and greenhouse gas (GHG) emissions from the construction and operation of the Proposed Project. The results of the study indicate that construction and operational emissions are below the applicable thresholds and the Proposed Project is not considered a type under AVAQMD to be evaluated in exposing sensitive receptors to substantial pollutant concentrations.

a) **Would the project conflict with or obstruct implementation of the applicable air quality plan?**

Less than Significant Impact.

The City of Palmdale is located within the Antelope Valley Air Quality Management District (AVAQMD). National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) have been established for the following criteria pollutants: carbon monoxide (CO), ozone (O₃), sulfur dioxide (SO₂), nitrogen dioxide (NO₂), inhalable particulate matter (PM₁₀), fine particulate matter (PM_{2.5}), and lead. The CAAQS also set standards for sulfates, hydrogen sulfide, and visibility.

Key Outcomes identified in Chapter 15 (Air Quality) of the Palmdale General Plan include:

- Achieving state and federal air quality standards for all criteria pollutants, and
- Reducing VMT per capita, VMT per employee and improve air quality through land use decisions that reduce travel distances and increase use of alternative transportation (City of Palmdale 2022a).

As discussed in detail below the estimated annual and daily emissions of

construction and total operational emissions are below the applicable thresholds. In addition, the Proposed Project is forecast to result in the same or fewer daily trips in comparison to the land use previously evaluated, the proposed project's VMT impact would be the same or less as the land use previously evaluated in the originally certified EIR and its subsequent addendums including the Specific Plan Amendment. Therefore, the project is not in conflict with the Air Quality element of the City of Palmdale General Plan.

Sources of Emissions

The emissions associated with the Proposed Project consist of construction and operational emissions from the housing development. Construction emissions are temporary and include emissions of criteria pollutants and GHGs from construction activities during site preparation, grading, paving, building construction, and architectural coating application. Operational emissions consist of area sources (i.e., re-applying architectural coatings, consumer products, and landscaping equipment), energy use (i.e., electricity and natural gas), mobile sources (e.g., commuting), stationary sources (i.e., emergency generator), solid waste disposal, and water and wastewater use (i.e., supplying and treating water and wastewater).

Emissions Estimates

Tables 1 and 2 present the annual and daily emissions summaries from the construction and operation of the Proposed Project, respectively. Emissions were estimated using California Emissions Estimator Model® (CalEEMod) Version 2020.4.0. The detailed emissions model outputs are included in Attachment B of the Air Quality Study located in Appendix A.

This Proposed Project is not a project type that the AVAQMD CEQA Guidelines require to be evaluated for potentially exposing sensitive receptors to substantial pollutant concentrations. As such, hazardous air pollutants (HAP) emissions were not calculated, and the Proposed Project was not evaluated for potential health risks to sensitive receptors.

Table 1. Annual Construction and Operational Emissions Summary

Emissions Source	Total Emissions (tons per year)						
	ROG	NOX	CO	SOX	PM10	PM2.5	CO ₂ e (MT/year)
Construction Emissions							
Year 1 Construction Emissions (2024)	0.21	2.23	1.73	0.00	0.46	0.24	417
Year 2 Construction Emissions (2025)	0.40	2.85	4.41	0.01	0.92	0.30	1,280
Year 3 Construction Emissions (2026)	0.50	3.45	5.38	0.02	1.23	0.39	1,728
Year 4 Construction Emissions (2027)	0.48	3.42	5.21	0.02	1.23	0.39	1,696
Year 5 Construction Emissions (2028)	0.78	3.41	5.16	0.02	1.25	0.39	1,686
Year 6 Construction Emissions (2029)	1.55	2.18	3.45	0.01	0.87	0.27	1,105
Operational Emissions							
Area Sources	1.95	0.18	1.84	0.00	0.02	0.02	192
Energy	0.03	0.28	0.12	0.00	0.02	0.02	662
Mobile	0.95	1.18	9.38	0.02	2.40	0.65	1,936
Waste	N/A	N/A	N/A	N/A	0.00	0.00	142
Water	N/A	N/A	N/A	N/A	0.00	0.00	149
Total Operational Emissions	2.93	1.65	11.34	0.02	2.45	0.70	3,081
Significant Emissions Threshold	25	25	100	25	15	12	100,000

ROG: Reactive Organic Compounds, used interchangeably with Volatile Organic Compounds (VOC); NO_x: oxides of nitrogen; CO: Carbon monoxide; SO_x: Oxides of sulfur; PM_{2.5}: particulate matter less than 2.5 micrometers in diameter; PM₁₀: particulate matter less than 10 micrometers in diameter; CO₂e: Carbon dioxide equivalent; MT: metric ton

Table 2. Daily Construction and Operational Emissions Summary

Emissions Source	Total Emissions (pounds per day)						
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}	CO _{2e}
Construction Emissions							
Year 1 Construction Emissions (2024)	3.37	36.38	29.44	0.08	9.04	5.11	8,324
Year 2 Construction Emissions (2025)	4.39	31.91	46.15	0.15	9.60	3.02	15,386
Year 3 Construction Emissions (2026)	4.21	25.64	44.36	0.14	9.60	3.02	15,101
Year 4 Construction Emissions (2027)	4.04	25.43	42.82	0.14	9.60	3.01	14,822
Year 5 Construction Emissions (2028)	19.91	26.63	47.51	0.15	11.02	3.43	16,052
Year 6 Construction Emissions (2029)	19.74	26.47	46.17	0.15	11.01	3.43	15,796
Operational Emissions							
Area Sources	11.33	4.19	21.36	0.03	0.43	0.43	5,128
Energy	0.18	1.54	0.65	0.01	0.12	0.12	1,975
Mobile	6.43	6.09	55.92	0.12	13.77	3.73	12,848
Waste	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Water	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total Operational Emissions	17.94	11.82	77.93	0.15	14.32	4.28	19,951
Significant Emissions Threshold	137	137	548	137	82	65	548,000

ROG: Reactive Organic Compounds, used interchangeably with Volatile Organic Compounds (VOC); NO_x: oxides of nitrogen; CO: Carbon monoxide; SO_x: Oxides of sulfur; PM_{2.5}: particulate matter less than 2.5 micrometers in diameter; PM₁₀: particulate matter less than 10 micrometers in diameter; CO_{2e}: Carbon dioxide equivalent

Emissions Calculation Methodology

Construction and operational emissions were based on four CalEEMod land use types: Single Family Housing, City Park, Other Asphalt Surfaces, and Other Non-Asphalt Surfaces.

Operational Emissions

Operational emissions consist of area sources (i.e., re-applying architectural coatings, consumer products, and landscaping equipment), energy use (i.e., electricity and natural gas), mobile sources (e.g., commuting), stationary sources (i.e., emergency generator), solid waste disposal, and water and wastewater use (i.e., supplying and treating water and wastewater).

For area-source emissions, it was determined that woodstoves would not be installed, and every home would have a natural gas fireplace. For mobile emissions, it was assumed that there would not be any external vehicle trips to the housing development's open space modeled under the City Park land use type.

The estimated emissions of criteria pollutants and GHGs from the construction and the total operational emissions are well below the applicable AVAQMD Significant Emissions Thresholds; therefore, this Proposed Project does not have a significant air quality impact on the environment. In addition, this Proposed Project would not expose sensitive receptors to substantial pollutant concentrations. Since the construction and operational emissions are below the significance thresholds, emissions mitigation measures are not required.

Air Quality Compliance

CEQA requires a discussion of any inconsistencies between a proposed project and applicable General Plans and regional plans (CEQA Guidelines Section 15125). The regional plan that applies to the Proposed Project is from the AVAQMD. According to the AVAQMD CEQA and Conformity Guidelines, a project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project is conforming if it complies with all applicable AVAQMD rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan). Conformity with growth forecasts can be established by demonstrating that the project is consistent with the land use plan that was used to generate the growth forecast.

The Proposed Project would not conflict or obstruct the implementation of an applicable air quality plan. The Rancho Vista Specific Plan and its EIR analyzed the development of 6,759 residential dwelling units within the area. The Proposed Project would comply with the AVAQMD guidelines and is consistent with growth forecasts as the parcels of the Proposed Project have been designated for residential development.

Based on the Air Quality Study (Appendix A), the Proposed Project is not in conflict with nor would obstruct implementation of an applicable air quality plan. The estimated annual and daily emissions of construction and total operational emissions are below the applicable thresholds. While the Proposed Project would involve the use of equipment during the construction and use of trucks for hauling equipment to and from the Proposed Project site, the results from the Air Quality Study indicated that emissions will be below the AVAQMD Significant Emissions Thresholds (Appendix A). Impacts would be less than significant.

- 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. AVAQMD is designated as nonattainment for the State standard for ozone; however, the AVAQMD has adopted an Ozone Attainment Plan (State and Federal) and a Federal 8-Hour Ozone Attainment Plan.

Construction emissions are temporary and include emissions of criteria pollutants and

GHGs from construction activities during site preparation, grading, paving, building construction, and architectural coating application. Operational emissions consist of area sources, energy use, mobile sources, stationary sources, solid waste disposal, and water and wastewater use. The Proposed Project's emissions for construction and operation are well below the applicable AVAQMD significant emission threshold and, therefore, will not have a significant air quality impact. Per the AVAQMD conformity guidelines included in the Air Quality Study (Appendix A), a project is conforming if it complies with applicable rules and regulations with the district and is consistent with the growth forecast. The Proposed Project is consistent with the land uses. Therefore, the Proposed Project is consistent with air quality plans, and impacts will be less than significant.

c) **Would the project expose sensitive receptors to substantial pollutant concentrations?**

No Impact. According to the AVAQMD CEQA and Federal Conformity Guidelines, residences, schools, daycare centers, playgrounds and medical facilities are sensitive receptor land uses. The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated:

- Any industrial project within 1,000 feet
- A distribution center (40 or more trucks per day) within 1,000 feet
- A major transportation project (50,000 or more vehicles per day) within 1,000 feet
- A dry cleaner using perchloroethylene within 500 feet
- A gasoline dispensing facility within 300 feet

According to the Air Quality Study (Appendix A), the Proposed Project is not one of the project types that the AVAQMD CEQA Guidelines require to be evaluated for potentially exposing sensitive receptors to substantial pollutant concentrations. Impacts therefore would be less than significant.

- d) **Would the project result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?**

Less than Significant Impact. Construction-related sources of odors would be generated from construction equipment ranging from exhaust fumes to grease and oils. Impacts from construction-generated odors can be dependent upon the source, frequency of the generation of the odor, intensity, wind direction, and receptor sensitivity. The impacts from odors would be temporary and will occur only during construction. The short-term odors that would be generated by the equipment would dissipate. Additionally, the Proposed Project would comply with AVAQMD Rule 403.

During the Proposed Project operations, outside of normal maintenance equipment, no anticipated uses of materials would result in substantial emissions of odors and dust. Therefore, impacts would be less than significant.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV BIOLOGICAL RESOURCES. Would the Project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 General Biological Resources Assessment (Appendix B) was prepared for the Project site on February 2022 by RCA Associates that summarizes the literature search and survey conducted for the Project. The survey was conducted on January 6, 2022, and data was collected on the plant and animal species present on the site. Following completion of the initial reconnaissance survey, habitat assessments were conducted for the desert tortoise, burrowing owl, and Mohave ground squirrel. A western Joshua Tree Inventory Report (Appendix C) was prepared by Chambers Group on May 2022 that includes a summary of the survey on the Project site and includes a discussion on the western Joshua Trees' status under the California Endangered Species Act. Further details are provided in Appendix B and Appendix C.

- a) **Would the project 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?**

Less than Significant Impact with Mitigation Incorporated. The site supports a relatively disturbed desert scrub plant community that is dominated by native vegetation and non-native grasses. Species present include California juniper (*Juniperus californica*), western Joshua trees (*Yucca brevifolia*), fourwing salt bush (*Atriplex canescens*), Nevada jointfir *Ephedra nevadensis*), fiddleneck (*Amsinckia essellate*), chapparal yucca (*Hesperoyucca whipplei*), thread leaf ragwort (*Senecio flaccidus*), Asian mustard (*Brassica tournefortii*), and flatspine bur ragweed (*Ambrosia acanthicarpa*). No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations.

The site supports very few wildlife species which would be impacted by development activities. Those species with limited mobility (i.e., small mammals and reptiles) will experience increases in mortality during the construction phase. However, more mobile species (i.e., birds, large mammals) will be displaced into adjacent areas and will likely experience minimal impacts. Therefore, loss of relatively disturbed desert scrub habitat would not have a significant cumulative impact on the overall biological resources in the region given the presence of similar habitat throughout the surrounding area.

No federal or state-listed species were observed on the site during the field investigations including the Mohave ground squirrel. In addition, there are no documented observations of these species either on the site or in the immediate area. Due to the disturbed nature of the property, it does not contain any suitable habitat for sensitive wildlife or sensitive communities.

