

**General Plan Amendment No. 23-0003,
Zone Change No. 23-0003, Tentative
Parcel Map No. 84001, Conditional Use
Permit No. 22-006, and Site Plan
Review No. 22-007**

Prepared for:

City of Palmdale
38250 Sierra Highway
Palmdale, CA 93550

Prepared by:

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October 2024

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SECTION 1.0 INTRODUCTION

CEQA requires the preparation of an Initial Study when a Project must obtain discretionary approval from a governmental agency and is not exempt from CEQA. The purpose of the Initial Study is to determine whether or not a Project, not except from CEQA, qualifies for a Negative Declaration (ND) or whether or not an Environmental Impact Report (EIR) must be prepared.

Section 1.0 of this Initial Study (IS) describes the purpose, environmental authorization, the intended uses of the IS, documents incorporated by reference, and the processes and procedures governing the preparation of the environmental document. Pursuant to Section 15367 of the State of California *Guidelines for Implementation of the California Environmental Quality Act* (CEQA Guidelines), the City of Palmdale (City) is the Lead Agency under the California Environmental Quality Act (CEQA). The City has primary responsibility for compliance with CEQA and consideration of the proposed project.

1. **Project Title:** General Plan Amendment No. 23-0003, Zone Change No. 23-0003, Tentative Parcel Map No. 8400, Conditional Use Permit No. 22-006, and Site Plan Review No. 22-007
2. **Lead Agency Name:** City of Palmdale
Economic and Community Development Department
Planning Division
38250 Sierra Highway
Palmdale, CA 93550
3. **Contact Person:** Brenda Magaña, Planning Manager
Economic and Community Development Department
Planning Division
38250 Sierra Highway
Palmdale, CA 93550

Phone Number: 661-267-5200
4. **Project Location:** Northwest corner of 25th Street E and East Avenue R
5. **Project Applicant's Name and Address:** Beyond Food Mart
Michael Ramirez
4300 Edison Avenue
Chino, CA 91710
6. **Existing Land Use/Zoning/General Plan:** The Project Site is within the Mixed Use 2 land use designation and is zoned Mixed Use 2. The property is currently vacant and undeveloped.
7. **Assessor Parcel Number:** 3018-028-023, -052, -053, -054
8. **General Plan Designation:** Mixed Use 2 (MU 2)
9. **Zoning Designation:** Mixed Use 2 (MU 2)

10. Description of Project:

Beyond Food Mart, Inc. (Applicant) is requesting the approval of a General Plan Amendment (GPA) and Zone Change (ZC), Tentative Parcel Map (TPM), a Conditional Use Permit (CUP) and Site Plan Review (SPR) to construct and operate a ten-island fueling station, a 7,258-square-foot grocery store, and a 2,127-square-foot drive-through carwash (see Figure 1 – Site Plan). The Project Site consists of four parcels totaling approximately 5.6 acres and is located on the northwest corner of the intersection of 25th Street East and East Avenue R (see Figures 2 and 3 for Regional Location and Site Vicinity). The TPM would subdivide the Project Site into two parcels. Development of the Proposed Project would occur only on the approximately 110,657-square foot eastern parcel, shown as Parcel 2. Future development of Parcel 1 is not analyzed in this document and would require a separate application and CEQA analysis.

Access to the Proposed Project will be provided by two 40-foot driveways, one along 25th Street East and the other along East Avenue R. Uses proposed for the Project Site include a passenger car gasoline fueling station to be composed of eight fueling islands to include 16 fueling positions (dispensers) on the southerly portion of the site. The gasoline fueling station includes two underground storage tanks (USTs). The gasoline fueling islands would be located under a 4,211 square-foot canopy which is proposed at a height of 19 feet, six inches. There will be another canopy adjacent to the gasoline fueling station for two islands with four hydrogen pumps. The hydrogen storage tank would be located north of the canopy.

The Proposed Project would include a total of 40 passenger car parking spaces (including two handicap accessible spaces) for the fueling station, carwash, and grocery store. Two additional spaces will be provided for electric vehicles (EV). The proposed grocery store and fueling station are anticipated to operate 24 hours a day and seven days a week. The car wash use shall operate daily between the hours of 7:00 AM to 9:00 PM. The Proposed Project will include 12 full-time employees.