Future development activities include partial grading of the property with the western area of the parcel will be undisturbed; however, cumulative impacts to the general biological resources (plants and animals) on site would be negligible. This assumption is based on the amount of suitable habitat located in the surrounding areas of the region. In addition, future development activities would not have any impact on any state or federal listed or state special status plant or animal species. As discussed above and in the General Biological Resources Assessment (Appendix B), the site does not support any desert tortoises. In addition, burrowing owls and Mohave ground squirrels do not inhabit the site and would not be impacted given the absence of any active burrows. However, there is a low probability that these species could be present when construction is initiated.

Ground disturbing activities could impact migratory birds and sensitive plants species resulting in significant impacts if not mitigated. The mitigation measures BIO-1 and BIO-2 shall be implemented to address potential impacts to birds and/or plant species that may be present or found during construction.

The Proposed Project will not result in a substantial adverse effect on species identified as a candidate, sensitive or special status species. With implementation of mitigation measures BIO-1, and BIO-2 the Proposed Project will comply with the

Migratory Bird Treaty Act (MBTA) and avoid/minimize potential impacts to Mojave ground squirrels, burrowing owls and nesting birds that could be present should construction occur during the nesting season and California Department of Fish and Wildlife (CDFW) for its requirements for the removal of western Joshua trees. Impacts would be less than significant with mitigation incorporated.

- b) **Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Less than Significant Impact. As discussed in the General Biological Resource Assessment (Appendix B) and above, the Proposed Project area does not contain any riparian habitats, nor is it located near a river or stream. No impact would occur.

- c) **Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

No Impact. The Proposed Project area does not contain any wetlands, marshes, or vernal pools. The Proposed Project is located inland and not near any coastal areas. No impact would occur.

- d) **Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting sites?**

No Impact. The Project site contains a mixture of both flat and hilly terrain. The property consists of hanford sandy loam, hanford coarse sandy loam which has between two and nine percent slope and amaragosa rocky coarse sandy loam which has a nine to 55 percent slope, no frequency of flooding, well-draining, and has a high available water capacity. The vegetation community present on site supports a moderately disturbed desert scrub habitat encompassing mainly native plants and some non-native grasses. No suitable habitats were found during the survey of the Project the General Biological Resource Assessment (Appendix B). According to the County of Los Angeles Significant Ecological Area (SEA) maps, there are areas within Palmdale that are designated as SEAs. The Project is located east of the San Andreas SEA. However, the proposed construction and development activities will occur outside of the SEA (County 2022). According to the CDFW, the Project is not located within the designated habitat connectivity areas (CDFW 2023). Therefore, no impact would occur.

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

Less than Significant Impact with Mitigation Incorporated. PMC Chapter 14.04 (Joshua Tree and Native Desert Vegetation Preservation) requires the preservation of native desert vegetation. PMC Section 14.04.03 (Requirements for Removal.) defines native vegetation such as California juniper, or any plant species identified as a state or federal rare and endangered species (City of Palmdale 2023). The City's Environmental Management Plan provides Western Joshua tree and Native Desert Vegetation Preservation plan requirements to preserve the natural desert vegetation with consideration to development and property rights. Under PMC Section 14.04.040, desert vegetation shall not be removed or caused to be removed unless a native desert vegetation removal permit is obtained from the City. However, as discussed in the Western Joshua Tree Inventory Report (Appendix C) due to the recent candidate status of Joshua trees under CESA, the CDFW requires an Incidental Take Permit (ITP) for the impact of Joshua trees and their seed bank. If CDFW determines that a proposed project could impact a State listed threatened or endangered species, CDFW will provide recommendations for "reasonable and prudent" project alternatives. If proposed projects would result in impacts to a State listed species, an ITP pursuant to Section 2081 of the Fish and Game Code is necessary.

On May 2022, a Joshua Tree Inventory Report (Appendix C) was prepared to document the inventory survey. As discussed in the survey and in the General Biological Resources Assessment (Appendix B) and impact a) above, the Project site contains some suitable habitat for the western Joshua tree, and few were observed on the Project site. Mitigation measure MM BIO-2 shall be implemented to identify the method, location and criteria for transplanting suitable western Joshua trees that will be removed during construction and complying with the WJTCA. The Proposed Project would result in less than significant impacts as the mitigation measures would ensure the Project complies with the ordinances related to western Joshua trees.

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. As discussed in impact d) above, the Proposed Project is located outside of the San Andreas SEA and is not located within a designated habitat connectivity area (County 2022). The Proposed Project does not involve the development of renewable energy, or activities that would impact or interfere with the Desert Renewable Energy Conservation Plan (DRECP 2016). The Proposed Project is not located within a habitat conservation plan or natural community plan. No impact would occur.

Mitigation Measures

MM BIO-1: Pre-Construction Surveys

Pre-construction surveys for burrowing owls, and small mammals and reptiles (i.e. Mohave ground squirrels), and nesting birds protected under the Migratory Bird Treaty Act (MBTA) and Section 3503 of the California Department of Fish and Wildlife (CDFW) Code shall be conducted prior to the commencement of Project-related ground disturbance by a qualified biologist in coordination with the City and on-site construction manager. The survey shall be performed within 14 days of ground disturbance, followed by a final pre-construction survey within 24 hours of breaking ground.

a. Appropriate survey methods and timeframes shall be established between the qualified biologist, City, and on-site construction manager, to ensure that chances of detecting the target species are maximized which typically occurs during the nesting season which is between February and August. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged. These include but are not limited to limiting noise and activity, design modifications, worker education, signage, establishing a buffer zone, and/or temporary fencing.

b. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas. The footprint shall be confirmed by the Applicant and the buffer shall be determined by the qualified biologist which range at a minimum of 100 to 300 feet.

The Western Joshua Tree Conservation Act (WJTCA) was passed in July 2023 to conserve western Joshua trees and its habitat while supporting the state's renewable energy and housing priorities. Because of the presence of western Joshua trees on the Project site, the Project shall comply with the WJTCA and CDFW requirements to authorize the trimming, removal, or incidental take of a western Joshua tree. The mitigation measures below shall be implemented to address its impacts during construction.

MM BIO-2: Protected Plant Plan

A Protected Plant Plan shall be developed by a qualified biologist approved by the City prior to Project construction that shall identify methods, locations, and criteria for transplanting suitable western Joshua trees that would be removed during Project construction.

a. As required by the PMC Chapter 14.04 (Joshua Tree and Native Desert Vegetation Preservation), western Joshua trees proposed for removal shall be transplanted or stockpiled for future transplanting wherever possible.

- b. As required and instructed by CDFW, the Project will require submittal of an Incidental Take Permit (ITP) prior to the removal of the western Joshua trees. The preparation and submittal of the ITP shall be prepared by a qualified biologist approved by the City.
- c. Options for mitigation will include but are not limited to purchase of credits at a CDFW-approved mitigation bank (e.g., Antelope Valley Conservation Bank), or
- d. Payment into the Western Joshua Tree Conservation Fund in accordance with the mitigation fee schedule presented in the WJTCA.
- e. Alternative mitigation may also include preservation of onsite or offsite Joshua Tree Woodland habitat with long-term protection (e.g., Conservation Easement) in place. If onsite mitigation is approved, minimization measures will also be implemented during construction to reduce impacts to the four Joshua trees that are located within the northwest corner of the site in the area proposed for Open Space. High visibility temporary protective fencing will be erected to reduce disturbance to the protected area. Project access will strictly adhere to existing roads (e.g., Bare Ground areas) and regular watering of access roads and Project spoils will be implemented to minimize fugitive dust that may accumulate on Joshua trees and inhibit photosynthesis.

The issuance of an ITP for construction of the Project would therefore not have adverse effects on the population or jeopardize the continued existence of western Joshua tree as a species.

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

A Cultural Resources Survey Report was prepared for the Proposed Project in June 2022. The reports include an assessment of the record search, literature review for the Project and results of the survey (Appendix D).

- a) **Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5, respectively?**

Less than Significant Impact with Mitigation Incorporated. A records search was requested from the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC) at California State University, Riverside on December 15, 2021. Results were received on February 1, 2022, providing information on all documented cultural resources and previous archaeological investigations within a one-half mile of the Project site. A pedestrian survey was conducted on January 28, 2022, to inspect the ground surface for any evidence of cultural or paleontological resources. A paleontological records search from the Natural History Museum of Los Angeles County (NHMLA) was requested on December 14, 2021. Additionally, a search request of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was submitted to determine the presence or absence of any known tribal cultural resources previously reported within the Project site or surrounding vicinity.

Results of the CHRIS records indicated 14 previous cultural resource investigations that have occurred within a .5-mile study surrounding the Project site. Of the 14 investigations, four included the Project site. Twenty-two previously cultural resources were also recorded within a .5-mile records search radius. One was mapped to be within the Project site listed as CA-LAN-1615H. This is an historic site first recorded in 1989 described as a turn-of-the-century homestead indicated by two loci: Locus 1, a pit (probable collapse of an old cellar), and Locus 2, an associated scatter of household debris. The site of the previously recorded homestead is situated

on the eastern facing slope of the hill area on the west end of the Project site. This site was not relocated at the time of survey.

Based on the results of the background research, records search results review, and survey, Chambers Group archaeologists assess that the Proposed Project site is currently a vacant parcel of land and is previously disturbed. The background research confirmed a relatively low level of sensitivity for buried resources, both archaeological and paleontological. The survey was negative for new or previously recorded cultural resources and no evidence of paleontological resources was observed on the visible ground surface. The requested records search results indicate the presence of at least one previously recorded sensitive resource within the Project site, the mitigation measures CUL-1 and CUL-2 shall be implemented to ensure that potential impacts to sensitive resources remain less than significant.

- b) **Would the project cause a substantial adverse change in the significance of an archaeological resource as defined in Public Resources Code Section 21083.2 and 21084.1, and CEQA Guidelines Section 15064.5, respectively?**

Less Than Significant Impact with Mitigation Incorporated. The Proposed Project site is highly disturbed vacant land and is surrounded by urban development. As discussed above, the results of the survey and record searches resulted in negative findings for paleontological resources and one finding of a previously recorded archaeological resource. As discussed above, mitigation measures CUL-1 and CUL-2 shall be implemented to ensure potential impacts to archaeological resources would be less than significant.

- c) **Would the project disturb any Native American tribal cultural resources or human remains, including those interred outside of dedicated cemeteries?**

Less than Significant Impact with Mitigation Incorporated. The Proposed Project will be subject to the standard Conditions of Approval that any cultural resources identified during Proposed Project construction will halt associated construction activities and an archaeologist must be available to evaluate the find. In addition to implementing mitigation measure CUL-1 and CUL-2 to address potential impacts to undiscovered resources, in the unlikely event that human remains are discovered during ground-disturbing activities, then the Proposed Project would be subject to California Health and Safety Code 7050.5, CEQA Section 15064.5, and California Public Resources Code Section 5097.98. If human remains are found during ground-disturbing activities, State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Los Angeles County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner shall be notified immediately. If the human remains are determined to be prehistoric, the County Coroner shall notify the NAHC, which shall notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Impacts therefore would be less than significant with mitigation incorporated as it relates to undiscovered resources and human remains.

Mitigation Measures

MM CUL-1: Qualified Project Archaeologist

Prior to issuance of grading permits, the applicant shall be required to obtain the services of a qualified project archaeologist to remain on-call for the duration of the proposed ground disturbing construction activity. The archeologist selected must be approved by the appropriate City/Lead Agency representative and meet the Secretary of Interior standards as a qualified archaeologist. Prior to construction commencing, all construction personnel associated with earth moving equipment, drilling, grading, or excavating, shall be provided with basic training. The training shall be completed by the applicant retained project archaeologist and shall include written notification of the restrictions regarding disturbance and/or removal of any portion of archaeological deposits and the procedures to follow should a potential resource be identified during construction activity. The construction contractor, or its designee, shall be responsible for implementation of this measure. A Yuhaaviatam of San Manuel Nation tribal monitor shall be provided an opportunity to attend and participate in the pre-construction briefing, if requested. The project archaeologist shall be on-call and available to contact in the event of any unanticipated discovery of archaeological or historical resources during the proposed construction activity. If any archeological or historical resources are uncovered during grading or excavation operations, all grading or excavation shall immediately cease in the immediate area, a 60-foot buffer area around the discovery shall be cordoned off, and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed, and the discovery must be left untouched. The applicant, in consultation with the project archeologist, shall assure the preservation of the resource and immediately contact the appropriate City representative, in writing by email or hand delivered correspondence informing the City of the find. Additionally, all consulting Native American Tribal groups that requested notification of any unanticipated discovery of archaeological resources on the Project shall be notified appropriately. The applicant retained project archeologist shall provide an assessment regarding the sensitivity of the discovery and, if determined to be significant resources under CEQA and if avoidance is not feasible, recommend the appropriate treatment and/or recovery procedures for discovery. Work on the other portions of the project outside of the buffered area may continue during this assessment period. The applicant shall pay for all costs associated with the investigation and, if required, the treatment and/or recovery of the discovery.

MM CUL-2: Archaeological Resources Report

At the completion of all ground-disturbing activities, the project archaeologist shall prepare an Archaeological Resources Monitoring Report summarizing all monitoring efforts and observations, as performed, and any and all prehistoric or historic archaeological finds as well as providing follow-up reports of any finds to the South-

Central Coastal Information Center (SCCIC), as required. Furthermore, any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN and Fernandeano Tataviam Band of Mission Indians(FTBMI). The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

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

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

Less than Significant Impact. Southern California Edison (SCE) will provide power from its existing infrastructure to serve the Proposed Project. Southern California Gas Company has facilities adjacent to the Proposed Project that can service the Proposed Project. The Proposed Project would result in increased use of energy (such as natural gas and electricity) during the construction phase. Energy usage would come from fuels to power construction vehicles and equipment and electricity with the use of equipment, lighting during construction, dust control, and during the production of materials such as asphalt, steel, concrete, pipes, and other materials. The energy use during construction would be temporary and cease once the Proposed Project has been completed.

Once in operation, the Proposed Project would result in increased use of energy for the operation and maintenance of the single-family housing development. The construction and design of the Proposed Project would be required to comply with the 2022 California Energy Code Title 24 Part 6 for energy efficiency requirements. The Proposed Project will be built in accordance with the Palmdale Green Building Code, PMC Section 8.04.200 of the City of Palmdale Adoption of Health, Safety and Technical Construction Codes. In addition, the City of Palmdale adopted an Energy Action Plan in 2011 providing recommendations and measures to improve energy efficiency for existing and new development (City of Palmdale 2011). Impacts would be less than significant.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant Impact. As discussed in Section VI Impact (a) above, the construction and operation of the Proposed Project would be required to comply with Title 24 of the California Code of Regulations, thereby reducing any potentially significant impact associated with obstructing a state or local plan. Impacts will be less than significant.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII GEOLOGY AND SOILS. Would the Project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of injury, damage or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Map issued by the State Geologist for the area or based upon on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

In October 2022 RMA GeoScience provided a Geotechnical Review of Tentative Tract Map (Appendix E). The review relied upon field observation and available work, laboratory testing

and engineering analyses completed as a part of the referenced geotechnical investigation of the property completed by other firms. The Project site is moderately steep hilly terrain in its northwest and southwest portions, flattening to more gently north sloping terrain across the northeast, central and east portions of the Tract. The Review concludes, the professional judgment of Professional Geologist and Registered Engineer that performed the analysis, the proposed development is geotechnically feasible provided the recommendations presented in the Review are fully implemented during design and construction.

- a) i) **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of injury, damage or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Map issued by the State Geologist for the area or based upon on other substantial evidence of a known fault?**

Less than Significant Impact. Southern California is known to be a seismically active region. According to the United States Geological Survey (USGS) Quaternary Faults map, the Proposed Project is not underlain by any known active fault; and no active faults have been mapped across the Proposed Project. Geotechnical Review of Tentative Tract Map (Appendix E) also confirms the site does not lie within an Alquist-Priolo Earthquake Fault zone. However, the Proposed Project is located approximately one and two tenths (1.2) miles northeast of the San Andreas Fault, known to be an active fault (USGS 2022).

The Safety Element of the General Plan outlines goals and policies to minimize public health, safety, and welfare impacts resulting from seismic hazards in the City which are highlighted in Goal SE-1 (City of Palmdale 2022a). It establishes policies to protect residents, property, and infrastructure systems from potential damage as a result of seismic activity. The City also implements the Alquist-Priolo Earthquake Fault Zoning Act which requires the appropriate structural setbacks for properties nearby active faults (City of Palmdale 2022a). The Project is not located within an Alquist-Priolo zone. However, it is in an area that experiences earthquakes. Compliance with City policies that protect against potential seismic damage would result in impacts that are less than significant.

- ii) **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of injury, damage or death involving strong seismic ground shaking?**

Less than Significant Impact. Although no known faults lie beneath the Proposed Project site, the San Andreas Fault, an active fault, is located approximately 1.2 miles southwest of the Proposed Project site. Compliance with The goals and policies of Seismic Safety SE-1 would reduce impacts associated with strong seismic ground shaking (City of Palmdale 2022a). Therefore, implementation of the Proposed Project would result in less than significant impacts associated with strong seismic ground shaking.

- iii) **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of injury, damage or death involving seismic-related ground failure, including liquefaction?**

Less than Significant Impact. Soil liquefaction is a state of soil particle suspension caused by a complete loss of strength when the effective stress drops to zero. Liquefaction normally occurs under saturated conditions in soils such as sand, in which the strength is purely frictional, and occurs under vibratory conditions such as those induced by seismic events. The Proposed Project is not located within a seismic hazard zone, is not located in an area of high soil expansion, and the Palmdale Quadrangle does not contain areas of known historic documented liquefaction. Impacts would be less than significant.

- iv) **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of injury, damage or death involving landslides?**

No Impact. The Proposed Project site is relatively flat and does not include any significant slopes. Additionally, implementation of the Proposed Project would not result in the development of any slopes on the Proposed Project site. No impact would occur.

- b) **Would the project result in substantial soil erosion or the loss of topsoil?**

No Impact. The existing soil conditions of the Proposed Project site remain unchanged from those discussed in the original 1986 Rancho Vista Specific Plan EIR.

Construction activities associated with the Proposed Project would be required to comply with PMC regulations and the requirements of the National Pollution Discharge Elimination System (NPDES) permit. PMC Section 8.04.265 (Adoption of the Palmdale Existing Building Code) establishes regulations for the control of excavation, grading and earthwork construction, including fills and embankments, and for the control of grading-site runoff, including erosion, sediments, and construction-related pollutants (City of Palmdale 2023). The NPDES permit implements the City of Palmdale grading permit regulations that include compliance with erosion control measures, including grading and dust control measures. Construction associated with the Proposed Project would require the preparation and approval of an erosion control plan by the City of Palmdale Engineering Division. Additionally, preparation of a Storm Water Pollution Prevention Plan (SWPPP) will be required for the Proposed Project. These plans would identify Best Management Practices (BMPs) to be implemented during construction. BMPs would be designed to reduce soil erosion and construction site pollutant and sediment runoff to the maximum extent feasible. Further, all construction activities would be required to comply with AVAQMD Rule 403 regarding the control of fugitive dust; Rule 403 requires actions to prevent and reduce fugitive dust emissions.

Compliance with PMC Section 8.04.265 (Adoption of the Palmdale Existing Building

Code), the NPDES permit, and AVAQMD Rule 403 would ensure impacts associated with soil erosion would be less than significant during construction. In addition, the Proposed Project would implement appropriate landscaping as noted in the City of Palmdale's Landscaping and Irrigation Standards, PMC Chapter 14.05 (Water Efficient Landscaping), and hardscape plans to limit on-site and off-site erosion during ongoing operation of the Proposed Project. Therefore, implementation of the Proposed Project would result in a less than significant impact associated with soil erosion.

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

Less than Significant Impact with Mitigation Incorporated. As discussed above in Impact (a)(iv), the Proposed Project would not result in an impact associated with landslides. As discussed above in Impact (a)(iii), the Proposed Project would result in a less than significant impact associated with liquefaction. Lateral spreading is a result of liquefaction of soil on gently sloping ground during an earthquake. Considering the Proposed Project site is not identified as an area prone to liquefaction, the Proposed Project would result in a less than significant impact associated with lateral spreading.

As noted in the Geotechnical Review of Tentative Tract Map (Appendix E), the report recommended that subsurface soils will need to be removed down to a minimum of seven feet to competent ground for foundation support or five feet below the bottom of planned footings all concrete flatwork shall be underlain by a minimum of 12 inches of soil compacted to a minimum of 90 percent relative compaction (ASTM: D1557). These recommendations will be confirmed or revised after the preparation of the final geotechnical report. Therefore, the Project will implement Mitigation Measure GEO-1 which requires application of the recommendations from the final geotechnical report regarding soils. The design, engineering, and construction of structures associated with the Proposed Project would be subject to compliance with PMC Section 8.04.200.110.2.2 (Permits). The code states that work requiring a building or grading permit in an area determined by the Building Official or City Engineer to be subject to hazard from settlement or slippage is not permitted. Compliance with Section 8.04.202 (Copy of Palmdale Building Code maintained by City Clerk.), PMC Section 8.04.200.110.2.2 (Permits) would reduce impacts associated with subsidence or collapse (City of Palmdale 2023). Therefore, implementation of the Proposed Project would result in less than significant impacts with Mitigation Measure GEO-1 incorporated in association with subsidence or collapse.

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

Less than Significant Impact with Mitigation Incorporated. The potential of soil to

expand when wet and shrink when dry depends on the clay compositions. Certain types of clay tend to swell or expand when its water content increases and shrink disproportionately when dry. The Geotechnical Review of Tentative Tract Map (Appendix E) indicates soils at this site are expected to be non-expansive or at worst, slightly expansive range). The bedrock cut pads may expose clay-rich strata (seams, layers) that could be expansive in nature. Expansive soils could result in unstable foundations and pavement if not addressed in the grading process. The Proposed Project shall apply Mitigation Measure GEO-2 that requires implementation of the recommendations from the final geotechnical report regarding structural foundations. Impacts associated with expansive soils would be reduced to less than significant with implementation of Mitigation Measure GEO-2

- e) **Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

No Impact. Goal PSFI-3 of the General Plan Update requires that all new commercial, industrial, institutional, and residential development connect to the public sewer system; the Proposed Project would connect to the existing sewer along 30th Street via lines in Tilbury Drive and Registry Way. The Proposed Project would not utilize a septic system to accommodate wastewater needs. No impact would occur.

- f) **Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Less than Significant Impact with Mitigation Incorporated. The Proposed Project site consists of highly disturbed vacant land surrounded by urban development; therefore, there is a low probability that any significant paleontological resources are on the site. However, the Project site could have undiscovered resources due to its depth and location. Therefore, per the results of the survey and record searches discussed under the Section V, Cultural Resources, and in Cultural Resources Survey Report (Appendix D), mitigation measures PAL-1 and PAL-2 shall be implemented to mitigate impacts to paleontological resources to a less than significant level.

Mitigation Measures

MM GEO-1 Soil Recommendations

The Proposed Project shall implement the recommendations from the final geotechnical report regarding soils. The final geotechnical report shall be submitted by the Applicant and be approved by the City prior to the approval of the grading permits. The final geotechnical report shall confirm or revise the recommendations provided in the Geotechnical Review of Tentative Tract Map (Appendix E). Such recommendations include but are not limited to the removal of subsurface soils to seven feet (or the recommended depths per the final engineering and geotechnical reports) and concrete flatwork to be underlain by compacted soils.

MM GEO-2 Structural Foundation Recommendations

The Proposed Project shall implement the recommendations from the final geotechnical report regarding structural foundations. The final geotechnical report shall be submitted by the Applicant and be approved by the City prior to the approval of the grading permits. The final geotechnical report shall confirm or revise the recommendations provided in the Geotechnical Review of Tentative Tract Map (Appendix E) such as regrading if expansive layers/seams are encountered in cut lots.

MM PAL-1 Qualified Project Paleontologist

Prior to issuance of a grading permit, the applicant shall be required to obtain the services of a qualified project paleontologist to remain on-call for the duration of the proposed ground disturbing construction activity. The paleontologist selected must be approved by the appropriate City/Lead Agency representative. Upon approval or request by the City, a paleontological mitigation plan (PMP) outlining procedures for paleontological data recovery shall be prepared for the Proposed Project and submitted to the City for review and approval. The development and implementation of the PMP shall include consultations with the Applicant's engineering geologist as well as a requirement that the curation of all specimens recovered under any scenario shall be through an appropriate repository agreed upon by the City. All specimens become the property of the City of Palmdale unless the City chooses otherwise. If the City accepts ownership, the curation location may be revised. The PMP shall include developing a multilevel ranking system, or Potential Fossil Yield Classification (PFYC), as a tool to demonstrate the potential yield of fossils within a given stratigraphic unit. The PMP shall outline the monitoring and salvage protocols to address paleontological resources encountered during ground disturbing activities. As well as the appropriate recording, collection, and processing protocols to appropriately address any resources discovered. The cost of data recovery is limited to the discovery of a reasonable sample of available material. The interpretation of reasonableness rests with the City.

MM PAL-2 Paleontological Mitigation Report

At the completion of all ground-disturbing activities, the project paleontologist shall prepare a final paleontological mitigation report summarizing all monitoring efforts and observations, as performed in line with the PMP, and all paleontological resources encountered, if any. As well as providing follow-up reports of any specific discovery, if necessary.