The Project Site is within the Mixed Use 2 (MU 2) land use designation and is zoned Mixed Use 2 (MU 2). The Proposed Project requires approval of a General Plan Amendment and Zone Change to Neighborhood Commercial (NC) to allow for the Proposed Project with subsequent approval of a CUP and SPR.

Project Site

The Project Site consists of APNs: 3018-028-023, -052, -053; and -054 and is located on the northwest corner of 25th Street East and East Avenue R in the City of Palmdale. The Project Site is within the Mixed Use 2 (MU 2) land use designation and zone.

11. Surrounding Land Uses and Setting:

The property is within a primarily residential and commercial area of the City, and adjacent to Palmdale High School. The existing use, General Plan Land Use designation and Zone of adjacent properties are shown in the table below.

Location	Existing Use	Land Use Designation	Zoning
Site	Vacant	Mixed Use 2	MU 2
North	Apartment Complex	Residential Neighborhood 2	RN 2
South	E Avenue R; Single-family residences; Church	Residential Neighborhood 2	RN 2
East	25 th Street E; Single-family residences	Single Family Residential 3	SFR 3
West	School	Public Facility-School	Public Facility - School (PF-S)

12. Other agencies whose approval is required (e.g., permits, finance approval, or participation agreement):

Antelope Valley Air Quality Management District

Los Angeles County Fire Department

Los Angeles County Waterworks District

13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

On July 23, 2024, the City provided notification to the following tribes in accordance with AB52 and SB 18: the Gabrieleno Band of Mission Indians – Kizh Nation, Fernandeno Tataviam Band of Mission Indians (FTBMI), San Fernando Band of Mission Indians, Gabrieleno/Tongva San Gabriel Band of Mission Indians, and Yuhaaviatam of San Manuel Nation.

In an email dated September 6, 2024, the Cultural Resources Management Division of the FTBMI requested Mitigation Measures TCR-1 to TCR-3 be implemented.

Pursuant to PRC 21080.3.1(d), each tribal government or representative was given 30 days upon receipt of the AB 52 notification letter to provide a request for consultation on the Project. One of the 5 tribal representatives responded to the initial notification letter. Tribal consultation concluded on September 13, 2024. No additional responses or requests were received. The City of Palmdale, as lead agency, has fulfilled its obligations under AB 52 to engage in tribal consultation with all other tribal governments.

1.1 EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on twenty (20) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
--------------------------------	---------------------------------------	-----------------------	-----------

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
2. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.
3. Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List mitigation measures)
4. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are: (List the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

1.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

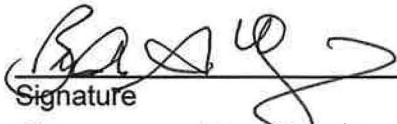
The environmental factors checked below would potentially be affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklists on the following pages. For each of the potentially affected factors, mitigation measures are recommended that would reduce the impacts to less than significant levels.

- | | | |
|--|---|--|
| <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 & 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 checked="" type="checkbox"/> Mandatory Findings of Significance |

1.3 ENVIRONMENTAL DETERMINATION

On the basis of this Initial Study, the City of Palmdale Environmental Review Committee finds:

- 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 would have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the Proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.



 Signature
 Brende Magaña

 Name

10/9/24

 Date
 Planning Manager

 Title

1.4 EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if substantial evidence exists that an effect may be significant. If one or more “Potentially Significant Impact” entries are marked when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and the mitigation measure identified, if any, to reduce the impact to less than significant.
*Note: Instructions may be omitted from final document.

SECTION 2.0 – PROJECT DESCRIPTION

2.1 PURPOSE OF THIS DOCUMENT

The City formally initiated the environmental process for the project with the preparation of this Initial Study (IS). The IS screens out those impacts that would be less than significant and do not warrant mitigation, while identifying those issues that require further mitigation to reduce impacts to a less than significant level. As identified in the following analyses, project impacts related to various environmental issues either do not occur, are less than significant (when measured against established significance thresholds) or have been rendered less than significant through implementation of mitigation measures. Based on these analytical conclusions, this IS supports adoption of a Mitigated Negative Declaration (MND) for the proposed project. This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines.