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

Analysis of Greenhouse Gas (GHG) emissions has been incorporated in the updated Air Quality Study by M.S. Hatch Consulting (Appendix A). The study included the estimated criteria pollutant and GHG emissions from the construction and operation of the Proposed Project.

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

Less than Significant Impact. Significant legislative and regulatory activities directly and indirectly affect climate change and GHGs in California. The primary climate change legislation in California is Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006. AB 32 focuses on reducing GHG emissions in California, and AB 32 requires that GHGs emitted in California be reduced to 1990 levels by the year 2020.

The California Air Resources Board (CARB) is the state agency charged with monitoring and regulating sources of emissions of GHGs in California that contribute to global warming in order to reduce emissions of GHGs. The CARB Governing Board approved the 1990 GHG emissions level of 427 million tonnes of CO₂ equivalent (MtCO_{2e}) on December 6, 2007. Therefore, in 2020, annual emissions in California were required to be at or below 427 MtCO_{2e}. In January 2017, the CARB Board approved the 2017 Climate Change Scoping Plan (Scoping Plan). The Scoping Plan aims to reduce 1990 levels by 40 percent by 2030. The Scoping Plan was updated and approved in December 2022. The Scoping Plan continues programs and activities that will be implemented primarily by state agencies but also includes actions by local government agencies. Primary strategies addressed in the Scoping Plan include new industrial and emission control technologies; alternative energy generation technologies; advanced energy conservation in lighting, heating, cooling, and ventilation; reduced-carbon fuels; hybrid and electric vehicles; and other methods of improving vehicle mileage. Local government will have a part in implementing some of these strategies. The Scoping Plan also calls for reductions in vehicle associated GHG emissions through smart growth that will result in reductions in vehicle miles traveled (CARB 2022).

The City of Palmdale’s Climate Action Plan is included in the General Plan in Chapter 14 Sustainability, Climate Action, and Resilience. The Climate Action Plan outlines

the current inventory of GHG emissions, GHG reduction targets, strategies and actions to meet GHG reduction targets, and projected changes to natural hazards from climate change. The City's most recent GHG inventory for calendar year 2017 estimates total community emissions of 1,042,284 metric tons of Carbon Dioxide equivalent (MTCO_{2e}). Transportation related emissions are the largest contributor to community emissions, accounting for 59%, followed by residential energy use, accounting for 19%, and nonresidential energy use (low estimate), accounting for 16% of emissions. The remaining 6% of emissions are made up of solid waste, off-road equipment, water and wastewater, and industrial sources. Although this is an increase from 2005 levels, the annual per service population emissions decreased showing that population, job growth and a strong regional economy are the primary drivers of emission increases. The City is focusing on community generated emission mitigations because they provide the greatest opportunity to reduce GHG emissions. (City of Palmdale 2022a)

As discussed previously in Section IV (Energy), the construction and design of the Proposed Project would be required to comply with the 2022 California Energy Code Title 24 Part 6 for energy efficiency requirements. The project would also follow the guidelines provided in the 2011 City of Palmdale Energy Action Plan that is part of the strategy for the City to reduce GHG emissions.

The emissions associated with the Proposed Project consist of construction and operational emissions from the housing development. Construction emissions are temporary and include emissions of criteria pollutants and GHGs from construction activities during site preparation, grading, building construction, paving, and the application of architectural coatings. Operational emissions consist of area sources (i.e., re-applying architectural coatings, consumer products, and landscaping equipment), energy use (i.e., electricity and natural gas), mobile sources (e.g., commuting), solid waste disposal, and water and wastewater use (i.e., supplying and treating water and wastewater). As discussed in the Air Quality Section III, the GHGs estimated for each year of construction and total operational emissions are below the applicable AVAQMD thresholds, and therefore, would not have a significant impact on the environment.

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

Less than Significant Impact. Neither Los Angeles County nor AVAQMD have any specific plans, policies, or regulations adopted for reducing the emissions of GHGs. The Proposed Project’s construction-related emissions are short-term and anticipated to be less than significant. The operation of the Proposed Project would not exceed the AVAQMD thresholds; therefore, implementation of the Proposed Project would result in a less than significant impact associated with an applicable plan, policy, or regulation adopted for reducing the emissions of GHGs.

Mitigation Measures

None required.

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

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, emission or disposal of hazardous materials?

Less than Significant Impact. The Proposed Project includes the construction of 239-unit single-family residential development and associated infrastructure including water and sewer pipelines and associated appurtenances, storm drains and sediment basins, fire hydrants, private and public streets, curbs, sidewalks, a gated main entrance, and natural open space. The Proposed Project would utilize potentially hazardous materials during construction such as oils, cements, petroleum-based products, and other construction-related materials. The handling and disposal of potentially hazardous materials will be done in compliance with all applicable federal, State, and local regulations. Once operational, the Proposed Project would utilize typical chemicals and materials found in residential developments including but not including but not limited to gasoline, oil, solvents, cleaners, paint, pesticides, and fertilizer, may be used during construction and operation of the Project. Nonetheless, all construction and operational activities would be required to adhere to local standards set forth by the City, as well as state and federal health and safety requirements that are intended to minimize risk to the public from hazardous materials, such as California Division of Occupational Safety and Health (Cal/OSHA) requirements, the Hazardous Waste Control Act, the California Accidental Release Prevention (CalARP) Program, and the California Health and Safety Code.

As a result, the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Therefore, construction and operational impacts for these issues would be less than significant.

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

Less Than Significant Impact. The Project would involve the construction of a 239-unit, single-family residential development and associated infrastructure including water and sewer pipelines and associated appurtenances, storm drains and sediment basins, fire hydrants, private and public streets, curbs, sidewalks, a gated main entrance, and natural and improved open space. Construction requires excavation and grading, demolition, utility work, surface paving operations, and landscaping.

Operations on-site will be residential in nature and will not involve the routine transport, use, or disposal of hazardous materials. Potentially hazardous materials, including but not limited to, gasoline, oil, solvents, cleaners, paint, pesticides, and fertilizer may be used during construction and operation of the Project. Nonetheless, all construction and operational activities would be required to adhere to local standards set forth by the city, as well as state and federal health and safety requirements that are intended to minimize risk to the public from hazardous materials, such as Cal/OSHA requirements, the Hazardous Waste Control Act, the CalARP Program, and the California Health and Safety Code.

As a result, the Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials. Therefore, construction and operational impacts for these issues would be less than significant.

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

Less than Significant Impact. The Proposed Project is not located within one quarter mile of any schools. There are three schools within approximately one mile from the vicinity of the Project site. The closest is IDEA Academy @ Cottonwood that is located approximately 0.8 miles to the southeast. Esperanza Elementary School is approximately one mile to the north, and Highland High School is approximately 1.1 mile to the southeast. (Google 2023).

Project construction would involve the use of heavy equipment and other gas- or diesel-powered equipment that would generate emissions associated with internal combustion engines (i.e., diesel and gasoline). As described in impacts 4.9.1 a) and b) above, construction would also require temporary transport of potentially hazardous commercial materials, including but not limited to gasoline, oil, solvents, cleaners, paint, pesticides, and fertilizer. The Project is a 239-unit, single-family development, operations on site will be residential in nature and will not involve the routine transport, use, or disposal of hazardous materials; therefore, the associated impacts would be less than significant.

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

Less than Significant Impact. According to Department of Toxic Substance EnviroStor database (DTSC 2022), there are no sites within 1,000 feet from the Proposed Project that are listed as a hazardous materials site. According to the State Water Resources Control Board Geotracker database (SWRCB 2022), Sam's Club No. 4767 has a permitted underground storage tank (UST) located east from the Proposed Project by the Los Angeles County Fire Department. There are no hazardous materials sites or USTs located underneath, or within the immediate vicinity of the Proposed Project that would create a significant hazard to the public. Impacts related to hazardous materials sites would be less than significant.

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

No Impact. The nearest airport to the Proposed Project site is Palmdale Regional

Airport and Air Force Plant 42, both of which are located approximately six miles northeast of the Proposed Project (Google 2023). The Proposed Project will not result in a safety hazard or excessive noise because the Proposed Project area is not located within an airport land use area. No impact would occur.

f) **Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Less than Significant Impact. The development will be divided into two parts: Unit 1 (PA 7) and Unit 2 (PA 8). Unit 1 will have two access points from Registry Way and Tilbury Drive. Unit 2 will be a gated community with two access points. The north entrance will be on Tilbury Drive and a south exit/egress will be on a future street south of Tilbury Drive and Rancho Vista Boulevard.

The Proposed Project site is bordered by primary arterial street Rancho Vista Boulevard, and it is not anticipated that street closures would be required during construction. Furthermore, a traffic control plan would be implemented during construction to minimize disruptions due to lane closures and maintain access for emergency response and evacuation. New structures associated with the Proposed Project would be constructed consistent with relevant building and fire codes, including access requirements into and out of the Proposed Project site.

Appendix I (Traffic Impact Analysis) assumed project compliance with City of Palmdale standard development review including final project plans demonstrating adequate emergency vehicle access and circulation to the satisfaction of the City of Palmdale Public Works and Los Angeles County Fire Department. Also, the construction worksite traffic control plan shall comply with applicable engineering standards outlined in the *California Manual of Uniform Traffic Control Devices* and shall be submitted to the City for review and approval before the issuance of a grading permit or start of construction.

As described in Section XVI below, the Proposed Project would generate 71 trips during a.m. and p.m. peak hours, and consequently, would not congest emergency and evacuation routes. The Proposed Project will be constructed in compliance with the Los Angeles County Fire Department standards regarding emergency access. Therefore, the Proposed Project would not interfere substantially with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

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

Less than Significant Impact. The Proposed Project is not located in a Very High Fire Hazard Severity Zone according to the City of Palmdale Very High Fire Hazard Severity Zone Map (City of Palmdale 2015). Single-family residences are located immediately north, south, and east of the Project site. Vacant lands are located immediately west of the Project site, including the California Aqueduct that adjoins

the vacant land from north to south resulting in a less than significant impact associated with wildfires.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
X HYDROLOGY AND WATER QUALITY. Would the Project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river or through the addition of impervious surfaces, in a manner that would:				
i) result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impeded 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 checked="" type="checkbox"/>	<input type="checkbox"/>

A Conceptual Drainage Study (Appendix F) and Conceptual Sewer Area Study (Appendix G) was prepared in March 2022 for the Proposed Project by Antelope Valley Engineering, Inc. The results of the study indicated that the previous sewer studies prepared are valid and the existing sewer system has adequate capacity to connect to for the Proposed Project.

a) **Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

Less than Significant Impact. The construction activities would include site grading,

excavation, and other groundwork activities that could expose soils to construction materials and potential erosion due to wind and stormwater runoff which would impact water quality. The Proposed Project will be completed in accordance with the City of Palmdale adopted Master Drainage Plan and Los Angeles County Flood Control District regulations. The Proposed Project is more than five acres; therefore, per the City of Palmdale Drainage Guidelines, the Proposed Project is required to reduce post development site flows. Implementation of the Proposed Project's SWPPP plan would reduce potential impacts in degradation of water quality. The Proposed Project would be designed and constructed in accordance with the stormwater pollution control requirements of the Lahontan Region of the California Regional Water Quality Control Board (RWQCB) and comply with applicable NPDES requirements.

Compliance with these ordinances and requirements would result in the Proposed Project not violating any water quality standards or discharge requirements or resulting in the significant reduction of groundwater quality. Impacts would be less than significant.

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

Less than Significant Impact. Los Angeles County Waterworks District No. 40 (LACWWD) provides domestic water to the Antelope Valley and will be the water purveyor to the Project site. LACWWD receives its water from two sources, purchased (imported) water and groundwater. Imported potable water is purchased from the Antelope Valley East Kern Water District (AVEK), a local wholesaler. To prepare for scenarios when AVEK's supplies from the State Water Project (SWP) and the District's groundwater do not meet demands during dry years, the District has purchased excess imported water from AVEK and "banked" it in the local groundwater basin to use for future dry years. Water banking involves storing imported water in the aquifer when excess supplies are available in wet years or low-demand periods and then subsequently recovering it in periods of drought or high demand. Additional water supplies will have to be acquired and imported into the Antelope Valley to meet the demands associated with the level of growth projected for the service area. To acquire these additional water supplies, the District has executed a Memorandum of Understanding (MOU) with AVEK to implement a new Water Supply Entitlement Acquisition program for new developments that will be used to acquire additional imported water supplies.

Groundwater is another source of supply for the District, and it has historically been the secondary source of potable water supply. Groundwater has been, and continues to be, an important resource within the Antelope Valley region, although not a major source of water supply for the District. The Department of Water Resources does not identify the Antelope Valley Groundwater Basin as an over drafted basin due to its classification as an adjudicated basin.

During the 2020 Fiscal Year, LACWWD was allocated 45,818 acre-feet (AF) of groundwater and water sources from the State Water Project. Approximately 14,266 acre-feet were pumped in 2020 (LACWWD 2021). Using the City's average number of persons per household and target gallons per capita per day, calculations determined that the Project would require approximately 219.5 AF per year (AFY) for residential operations. The average number of persons per household in Palmdale from 2018 was 3.6 (SCAG 2019). Thus, for 239 units, the number of people anticipated to be living at the Project site during operations would be 860 people. According to the Los Angeles County Waterworks District 40 Urban Water Management Plan (UWMP), the County's target per capita water usage for 2020 was 225 gallons per capita per day. For the Project's 860 predicted residents, this results in 193,500 gallons per day, or approximately 217 AFY. Thus, in the highly unlikely scenario that the Project would be served using solely the City's available groundwater supply, the Project would require a nominal 0.47 percent of the water allocated in 2020, or 1.53 percent of the groundwater supplies.

The Project proposes landscaping throughout the site; nonetheless, compliance with the District's rules and all provisions of the City's water efficient landscape ordinance regulations as specified within PMC Chapter 14.05, would ensure minimal impacts to the City's groundwater availability. Thus, Project operations would not decrease groundwater supplies and impacts would be less than significant.

- c) i) **Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river or through the addition of impervious surfaces, in a manner that would result in substantial erosion or siltation on- or off-site?**

Less than Significant Impact. The Proposed Project site is currently vacant, and there are no surface water streams on-site. The Proposed Project includes the addition of impervious surfaces with the development of 239 dwelling units, with associated roads, landscaping, and community features. The Proposed Project would result in erosion during site grading and excavation. The implementation of SWPPP, BMPs, NPDES requirements, and other erosion control measures would minimize substantial soil erosion or siltation on-or off-site. As described in the Conceptual Drainage Study (Appendix F), the Project area will be divided into two drainage areas, one draining to the existing tract to the north (Tract No. 46394-01) and the other draining to an existing City of Palmdale Master Drainage Plan regional detention basin (Basin B-17) located on the southeast corner of Tract No. 062490, just south of Rancho Vista Blvd. The Proposed Project will include installation of two sediment basins to intercept the off-site runoff from the undeveloped area. These basins are sized to retain the sediment from these areas and will outlet directly to a proposed storm drain that will route the off-site flow through the Proposed Project area. Additionally, Rancho Vista Specific Plan is funding the onsite drainage system and regional drainage facilities have been constructed. Impacts therefore would be less than significant (RV Specific Plan, 1986).

ii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river or through the addition of impervious surfaces, in a manner that would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Less than Significant Impact. There will be approximately 13.46 acres of landscaping of the Project site on slopes, pocket parks, dog park, playground, private residential lot landscaping and street right-of way parkways. These landscaped areas would help reduce off-site flows and reduce runoff volumes and rates. Furthermore, two sediment basins will be installed at the site at the northern and southern portions of the site and connect to additional off-site basins. The function of the detention basin reduces the volume and velocity of stormwater runoff so that the completed Project will not increase the runoff from the current existing conditions. With implementation of BMPs and design features, project construction and operations would not result in substantial erosion siltation, flooding, runoff, or polluted runoff, therefore impacts would be less than significant.

iii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river or through the addition of impervious surfaces, in a manner that would 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?

Less than Significant Impact. Operation of the Project would increase the amount of runoff on site from its predeveloped conditions. Landscaping of the Project site would help reduce off-site flows and reduce runoff volumes and rates. Furthermore, the two sediment basins will be installed at the site. The sediment basin would fill and, once full, water would then follow flows into offsite basins as discussed in the Conceptual Drainage Study (Appendix F). With implementation of BMPs and design features, project construction and operations would not result in substantial erosion siltation, flooding, runoff, or polluted runoff. Impacts would be less than significant.

iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river or through the addition of impervious surfaces, in a manner that would impeded or redirect flood flows?

No Impact. The Proposed Project is located in Flood Zone X, is not located within a 100-year flood hazard area and is not located in an existing flood plain as indicated in the Conceptual Drainage Study (Appendix F). No impact would occur.

d) Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The Proposed Project is not located within a 100-year flood hazard area and is within Federal Emergency Management Agency (FEMA) flood zone ‘X’. The Proposed Project is not located within an existing flood plain (FEMA 2022). The Proposed Project is located approximately five miles northwest of Lake Palmdale. Inundation by seiche or tsunami would not occur because the Proposed Project is not located near a coastline and not within the inundation area of Lake Palmdale (City of Palmdale 2022). The Proposed Project area is vacant and relatively flat. No impacts would occur.

e) **Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

Less than Significant Impact. As previously mentioned, the Project would apply for a NPDES permit and prepare a SWPPP. Implementation of the SWPPP would reduce polluted stormwater runoff from the Project site and ensure compliance with the requirements of the Lahontan Region of the California RWQCB and comply with applicable NPDES requirements. However, as discussed in Section 4.10.2 b), the Project’s 860 predicted residents would require approximately 217 AF of water per year. In the highly unlikely scenario that the Project would be served using solely groundwater, the Project would require a nominal 1.5 percent of the City’s 2020 allocated groundwater supply (LACWWD 2021). Therefore, the Project would not conflict with or obstruct any groundwater sustainability plans; and impacts would be less than significant.

Mitigation Measures

None required.

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

a) **Would the project Physically divide an established community?**

No Impact. The Proposed Project would be constructed on a 59.125-acre vacant parcel and would not require any partial or full property acquisitions from adjacent parcels. Proposed Project design and configuration would not interfere with existing access to adjoining properties or the existing street circulation pattern. Implementation of the project community commercial development would be consistent with the objectives of the City’s General Plan, promote the integration of

land uses, and would be consistent with the existing cohesion and character of the surrounding land uses. The development of the Proposed Project would result in no impact.

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

No Impact. The Project site’s land use designation and zoning is SP, specifically the Rancho Vista Specific Plan (City of Palmdale 2022a). The zoning and land use to the north and east are SP and to the west as the California Aqueduct. The south/southeast area of the Project is zoned as Single Family Residential (SFR3) with a minimum lot size of 7,000 square feet which allows a density of up to six dwelling units per acre. Development of the Proposed Project would be consistent with these existing land use and zoning designations. The Proposed Project design remains consistent with the objectives of the Specific Plan as a residential community. Therefore, the Proposed Project would not conflict with any applicable land use plan, policy, or regulation; impacts would be less than significant.

Mitigation Measures

None required.

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

Project Impacts and Mitigation Measures

- a) **Would the project 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 Proposed Project area is not within the Mineral Resource Zone (MRZ-3), which is classified as areas where mineral deposits are present, the significance of which cannot be evaluated from available data (DOC 1983). The Proposed Project is zoned for residential uses and would not involve any mining activities that would uncover mineral resources. No impact would occur.

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

No Impact. The land use and zoning of the Project site does not permit mining or extraction activities. No impact would occur.

Mitigation Measures

None required.

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

Advanced Engineering Acoustics (AEA) prepared a noise study for the Proposed Project on August 22, 2023. The noise study and architectural acoustical assessments have been conducted as required by the City and reference the City’s noise standards (Appendix H).

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

Less than Significant Impact with Mitigation Incorporated. The Proposed Project site is vacant and is surrounded primarily by residential communities and a commercial plaza to the southeast, across Rancho Vista Boulevard. The nearest sensitive receptors are the residential communities adjacent to the northern and southern boundaries of the Project site. Existing ambient noise includes vehicles traveling through Rancho Vista Boulevard, pedestrians, and social activities occurring within the neighborhood. According to the PMC Chapter 8.28, construction noise is prohibited in residential zones, except otherwise as noted, where no person shall

perform any construction or repair work on any Sunday or any other day after 8:00 p.m. or before 6:30 a.m. The Proposed Project will result in a temporary increase in construction-related noise during development. After construction, similar operational noise will be generated from vehicles and residences within the area.

The City of Palmdale requires that exterior noise not exceed 65 Community Noise Equivalent Level (CNEL) at outdoor living areas (patios, balconies, parks, etc.) and 45 CNEL inside habitable spaces of residential dwellings. The outdoor noise criterion is recommended to provide an acceptable noise environment for outdoor activities and recreation, while the interior criterion is intended to provide an acceptable acoustic environment for communication and sleep. These noise limits also apply to the nearby residential zoned areas due to noise generating activities associated with the construction of the proposed project.

Architectural Acoustics

Noise intrusion from exterior traffic noise is required to be mitigated such that the unoccupied interior CNEL is 45 dBA, or less. Two of the exterior CNEL results from the Appendix H Noise Study's monitoring sites are near or slightly above the 65 CNEL exterior limit from Rancho Vista Blvd; therefore, current conditions are above City noise criteria for the proposed housing tract if it was already constructed. With traffic increasing due to development, future traffic noise levels would increase. Therefore, outdoor living area traffic noise abatement measures shall be implemented for residential properties that will be constructed within 90 feet of the roadway centerline. The Mitigation Measure NOI-1 outlines the noise abatement requirements for the Proposed Project to meet the City's interior noise limit.

Construction

Noise effects from construction activities of a project are a function of the noise generated by construction equipment, the location and sensitivity of nearby land uses, and the timing and duration of the noise generating activities. Noise levels at the nearby residential areas will increase temporarily due to the construction activities. Based on the results of the Noise Study (Appendix H), half of the construction phases of the Proposed Project would exceed 65 CNEL by 9 to 12 dB, especially for the existing residential areas near the Project site. Excessive noise is often due to poorly fitting equipment noise enclosures and ineffective engine mufflers, in addition to scheduling construction outside of the permitted hours.

Therefore, the Project shall implement the Mitigation Measure NOI-2 to address construction related impacts of the Proposed Project. The mitigation measures shall be implemented by the residential site contractor and developer.

With the implementation of mitigation measures NOI-1 and NOI-2, the impact would be less than significant.

- b) **Would the project result in the generation of excessive groundborne vibration or groundborne noise levels?**

Less than Significant Impact. Groundborne vibration is an oscillatory motion that is often described by the average amplitude of its velocity in inches per second or, more specifically, peak particle velocity. Groundborne vibration is much less common than airborne noise. The Proposed Project would not cause groundborne vibration to impact sensitive receptors because it does not include construction activities with the potential to create excessive vibration such as pile driving or blasting. Additionally, the Proposed Project does not include or involve freight railroad traffic and heavy manufacturing or processing equipment which can cause excessive vibration. The Proposed Project would comply with the PMC Chapter 8.28 (Building Construction Hours of Operation and Noise Control) in prohibiting construction noise anytime on Sundays and prior to 6:30 a.m. and after 8:00 p.m. on weekdays and Saturdays (City of Palmdale 2023). Impacts would be less than significant.

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

No Impact. The nearest airport to the Proposed Project site is Palmdale Regional Airport and Air Force Plant 42, both of which are located approximately six miles northeast of the Proposed Project (Google 2023). The Proposed Project will not result in exposing residences to excessive noise levels within two miles of a public or private use airport. No impact would occur.

Mitigation Measures

MM NOI-1: Architectural Acoustics

For the Project to meet the City's interior noise limit, noise intrusion from exterior traffic noise is required to be mitigated such that the unoccupied interior CNEL is 45 dBA or less. Mitigating the noise levels of the outdoor living areas to be within the City's noise limit shall be done by implementing the following all the design guidelines below. These shall be completed and monitored by the Project Contractor and confirmed and inspected by a building inspector approved by the City.

Exterior Home Walls - A standard southern California inland exterior wall design, with thermal insulation, meets or exceeds 25 Sound Transmission Class (STC) and would be adequate for this project.

Exterior Roof Assembly - A standard southern California inland roof/ceiling assembly design, with thermal insulation, meets or exceeds a rating of 25 STC and would be adequate.

Entry Doors - An exterior entry door/frame, such as a solid core exterior door

with standard weather-stripping at jamb and head and a simple threshold seal, meets or exceeds a rating of 20 STC and would be adequate for such a project.

Windows - A standard southern California inland inoperable window assembly design meets or exceeds a rating of 20 STC and would be adequate.

MM NOI-2: Noise-Generating Equipment

Prior to use of noise-generating construction equipment, the construction staff, under the direction of the construction contractor, shall conduct an inspection of the equipment to ensure that it is operating in good condition per the manufacturer standards. Noise-generating equipment, including but not limited to vehicles that could exceed the City standards, shall be installed with suppression equipment such as engine mufflers and enclosures and are inspected that they are working and fitted properly. Noise levels will be measured to ensure compliance with the City standards.

Construction activities that would exceed the City standards, or not qualify for exemption under the municipal code will be prohibited unless the proper equipment is utilized to lower the construction noise. Construction shall not occur during the evening, nighttime, Sundays, and legal holidays. Daytime construction noise levels emanating from the acoustic center of the Project site during site grading and the paving phases would exceed 65 CNEL by at least 9 dB. Exterior construction noise could exceed 65 CNEL by up to 12 dB for the nearest activity and duration of the construction. These potential construction noise exceedances would need to be monitored, verified, and properly mitigated when exceedances occur.