CEQA permits the incorporation by reference of all or portions of other documents that are generally available to the public. The IS has been prepared utilizing information from City planning and environmental documents, technical studies specifically prepared for the project, and other publicly available data. The documents utilized in the IS are identified in Section 3.0 and are hereby incorporated by reference. These documents are available for review at the City of Palmdale, Economic and Community Development Department.

Pursuant to Section 15367 of the State CEQA Guidelines, the City of Palmdale is the Lead Agency in the preparation of this Initial Study. The City has primary responsibility for approval or denial of this project. The intended use of this Initial Study is to provide adequate environmental analysis related to project construction and operation activities of the Proposed Project.

2.2 PROJECT LOCATION

The Project Site consists of four parcels totaling approximately 5.6 acres and is located east of State Route 14 and south of Palmdale Boulevard. It is located on the northwest corner of East Avenue R and 25th Street East. The property is within a primarily residential and commercial area of the City, and adjacent to Palmdale High School.

2.3 PROJECT DESCRIPTION

Beyond Food Mart, Inc. (Applicant) is requesting the approval of a General Plan Amendment (GPA) and Zone Change (ZC), Tentative Parcel Map (TPM), Conditional Use Permit (CUP), and Site Plan Review (SPR) to construct and operate a ten-island fueling station, a 7,258-square-foot grocery store, and a 2,127-square-foot drive-through carwash (see Figure 1 – Site Plan). The Project Site consists of four parcels totaling approximately 5.6 acres and is located on the northwest corner of the intersection of 25th Street East and East Avenue R (see Figures 2 and 3 for Regional Location and Site Vicinity). The TPM would subdivide the Project Site into two parcels. Development of the Proposed Project would occur only on the approximately 110,657-square foot eastern parcel, shown as Parcel 2. Future development of Parcel 1 is not analyzed in this document and would require a separate application and CEQA analysis.

Access to the Proposed Project will be provided by two 40-foot driveways, one along 25th Street East and the other along East Avenue R. Uses proposed for the Project Site include a passenger car gasoline fueling station to be composed of eight fueling islands to include 16 fueling positions