Since the property lines of existing residential properties are adjacent to the construction site, construction noise monitoring must be performed along them. However, measurements need to be made at least 10 feet away from hard reflecting surfaces such as buildings and walls to avoid coherence between incoming source noise and outgoing reflected noise.

Construction contractor(s) shall install temporary 25 sound transmission class rating noise barriers that are eight feet higher than the offending noise sources (exhaust stacks, engines, etc.) and will block any direct line of sight between excessive equipment noise sources and six feet high above ground level residential receiver locations such as outdoor living areas (patios and pools, etc.) and also first floor windows. Since construction noise must cease after 7:00 p.m., noise shielding of upper-level windows would not generally be required, except for rooms with day sleepers (which would then need to be unequally protected on a case-by-case basis).

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

Project Impacts and Mitigation Measures

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

No Impact. The Proposed Project includes the construction of 239 one and two-story housing units on a currently vacant lot. The City of Palmdale has an average household size of 3.6 persons, which could bring approximately 860 residents into the City as noted in the Southern California Association of Governments (SCAG) City profile (SCAG 2019). As part of the Proposed Project, it would fill an area identified in the Ranch Vista Specific Plan for an urban residential village which was previously analyzed to accommodate 96 single-family units in Unit 1 and 278 attached condominium units within Unit 2. The Proposed Project would accommodate planned population growth because the Proposed Project has been projected from the previously approved MNDs. The construction of the Project would help the City achieve housing goals in support of the Housing Element of (City of Palmdale 2022). Therefore, the Project would fulfill an existing need for housing in the City and would not induce unplanned population growth.

Construction of the Project would also result in the generation of temporary construction jobs and a limited number of permanent jobs. Nonetheless, the additional jobs would be filled by nearby residents. Therefore, jobs resulting from the Project would not lead to relocation of any population. The Project would not directly or indirectly induce substantial population growth during construction or operation; thus, impacts would be less than significant.

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

No Impact. The Proposed Project site is currently vacant and undeveloped, while adding 239 housing units. The construction of the Proposed Project would not result in the demolition of any existing residential structures. The Proposed Project would not displace any existing housing units. No impacts would occur.

Mitigation Measures

None required.

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

Project Impacts and Mitigation Measures

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 fire protection?**

Less than Significant Impact. The Los Angeles County Fire Department provides fire protection services within the City of Palmdale. Los Angeles County Fire Station No. 136 is the nearest fire station to the Proposed Project area and is located approximately eight tenths (0.8) mile north of the Proposed Project site. The project must comply with the required Los Angeles County Fire Department codes, ordinances, and regulations as provided in PMC Section 8.04.400 (Adoption of the Palmdale Fire Code) including conformity with any fire protection requirements for fire hydrants and accessibility to the site. The Proposed Project will also fulfill the City of Palmdale Fire Facilities Impact Fee Ordinance that would assist in abating impacts to fire protection services as indicated in PMC Chapter 3.42 (Fire Facilities Impact Fee Requirements). Impacts associated with fire protection would be less than

significant.

During the Project's operational phase, the frequency of emergency calls may incrementally increase because residential uses would be introduced to the partially vacant site. For a residential project, the majority of calls are likely to be emergency medical and rescue. The Project would be required to conform to the California Fire Code and follow requirements in the PMC, which requires integration of fire safety features such as fire sprinklers, fire hydrants, and water service infrastructure capable of delivering the required fire flows rates.

Additionally, the Project would fulfill an existing need for housing in the City. Therefore, the housing and job opportunities generated by the Project are expected to be filled by residents who currently live in the area. Considering the Project would not induce unplanned population growth, the Project would not increase the demand for fire protection or require new facilities. Impacts to fire services would be less than significant.

- b) **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 police protection?**

Less than Significant Impact. The City of Palmdale is contracted with Los Angeles County for various emergency services including obtaining services from the Sheriff's Department. Protection is provided by the Los Angeles County Sheriff's Department North Patrol Division. The nearest station is the Palmdale Sheriff Station, which is located at 750 East Avenue Q, Palmdale, CA, 93550 approximately 4.3 miles southeast of the Proposed Project (Google 2023). The Proposed Project will utilize private security services for the properties.

During the Project's operational phase, the frequency of emergency calls may incrementally increase because residential uses would be introduced to the currently vacant site. However, the Project would fulfill an existing need for housing in the City. Therefore, the housing and job opportunities generated by the Project are expected to be filled by residents who currently live in the area. The Project would not induce unplanned population growth, and the 239 new housing units Project would not require new police facilities. Impacts to police services would be less than significant.

- c) **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 schools?**

Less than Significant Impact. The Project site is within the Westside Union School District and Antelope Valley Union High School District. The schools that would likely serve this Project included Esperanza Elementary School (TK- 6th grade), The IDEA Academy @ Cottonwood (TK- 6th grade), Hillview Middle School (7th- 8th grade) and Highland Highschool (9th-12th grade). Implementation of the Proposed Project would not physically impact the any nearby schools. As previously discussed, the Project would fulfill an existing need for housing in the City. Therefore, the housing and job opportunities generated by the Project are expected to be filled by residents who currently live in the area. The Project would not induce unplanned population growth, the Project would not increase the demand for schools or require new facilities. Impacts to schools would be less than significant.

Antelope Valley Union High School District (District) prepared a Residential and Commercial/Industrial Development School Fee Justification Study on June 8, 2022, to determine the projected student enrollment growth and future facility needs and fees necessary to maintain and provide schooling to existing and future students (Key Analytics 2022).

The student enrollment growth, based on an anticipated increase in single and multi-family units, is projected to be 6,264 students. The existing capacity for high school levels is 22,055 students. Current enrollment is at 21,697 students as of the 2021/2022 estimates, thereby having an excess of 358 seats. Due to the lack of future seats, the District has already planned for a fee increase on developments within the District service area. With the projected increase in residents to the area (an estimated 860 persons), it is not expected for all 860 persons to be of schooling age. As a result, the Proposed Project will not result in significant deterioration of service of public schools.

The City's Housing Element includes a residential development fee burden within the City and includes school impact fees for residential units based on square footage and development type. Impacts to schools would be less than significant.

- d) **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 parks?**

Less than Significant Impact. Currently 0.3 percent of the Palmdale city limits is allocated to parks and recreation (City of Palmdale 2022). As provided in the Parks and Receptions Element of the General Plan, Goal PR-1 has goals and policies for provisions of adequate park and recreational facilities to meet the needs of existing and future residents. The Single Family Residential designations include new development should provide neighborhood and community parks. Residences should have connection to existing parks, nature areas and recreational trails (City of Palmdale 2022). As mentioned above, the Project would fulfill an existing need for

housing in the City and would not induce unplanned population growth. Furthermore, additional jobs generated by the Project would be filled by residents who currently live in the area and would not result in the relocation of any population. Thus, the Project is would not significantly increase the demand for parks or require new facilities because the residential development includes a dog park, playground, community center, and small pocket parks/seating areas. There will be 17.38 acres of natural open space. There is approximately 5.07 acres of landscaped project open space (slopes, pocket parks, dog park, and playground). Additionally, there is an estimated 8.39 acres private residential lot landscaping and street Right of Way parkways. All of the public areas will be owned and maintained by the Homeowner Association (HOA) and therefore would be restricted to the residents of the proposed Project. Impacts to parks by the proposed project would be less than significant. Therefore, implementation of the Proposed Project would not result in a substantial permanent increase in population that would necessitate the construction of additional park facilities, or an increase in use of parks within the area such as Marie Kerr Park, and Desert Sands Park (Google 2023). Additionally, the Proposed Project will pay its share of development impact fees, including City Park fees, to address growth-related infrastructure and public service costs. No impact would occur.

- e) **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 other public facilities?**

Less than Significant Impact. The Project consists of 239 dwelling units and 860 residents within the development, along with an open space/recreational portion allowing for greenspace as part of the development. The Project would not induce growth requiring the extension of existing or creation of other public facilities. The Proposed Project would comply with the City Public Facilities Development Impact Fee Ordinance that would assist in abating impacts to public facilities as indicated in PMC Chapter 3.45 (Public Facility Development Impact Fee Requirements). The Project would not increase the demand for other public facilities. Impacts would be less than significant.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI RECREATION. Would the Project:				
a) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

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

No Impact. As described in Section XV above, the Proposed Project would not result in a substantial permanent increase in population. The Project proposes construction of a 239-unit residential single-family development with 860 residents; however, the Project would fulfill an existing need for housing in the City and would not induce unplanned population growth. One of the target Key Performance Indicators is for 90 percent of residents to have access to parks and recreation within a 20-minute walk and to have five acres of parkland per 1,000 residents (City of Palmdale 2022a). In addition, the Parks, Recreation and Open Space Chapter 10 of the Palmdale General Plan, includes Parks and Recreation Standards that will be the requirements for development until a Parks Master Plan or similar document is adopted. The Project is in compliance with these standards. The on-site amenities include a dog park, playground, community center, and small pocket parks/seating areas and 17.38 acres of open space. Nearby parks include Marie Kerr Park, approximately a half (0.5) mile east of the Project site. Therefore, the Proposed Project would not increase the use of existing neighborhood and regional parks or other recreational facilities, and no impact would occur.

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

No Impact. Recreational facilities such as a dog park, playground and community center are proposed as Project amenities. However, these facilities will be contained entirely on site and will be for resident use only. The Project does not involve construction or expansion of off-site, public recreational facilities which might have an adverse physical effect on the environment. Additionally, Park and Recreation Fees will be paid by the Applicant in compliance with the PMC to offset any impacts

associated with the proposed development. Therefore, impacts would be less than significant.

Mitigation Measures

None required.

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

A Traffic Impact Analysis was prepared on August 10, 2023, for the Proposed Project by Ganddini Group Inc. to evaluate the potential for transportation impacts resulting from the development of the proposed project in the context of the City of Palmdale’s discretionary authority for conformance with locally established operational standards (Appendix I).

Project Impacts and Mitigation Measures

- a) **Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?**

Less than Significant Impact. The Project site is located south of Rancho Vista Boulevard and west of Tilbury Drive within the Rancho Vista Specific Plan in the City of Palmdale California. Vehicular access for the Project site is proposed via three full access residential street connections. Two project connections are on Tilbury Drive and one project connection is at Registry Way. A complete level of service (LOS) analysis and intersection analyses are provided in the Traffic Impact Analysis (Appendix I).

The study intersections currently operate within acceptable Levels of Service (D or better) during peak hours, except for the intersection of 50th Street West and West Avenue N that currently operates at Level of Service E during the a.m. and p.m. peak hours.

The study intersections are forecast to continue operating within acceptable Levels

of Service (D or better) during the peak hours for all analysis scenarios evaluated, except for the intersection of 50th Street West and West Avenue N that is forecast to continue operating at LOS E during the a.m. and p.m. peak hours.

The Proposed Project is forecast to increase the intersection delay by less than two seconds at the intersection of 50th Street West and West Avenue N for the Existing Conditions Plus Project traffic analysis scenario and cause no change in delay for Opening Year (2025). With Project conditions traffic analysis scenario, therefore, the Proposed Project is forecast to result in no significant impacts at the study intersections for the analysis scenarios evaluated in Appendix I based on the City-established thresholds of significance.

Since the Proposed Project is forecast to result in no significant impacts at the study intersections for the analysis scenarios evaluated, no additional off-site improvements are required beyond those necessary to provide Project site access.

Goal under Circulation and Mobility of the General Plan Update adopts policies and standards for street design and construction which would promote safety, convenience, and efficiency (City of Palmdale 2022a).

CM-1: Build and maintain a transportation system that is safe and comfortable for travelers of all modes regardless of age or ability.

CM-2: Build and maintain a transportation system that accommodates future growth and maintains transportation networks for all modes.

CM-4: Build and maintain a transportation system that enhances quality of life and public health.

The Proposed Project would not conflict with a congestion management or circulation plan. The Proposed Project does not include activities that would remove any pedestrian or bicycle paths or interrupt public transit stops. Impacts would be less than significant.

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

Less than Significant Impact. The metric used to evaluate the transportation impact of land use and transportation projects under current CEQA guidelines is known as vehicle miles traveled (VMT). In general terms, VMT quantifies the amount and distance of automobile travel attributable to a project or region. California Senate Bill (SB) 743 directs the State Office of Planning and Research (OPR) to amend the CEQA Guidelines for evaluating transportation impacts to provide alternatives to LOS that “promote the reduction of GHG emissions, the development of multimodal transportation networks, and a diversity of land uses. In general terms, VMT quantifies the amount and distance of automobile travel attributable to a project or region.

The Proposed Project involves the development of single-family residential lots with a density of four dwelling units/acre. The project density does not exceed the zoning for this area; therefore, the Project-generated trips would be the same or less as those previously evaluated.