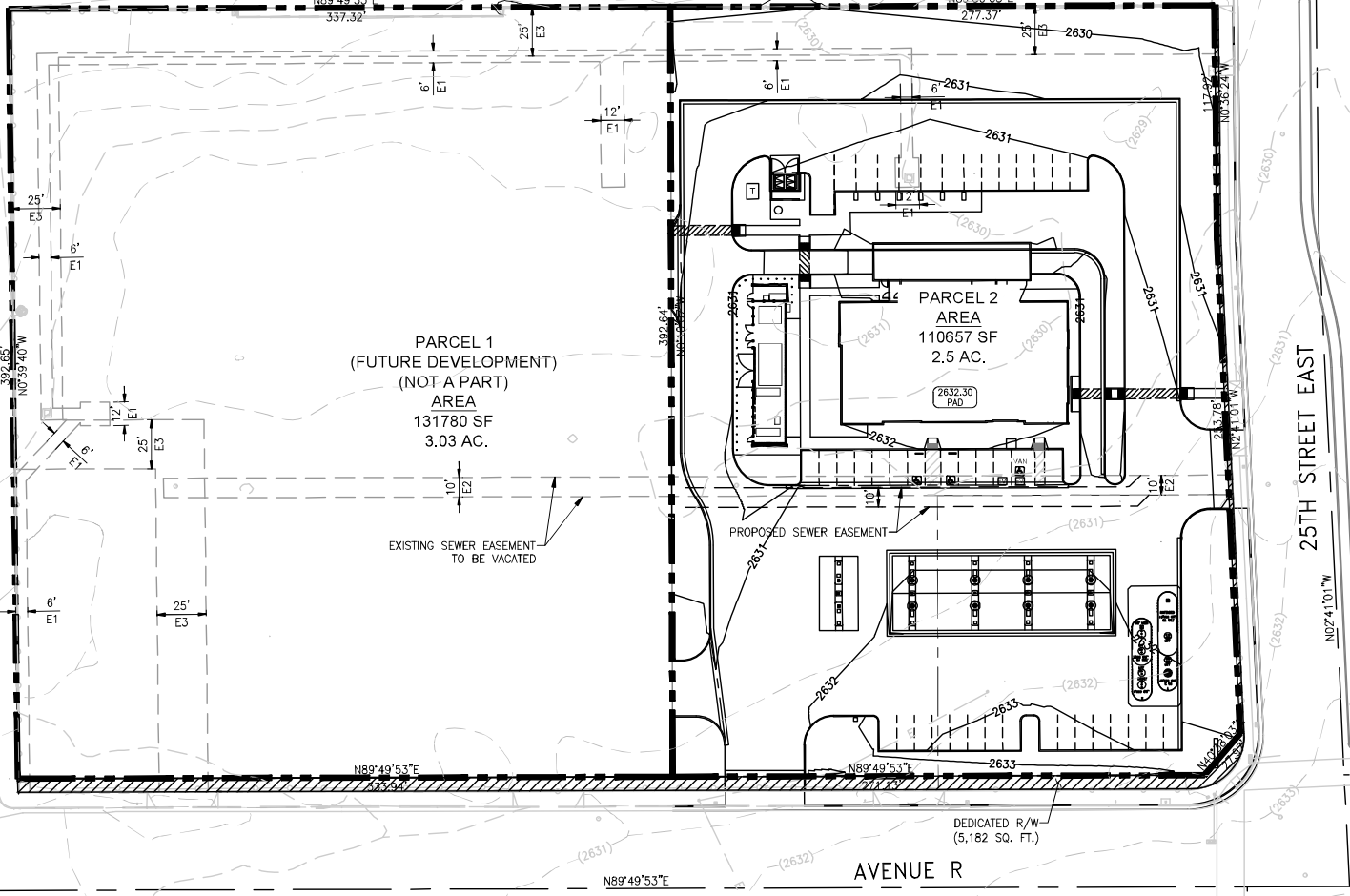
(dispensers) on the southerly portion of the site. The gasoline fueling station includes two underground storage tanks (USTs). The gasoline fueling islands would be located under a 4,211 square-foot canopy which is proposed at a height of 19 feet. There will be another canopy adjacent to the gasoline fueling station for two islands with four hydrogen pumps. The hydrogen storage tank would be located north of the canopy.

The Proposed Project would include a total of 40 passenger car parking spaces (including two handicap accessible spaces) for the fueling station, carwash, and grocery store. Two additional spaces will be provided for electric vehicles (EV). The proposed grocery store and fueling station are anticipated to operate 24 hours a day and seven days a week. The car wash use shall operate daily between the hours of 7:00 AM to 9:00 PM. The Proposed Project will include 12 full-time employees.

The Project Site is within the Mixed Use 2 (MU 2) land use designation and zone. The Proposed Project requires approval of a General Plan Amendment and Zone Change to Neighborhood Commercial (NC) to allow for the Proposed Project with subsequent approval of a CUP and SPR.

APN: 3018-028-903
ZONING: PF-S

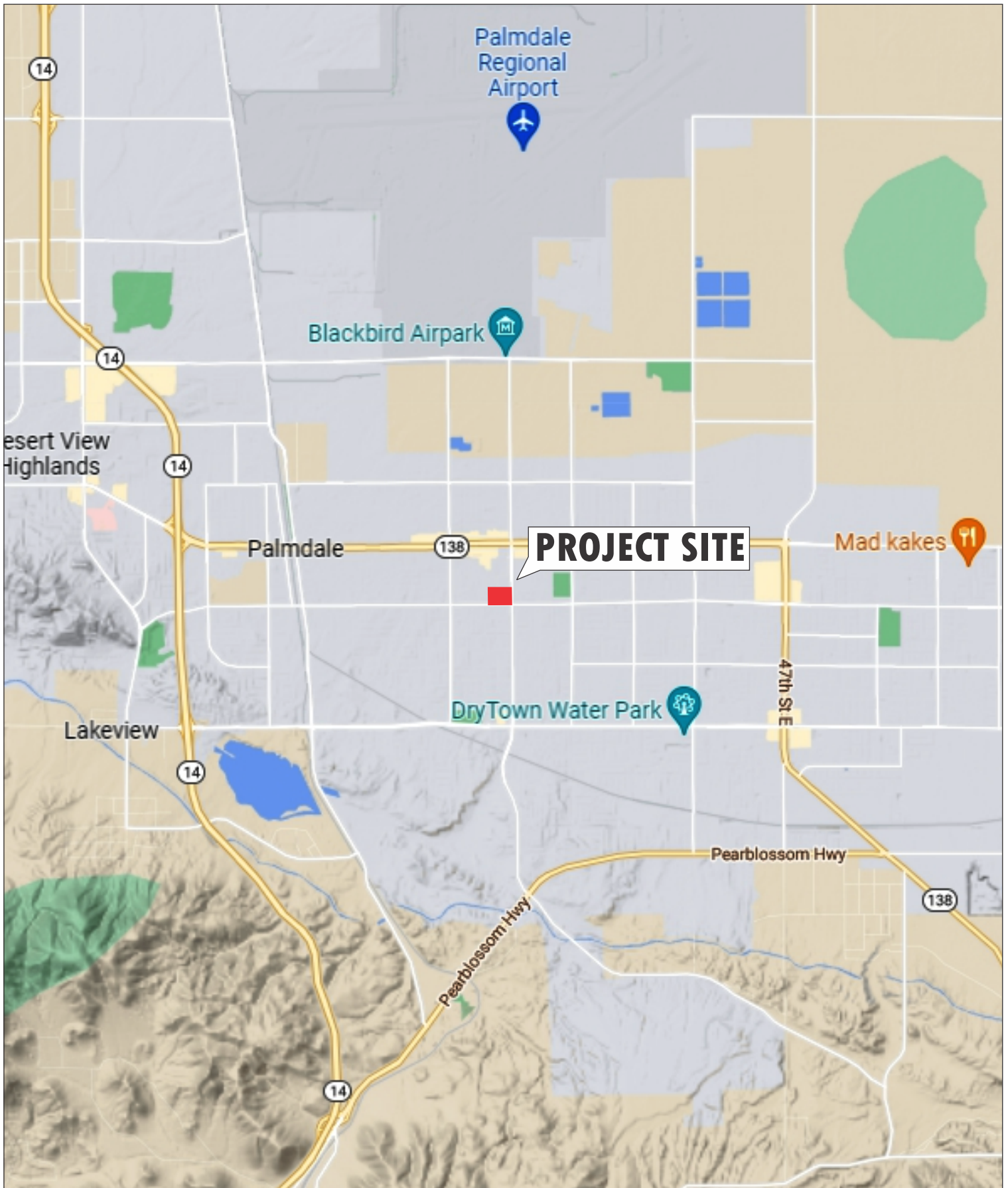
APN: 3018-028-029
ZONING: RN2



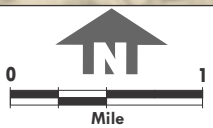
SITE PLAN

Beyond Market & Carwash Development
City of Palmdale, California

FIGURE 1



PROJECT SITE



Source: Lilburn Corp., August, 2022.

LILBURN
CORPORATION

REGIONAL LOCATION

Beyond Market & Carwash Development
City of Palmdale, California

FIGURE 2



PROJECT SITE

To Remain
Undeveloped

25th St. E

E Ave. R

PROJECT VICINITY

Beyond Market & Carwash Development
City of Palmdale, California

0 150
Feet
Source: Lilburn Corp., August, 2022.