Since the Proposed Project is forecast to result in the same or fewer daily trips in comparison to the land use previously evaluated, the proposed project's VMT impact would be the same or less as the land use previously evaluated in the originally certified EIR and its subsequent addendums including the Specific Plan Amendment.

Antelope Valley Transit Authority provides public transportation to the areas surrounding the Proposed Project site. There are numerous transit stops within the Proposed Project site, including Routes 7 and 97 along Rancho Vista Boulevard and 50th Street West. The closest bus stop to the Project is at Rancho Vista Boulevard and West Avenue O. Impacts therefore would be less than significant.

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

Less than Significant Impact. The Proposed Project will not substantially increase hazards due to design features. While the Proposed Project is located at an intersection, the proposed activities do not include major adjustments to the roadways. The Traffic Impact Analysis (Appendix I) concluded that there would be no significant impacts at the study intersections that were evaluated, and no off-site improvements are required beyond those providing project access. The proposed uses of the site will be compatible with existing land uses. Therefore, the impacts would be less than significant.

- d) **Would the project result in inadequate emergency access?**

Less than Significant Impact. The Proposed Project is forecast to generate a total of approximately 2,250 daily trips, including 165 trips during the a.m. peak hour and 225 trips during the p.m. peak hour. As noted in the Traffic Impact Analysis (Appendix I), final project plans shall demonstrate adequate emergency vehicle access and circulation to the satisfaction of the City of Palmdale Public Works. The Proposed Project will also be constructed in compliance with the Los Angeles County Fire Department standards regarding emergency access. Review and approval from the Los Angeles County Fire Department is required as part of the City of Palmdale application process. Also, a construction worksite traffic control plan shall comply with applicable engineering standards outlined in the California Manual of Uniform Traffic Control Devices and shall be submitted to the City for review and approval before the issuance of a grading permit or start of construction. This Plan will be provided to the Fire Department to inform them of emergency access during construction. The plan shall identify any roadway, sidewalk, bike route, or bus stop closures and detours as

well as haul routes and hours of operation. All construction-related trips shall be restricted to off-peak hours to the extent possible. The Proposed Project would not interfere substantially with an adopted emergency or evacuation plan and would include a new emergency lane for the development. Impacts associated with inadequate emergency access would be less than significant.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII TRIBAL CULTURAL RESOURCES. a) 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:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) to Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Proposed Project site is currently undeveloped and does not include any historic resources.

Project Impacts and Mitigation Measures

- i) **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 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)?**

Less Than Significant Impact with Mitigation Incorporated. The Proposed Project site does not contain any structures listed or eligible for listing in the California

Register of Historical Resources (CRHR), or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k). As discussed in Appendix D, in March 2022, the NAHC responded to request for a record search that its Sacred Lands File was negative for the presence of Native American cultural resources within the Project site and the record search study area. However, there is the possibility of cultural resources being discovered on the Project site as determined during tribal consultation. Therefore, implementation of mitigation measures TRC-1 through TCR-5 would result in a less than significant impact associated with the unanticipated discoveries of tribal cultural resources.

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

Less Than Significant Impact with Mitigation Incorporated. Assembly Bill 52 requires public agencies to consult with tribes that may have a traditional affiliation to a project area to gather information on a site's sensitivity and identify if any mitigation measures would be required to preserve discovered or undiscovered tribal cultural resources. The City sent letters to their list of tribes on November 29, 2023, to conduct consultation.

The City received mitigation measures from the Yuhaaviatam of San Manuel Nation to be incorporated to the Project on January 3, 2024.

The City received a request to conduct consultation from the Fernandeno Tataviam Band of Mission on December 5, 2023. The City received mitigation measures to be incorporated into the Project on January 31, 2024.

As discussed in Section V Cultural Resources, a) and c) the requested records search results indicate the presence of at least one previously recorded sensitive resource within the Project. site, the mitigation measures CUL-1 shall be implemented to ensure that potential impacts to sensitive resources remain less than significant. CUL-2 requires reporting of monitoring activities and documentation of unanticipated discoveries. Additionally, based on the history and sensitivity of the Project area discussed with the Tribes during consultation, mitigation measures TCR 1 through TCR-5 shall be incorporated into the Project. Implementation of the mitigation measures will reduce the potential for adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074, to less than significant.

Mitigation Measures

MM TCR-1: Full Time Monitoring

The project applicant shall retain a professional Tribal Monitor procured by the Fernandefio Tataviam Band of Mission Indians to observe all ground-disturbing activities including, but not limited to, clearing, grubbing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or similar activity. Two Tribal Monitors shall observe initial ground disturbing activities and, as they proceed, adjust the monitoring approach and distance as needed to provide adequate observation and oversight. Tribal Monitoring Services will continue until confirmation is received from the project applicant, in writing, that all scheduled activities pertaining to Tribal Monitoring are complete. If the Project's scheduled activities require the Tribal Monitor(s) to leave the Project for a period of time and return, confirmation shall be submitted to the Tribe by Client, in writing, upon completion of each set of scheduled activities and five days' notice (if possible) shall be submitted to the Tribe by project applicant, in writing, prior to the start of each set of scheduled activities. If cultural resources are encountered, the Tribal Monitor will have the authority to request that ground-disturbing activities cease within 60 feet of discovery and a qualified archaeologist meeting Secretary of Interior standards retained by the project applicant as well as the Tribal Monitor shall assess the find.

MM TCR-2: In the Event of an Inadvertent Discovery

If cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards retained by the project applicant shall assess the find. Work on the portions of the Projects outside of the buffered area may continue during this assessment period. The Fernandefio Tataviam Band of Mission Indians (FTBMI) shall be contacted about any pre-contact and/or post-contact finds and be provided information after the archaeologist makes their initial assessment of the nature of the find, to provide Tribal input with regards to significance and treatment.

MM TCR-3: Disposition and Treatment of Inadvertent Discoveries

The Lead Agency and/or applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.

MM TCR-4: Reburial of Resources

It is the preference of YSMN that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by YSMN, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been

issued to Lead Agency, CHRIS, and YSMN. All reburials are subject to a reburial agreement that shall be developed between the landowner and YSMN outlining the determined reburial process/location and shall include measures and provisions to protect the reburial area from any future impacts.

Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with YSMN to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.

All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and YSMN for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and YSMN.

MM TCR-5: In the Event of Inadvertent Discovery, Human Remains

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

- a. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the NAHC, should those findings be determined as Native American in origin.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX UTILITIES AND SERVICE SYSTEMS. Would the Project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

- a) **Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication, the construction or relocation of which could cause significant environmental effects?**

Less than Significant Impact. The Proposed Project includes the construction of 239 one-story and two-story dwelling units. The Proposed Project will require installation of utilities and services and contribute to development impacts fees. The surrounding area consists of developed parcels such as residential and commercial properties. Therefore, there are existing utilities that service the Project area. Existing utilities in the Project area include Los Angeles County Waterworks (Water), City of Palmdale Sanitary Sewer, AT&T, Waste Management, Southern California Gas Company, Southern California Edition and Charter/Spectrum. The project must comply with the standards and regulations of the Los Angeles County Sanitation District.

As discussed in Appendix F (Conceptual Drainage Study) indicates the existing regional basin sizing factored in the Proposed Project and has adequate capacity for the development. The existing sewer system has adequate capacity for the proposed

project to connect to existing sewer mains in 30th Street West and via lines in Tilbury Drive and Registry Way Conceptual Sewer Study (Appendix G). Impacts would be less than significant. Memorandum of Understanding is in place between the Applicant and Los Angeles County Waterworks District No. 40 that reserved water credits the Rancho Vista Development (LACWWD 2021a). There are no current outstanding system capital facility needs for operational water.

The 1986 EIR concluded that development within the Rancho Vista Specific Plan would not have a significant impact related to utilities such as sewer, water, solid waste, electrical, natural gas, telephone and other public services to the area. The Proposed Project proposes a lower density in residential development.

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

Less than Significant Impact. The Proposed Project would be required to demonstrate compliance with Goal PSFI-3 of the General Plan Update for Public Facilities, Services, and Infrastructure to ensure development is served by adequate distribution of water and sewage facility. Compliance with this regulation would ensure that impacts associated with water supply are alleviated. The Proposed Project would be serviced by the Los Angeles County Waterworks District No. 40. A Memorandum of Understanding is in place between the Applicant and Los Angeles County Waterworks District No. 40 that reserved water credits for the Rancho Vista Development (LACWWD 2021a).

During the construction and operations, new water lines would be constructed and connected to existing lines located along the project frontage in Rancho Vista Boulevard. Water conservation measures would be applied such as drought-tolerant landscaping and water-efficient appliances to minimize water use, and other specifications associated with CalGreen building code. Impacts would, therefore, be less than significant.

- c) **Would the project 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?**

Less than Significant Impact. The wastewater generated by the Proposed Project would be treated at the Palmdale Water Reclamation Plant (PWRP). The plant currently provides tertiary treatment for approximately 12,000 acre-feet per year (approximately 11 million gallons per day) of wastewater generated in and around the City of Palmdale. In 2012, the Palmdale Water Reclamation Plant was expanded to reach its current treatment capacity of 12 million gallons per day. The Palmdale Water Reclamation Plant is operating at approximately 91 percent of capacity. The Los Angeles County Sanitation Districts (LACSD) is responsible for treating and transporting wastewater discharges to the City's sewer according to the Sewer

System Management Plan (City of Palmdale 2014). The addition of the Proposed Project would result in an increase in wastewater from construction and operational uses. As indicated in the Specific Plan Addendum, development within the area would generate an estimated 9.4 million gallons per day. However, as analyzed, the Project site was analyzed in the General Plan Update and Specific Plan and has accounted for the increase in population and wastewater generation. In fact, the Project proposes a lower density than previously analyzed resulting in lower demand. Impacts would be less than significant.

- 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 Project proposes to construct a 239-unit residential community on currently undeveloped land; therefore, no demolition is required. The Antelope Valley region's waste and recycling collection services are provided by Waste Management Inc. Antelope Valley Public Landfill receives the wastes generated by the City. The remaining capacity of Antelope Valley Landfill is estimated at 12.3 million tons and a remaining life of 22 years as of 2017 (559,091 tons annually) according to the Los Angeles Integrated Waste Management Plan (LACPW 2017).

The Proposed Project would comply with the Solid Waste Management Plan (SWMP) and with PMC Chapter 5.52 (Solid Waste Handling and Recycling Service). The code is implemented to ensure compliance with Assembly Bill (AB) 341, which establishes reduction goals. The Proposed Project would also comply with the City's General Plan goals for waste reduction and recycling. CalRecycle provides one source of estimated single family home waste generation provided by the City of Los Angeles from 2006. A generation rate of 12.23 lbs/household per day is the estimated generation rate (2023 CalRecycle). Therefore, the addition of 239 single family dwellings to waste generation in the region using 12.23 lbs/household per day, the amount of waste added to the Antelope Valley Public Landfill annually by the proposed Project would be 1,066,884 lbs (533 tons). The amount of waste is approximately 0.1 percent of the estimated annual available capacity (559,091 tons) of the Antelope Valley Public Landfill. Impacts to solid waste services and attainment to solid waste reduction goals would be less than significant.

- e) **Would the project comply with federal, state and local management and reduction statutes and regulations related to solid waste?**

Less than Significant Impact. The City of Palmdale has a franchise agreement with Waste Management, Inc. that requires all residential and commercial developments within the City of Palmdale to maintain trash service with Waste Management, Inc. The Proposed Project would be required to participate in reduction and recycling programs to reduce the amount of solid waste delivered to the Antelope Valley Public Landfill.