LILBURN
CORPORATION

FIGURE 3

SECTION 3.0 – CHECKLIST OF ENVIRONMENTAL ISSUES

3.1 AESTHETICS

1.	AESTHETICS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

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

Less than Significant Impact. Views of the desert and local mountains are the predominant scenic vistas in Palmdale.¹ Desert views are primarily available along the edges of the City, particularly in the undeveloped northern portions. Leona Valley (approximately four miles to the west of the City) is a scenic area. Distant views of the San Gabriel Mountains (approximately 34 miles to the southeast of the City), Sierra Pelona Mountains (approximately 11 miles to the west of the City), and the Tehachapi Mountains (approximately 36 miles to the northwest of the City) exist within the General Plan Planning Area, with views primarily from large areas of unobstructed open space. The Project Site is not in the vicinity of these identified scenic vistas. The Project Site is located in the southern portion of the City within an area mixed with residential uses, commercial uses, and vacant land. The Project Site is currently surrounded by developed land on all sides: a school to the west; an apartment complex to the north; single-family residences and 25th Street to the east; and East Avenue R, a church, and single-family residences to the south.

The Project Site is within the MU 2 land use designation and zone. The Proposed Project requires a zone change to Neighborhood Commercial (NC). The maximum height of any building within the NC zone shall not exceed 35 feet for primary structures and 25 feet for accessory structures within the NC Zone. The carwash building (accessory use) would be 15 feet, eight inches tall. The tallest primary structure is the proposed grocery store, which would be 29 feet tall. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

¹ City of Palmdale. Envision Palmdale 2045. Effective October 22, 2022 and Amended on March 15, 2023.

- 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 Project Site is located within the City of Palmdale General Plan Planning area. The City has no designated scenic streets and there are no officially designated scenic highways in the Planning Area.² Therefore, the Project Site is not adjacent to or near any scenic highways.³ The Proposed Project would provide a minimum setback of 20 feet that is fully landscaped along the north, east, and south boundaries. The western boundary of Parcel 2 would have a minimum setback of five feet as it would be adjacent to future development of Parcel 1. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. The Project Site is located in an urbanized area mixed with existing development and vacant land. It is surrounded by a school to the west; an apartment complex to the north; single-family residences and 25th Street to the east; and East Avenue R, a church, and single-family residences to the south. The tallest primary structure is the proposed grocery store, which would be 29 feet tall. Therefore, the proposed uses would be under the maximum allowed building height of 35 feet⁴ as specified within the NC zone. The project would utilize building materials that would complement the aesthetics of the existing uses in the project vicinity. Additionally, the project would comply with Section 17.86.010 of the Palmdale Municipal Code, which requires landscaping associated with the project to maximize the aesthetic quality on site. The Proposed Project would include 37,417 SF of landscaping. Therefore, the Proposed Project may change the current aesthetics of the vacant parcel, but would be consistent with applicable zoning and other regulations governing scenic quality. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. Development of the Proposed Project would occur on parcels that are currently vacant and would therefore create a new source of light or glare. The Project Site is located in an area mixed with existing development and vacant land. It is surrounded by a school to the west; an apartment complex to the north; single-family residences and 25th Street to the east; and East Avenue R, a church, and single-family residences to the south. There are streetlights along 25th Street and East Avenue R. Therefore, the general area contains various sources of lighting from existing surrounding development. In accordance with the International Dark-Sky Association recommendations, the color temperature of outdoor

² Rincon Consultants, Inc. City of Palmdale 2045 General Plan Update Draft Environmental Impact Report. July 2022.

³ Rincon Consultants, Inc. City of Palmdale 2045 General Plan Update Draft Environmental Impact Report. July 2022.

⁴ <https://www.codepublishing.com/CA/Palmdale/html/pdfs/PalmdaleTitle17.pdf>

lighting shall not exceed 3,000 Kelvins.⁵ Additionally, outdoor lighting shall be designed, located, installed, directed downward or toward structures, fully shielded, and maintained in order to prevent glare, light trespass, and light pollution and away from adjoining properties and public rights-of-way, so that no light fixture directly illuminates an area outside of the Project Site intended to be illuminated. Therefore, the Proposed Project would not generate a significant amount of light and glare when compared to the surrounding area. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

3.2 AGRICULTURE & FORESTRY RESOURCES

2.	AGRICULTURE & FOREST RESOURCES. (In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.) In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.) Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or the conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