The Proposed Project consists of site grading, addition of utilities within the area and creation of 239 new dwelling units. In accordance with PMC Chapter 5.52 (Solid Waste Handling and Recycling Service), the Project would prepare a construction and demolition materials management plan that details how the Project will divert or recycle at least 65 percent of construction and demolition material. Construction waste generated by the Project would be taken to a facility approved by the City for the diversion of construction materials within the County. The Proposed Project will comply with the City’s General Plan goals and policies such as the Palmdale General Plan Update SCR-5 to increase resource capture and reduce waste sent to landfills. Compliance with the above-mentioned Goal and Policies of the City of Palmdale General Plan would minimize impacts associated with solid waste regulations; therefore, implementation of the Proposed Project would result in a less than significant impact associated with solid regulations related to solid waste.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 uncontrolled spread of wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, 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 checked="" 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 checked="" type="checkbox"/>

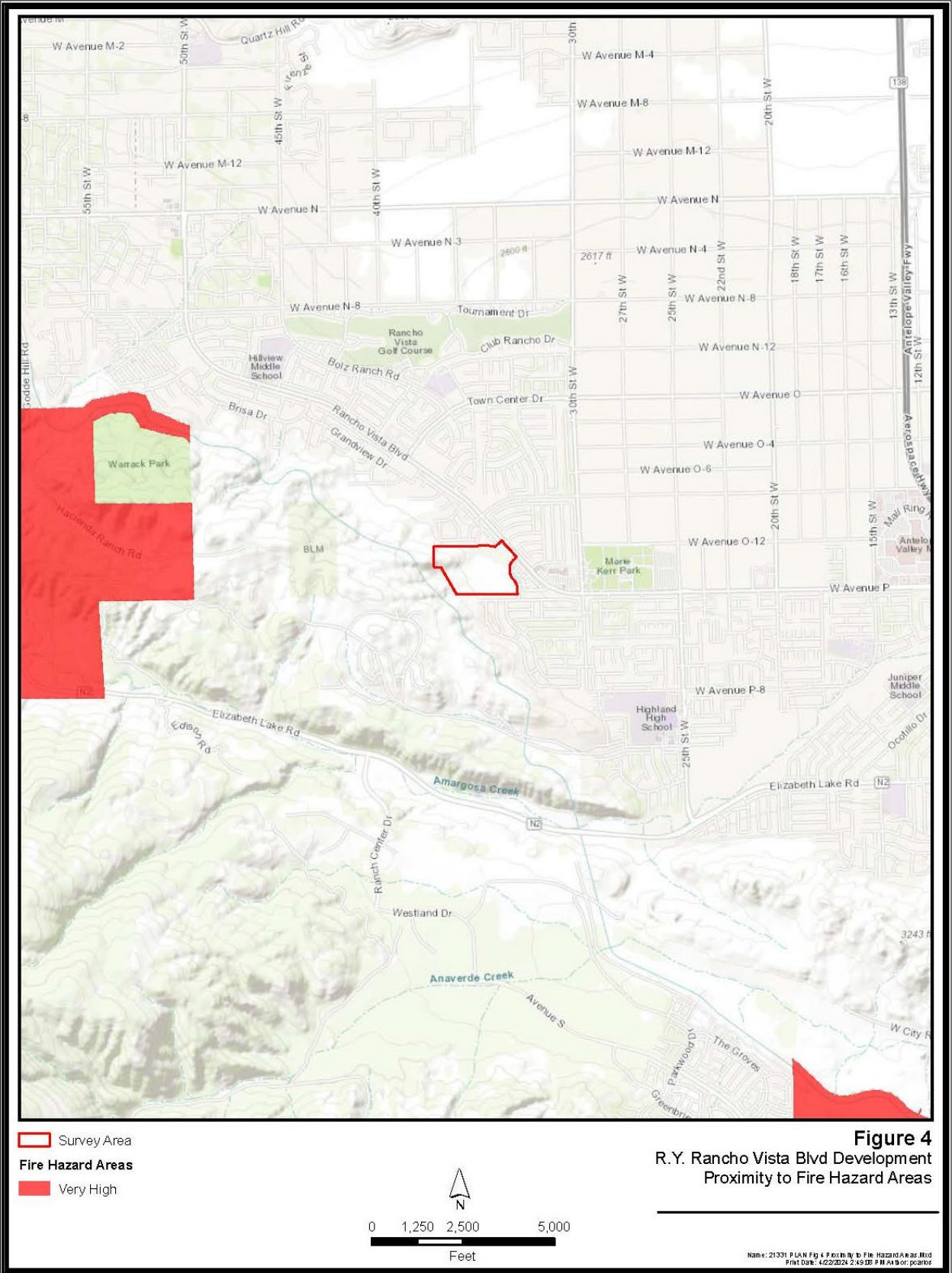
The Proposed Project site is not located within a Very High Fire Hazard Severity Zone (City of Palmdale 2015); however, the Proposed Project site is surrounded by vacant lands west of the Project site including the California Aqueduct that adjoins the vacant land from north to south and less than 2 miles from a Very High Fire Hazard Severity Zone to the west. The proximity of the Project site to the fire zone is provided in Figure 4.

Project Impacts and Mitigation Measures

- a) **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?**

Less than Significant Impact. As stated in Section IX Impact (g), the Proposed Project is not located within a Very High Fire Hazard Severity Zone but is less than two miles from a Very High Fire Hazard Severity Zone (City of Palmdale 2015 and Calfire 2023). Also, described in Section XVII, the Proposed Project is forecast to result in no significant impacts at the study intersections for the analysis scenarios evaluated in Appendix I. In addition, there are three entry/exits for the proposed development and a road established for emergency vehicle use which would allow for more emergency response routes in the area. Therefore, the impact of substantially impairing an adopted emergency response plan/evacuation plans within a very high fire hazard area would be less than significant.

Figure 4 Fire Hazard



- b) **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or uncontrolled spread of wildfire?**

Less than Significant Impact. As stated in Section IX and Impact (a) above, the Proposed Project is not within a Very High Fire Hazard Severity Zone and would not exacerbate wildfire risks. The Project is downslope from the fire zone to the west. According to Appendix A, the prevailing winds are from the west and southwest. Vacant lands are located immediately west of the Project site, including the California Aqueduct that adjoins the vacant land from north to south. Therefore slope, winds or other factors that could exacerbate wildfire risk or uncontrolled wildfire spread are a less than significant impacts from the Proposed Project.

- c) **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

Less than Significant Impact. As stated in Section IX and Impact (a) above, the Proposed Project is not within a Very High Fire Hazard Severity Zone however there is has a severe fire zone nearby. There are three entry/exits for the proposed development and a road established for emergency vehicle use. New water lines would be constructed and connected to existing lines located along the project frontage in Rancho Vista Boulevard bringing more water to the area near the fire zone. There are existing utilities that service the Project area. The Project would not require infrastructure that would exacerbate wildfire risk resulting in a less than significant impact.

- d) **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, 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. As stated in Section IX and Impact (a) above, the Proposed Project is not within a Very High Fire Hazard Severity Zone and would not exacerbate wildfire risks. Additionally, the Project site is located at the base of a foothill and the California Aqueduct adjoins the vacant land from north to south. No development occurs uphill that could lead to landslides. No impact would occur.

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

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

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

Less than Significant Impact with Mitigation Incorporated. The Project site consists of various vegetation and potential for the presence of nesting birds that could be impacted during construction. MM BIO-1 prescribes preconstruction surveys to determine if any sensitive wildlife species or nesting birds are present and provides direction for positive presence. MM BIO-2 requires the development of a Protected Plant Plan by a qualified biologist approved by the City prior to Project construction that shall identify methods, locations, and criteria for transplanting suitable western Joshua trees that would be removed during Project. As previously discussed within Section V Cultural Resources, the Proposed Project does not have evidence of historic resources. However, MM CUL-1 requires, a qualified project archaeologist to remain on-call for the duration of the proposed ground disturbing construction activity and available to contact in the event of any unanticipated discovery of archaeological or historical resources during the proposed construction activity. If any archeological or historical resources are uncovered during grading or excavation operations, all grading or excavation shall immediately cease in the immediate area. Prior to

construction commencing, all construction personnel associated with earth moving equipment, drilling, grading, or excavating, shall be provided with basic training. A tribal monitor shall be provided with an opportunity to attend the pre-construction briefing, if requested. The applicant, in consultation with the project archeologist, shall assure the preservation of the resource and immediately contact the appropriate City representative if a cultural discovery occurs. Additionally, all consulting Native American Tribal groups that requested notification of any unanticipated discovery of archaeological resources on the Project shall be notified. MM CUL-2 requires, the project archaeologist to prepare an Archaeological Resources Monitoring Report summarizing all monitoring efforts and observations, and all prehistoric or historic archaeological finds as well as providing follow-up reports of any finds to the SCCIC, as required. Implementation of the mitigation measures TCR-1 through TCR-5 will reduce the potential for adverse change in the significance of a tribal cultural resource. Additionally, implementation of the biological and cultural resources mitigation measures would reduce impacts to less than significant associated with biological and 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)?**

Less than Significant Impact. The following project has been identified to be located near the Proposed Project site according to the City of Palmdale 2022 Ten-Year Capital Improvement Plan (City of Palmdale 2022b).

TRF-006: Traffic Signal – Rancho Vista Boulevard (Avenue P) at Homeridge Drive

TRF-005: Traffic Signal – Town Center at Bolz Ranch Road

GEN-021: Marie Kerr Park Recreation Center Door

GEN-019: Marie Kerr Park Recreation Roof

PRK-003: Best of the West Softball Complex

PRK-009: Marie Kerr Pool Swim Deck Replacement and Pool Enclosure

PRK-014: Marie Kerr Park and Ride

PRK-023: Marie Kerr Park Pool Re-Plastering

The Proposed Project would not result in impacts that would be cumulatively considerable as no other projects have been identified to occur within the Proposed Project site and any projects within the vicinity would not create a cumulative impact with the Proposed Project. Impacts would be less than significant with mitigation measures incorporated.

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

Less Than Significant Impact with Mitigation Incorporated. The emissions associated with the Proposed Project consist of construction and operational

emissions from the housing development. Construction emissions are temporary and include emissions of criteria pollutants and GHGs from construction activities during site preparation, grading, paving, building construction, and architectural coating application. Operational emissions consist of area sources (i.e., re-applying architectural coatings, consumer products, and landscaping equipment), energy use (i.e., electricity and natural gas), mobile sources (e.g., commuting), stationary sources (i.e., emergency generator), solid waste disposal, and water and wastewater use (i.e., supplying and treating water and wastewater). Based on the Air Quality Study (Appendix A), the Proposed Project is not in conflict with nor would obstruct implementation of an applicable air quality plan. The estimated annual and daily emissions of construction and total operational emissions are below the applicable thresholds. Therefore, impacts associated with Air Quality and GHG are less than significant.

The Proposed Project would utilize potentially hazardous materials during construction such as oils, cements, petroleum-based products, and other construction-related materials. Once operational, the Proposed Project would utilize typical chemicals and materials found in residential developments including but not including but not limited to gasoline, oil, solvents, cleaners, paint, pesticides, and fertilizer, may be used during construction and operation of the Project. All construction and operational activities would be required to adhere to local standards set forth by the City, as well as state and federal health and safety requirements that are intended to minimize risk to the public from hazardous materials, such as California Division of Occupational Safety and Health (Cal/OSHA) requirements, the Hazardous Waste Control Act, the California Accidental Release Prevention (CalARP) Program, and the California Health and Safety Code. Therefore, impacts associated with hazardous materials on site would be less than significant. The development is not located within two miles of an airport, one quarter mile of a school, nor a Very High Fire Hazard Severity Zone.

Based on the result of the updated technical studies and previous EIR, the Proposed Project would result in temporary or permanent increase in noise levels. The noise monitoring conducted during the Noise Study (Appendix H) determined existing traffic noise from Rancho Vista Boulevard currently generates noise beyond 65 CNEL exterior limit. Future traffic noise levels would increase with the increase in traffic. Therefore, outdoor living area traffic noise abatement measures shall be implemented for residential properties that will be constructed within 90 feet of the roadway centerline. Also identified in the results of the Noise Study (Appendix H), half of the construction phases of the Proposed Project would exceed 65 CNEL by 9 to 12 dB, especially for the existing residential areas near the Project site. In compliance with PMC Section 8.28.030 (Construction Noise Prohibited in Residential Zones), the Proposed Project would prohibit construction noise anytime on Sundays and prior to 6:30 a.m. and after 8:00 p.m. on weekdays and Saturdays. Impacts would be less than significant with implementation of MM NOI-1 and NOI-2 that require specific architectural acoustic design guidelines, inspection of noise generating equipment, sound transmission class rating noise barriers, noise monitoring.

5. MITIGATION MEASURES

The following is a list of all mitigation measures that shall be carried out during project implementation.

- MM BIO-1: Pre-Construction Surveys
- MM BIO-2: Protected Plant Plan
- MM CUL-1: Qualified Project Archaeologist
- MM CUL-2: Archaeological Resources Monitoring Report
- MM GEO-1: Soil Recommendations
- MM GEO-2: Structural Foundation Recommendations
- MM PAL-1: Qualified Project Paleontologist
- MM PAL-2: Paleontological Mitigation Report
- MM NOI-1: Architectural Acoustics
- MM NOI-2: Noise-Generating Equipment
- MM TCR-1: Full Time Monitoring
- MM TCR-2: In the Event of an Inadvertent Discovery
- MM TCR-3: Disposition and Treatment of Inadvertent Discoveries
- MM TCR-4: Reburial of Resources
- MM TCR-5: In the Event of Inadvertent Discovery, Human Remains

6. LIST of PREPARERS

City of Palmdale

Chambers Group – Environmental Document, Joshua Tree Inventory Report, Cultural Resources Survey Report

Antelope Valley Engineering – Conceptual Sewer Area Study, Conceptual Drainage Study

RMA GeoScience – Geotechnical Review

MS Hatch Consulting – Air Quality Study

Ganddini – Traffic Impact Analysis

Advanced Engineering Acoustics – Noise Impact Analysis

RCA Associates, Inc. – General Biological Resources Assessment

7. REFERENCES

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8. PUBLIC COMMENTS AND RESPONSES