⁵ <https://www.codepublishing.com/CA/Palmdale/html/pdfs/PalmdaleTitle17.pdf>

Impact Analysis

- 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 Project Site is identified as “Urban and Built-Up Land” by the Department of Conservation, Division of Land Resource Protection Farmland Mapping and Monitoring Program (2016).⁶ No prime farmland, unique farmland, or farmland of statewide importance occur on the Project Site. The Proposed Project would not convert farmland to a non-agricultural use. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

No Impact. The Project Site is not under a Williamson Act Contract.⁷ Additionally, the Project Site is currently zoned MU 2 and the proposed GPA and ZC will modify the zone to NC. The Proposed Project would not conflict with the existing and proposed zoning for agricultural use. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

No Impact. The Project Site has a current zoning of MU 2 and the proposed GPA and ZC will modify the zone to NC. The City of Palmdale does not include areas of forest land, timberland, or timberland zoned Timberland Production.⁸ Therefore, the Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land. No impacts are identified or anticipated, and no mitigation measures are required.

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

No Impact. The Project Site does not contain forestland, and the project would not result in loss or conversion of forestland. No impacts are identified or anticipated, and no mitigation measures are required.

- 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 the conversion of forest land to non-forest use?*

No Impact. The Project Site does not support agricultural or forest land use. Implementation of the Proposed Project would not result in the conversion of farmland to non-agricultural use

⁶ California Department of Conservation. California Important Farmland Finder. Accessed March 23, 2022.

⁷ [https://planning.lacity.org/eir/HollywoodCenter/Deir/ELDP/\(E\)%20Initial%20Study/Initial%20Study/Attachment%20B%20References/California%20Department%20of%20Conservation%20Williamson%20Map%202016.pdf](https://planning.lacity.org/eir/HollywoodCenter/Deir/ELDP/(E)%20Initial%20Study/Initial%20Study/Attachment%20B%20References/California%20Department%20of%20Conservation%20Williamson%20Map%202016.pdf)

⁸ Rincon Consultants, Inc. City of Palmdale 2045 General Plan Update Draft Environmental Impact Report. July 2022.

or conversion of forest land to non-forest use on-site and off-site. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

3.3 AIR QUALITY

3.	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:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

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 Mojave Desert Air Basin (MDAB), which includes the desert portions of Los Angeles and San Bernardino Counties, the eastern desert portion of Kern County, and the northeastern desert portion of Riverside County. The air quality is managed by the Antelope Valley Air Quality Management District (AVAQMD). 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 District 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). The applicable air quality plan for the AVAQMD is the Ozone Attainment 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. An example of a non-conforming project would be one that increases the gross number of dwelling units, increases the number of trips, and/or increases the overall vehicle miles traveled in an affected area (relative to the applicable land use plan).

The Project Site is within the Mixed Use 2 land use designation and is zoned Mixed Use 2 (MU 2). The Proposed Project requires approval of a General Plan Amendment and Zone Change to change the existing land use designation and zoning to Neighborhood Commercial (NC). An evaluation of potential air quality impacts related to a potential development type

under the current zoning (e.g. modeled as a civic center with floor-to-area ratio of 1⁹) compared to the proposed zoning (Proposed Project) was prepared. Operational emissions for the Proposed Project and the civic center were estimated using the California Emissions Estimator Model (CalEEMod) version 2022 (see Appendix A and B for CalEEMod outputs). Table 1 and Table 2 illustrate operational emissions associated with the current and proposed zoning.

Table 1
Operational Emissions
(Pounds per Day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Civic Center	23.2	12.9	115	0.20	16.4	4.3
Proposed Project¹	24.1	14.7	132	0.23	19.6	5.11
AVAQMD Threshold	137	137	548	137	82	65

Source: CalEEMod.2022

1) Maximum value from summer and winter emissions.

Table 2
Greenhouse Gas Operational Emissions
(Metric Tons per Year)

Source/Phase	CO ₂	CH ₄	N ₂ O	R ¹
Civic Center	2,956	6.71	0.14	4.13
Total	3,171			
Proposed Project	1,883	0.23	0.13	470
Total	2,397			
AVAQMD Threshold	90,719			

Source: CalEEMod.2022

1) Common refrigerant GHGs used in air conditioning and refrigeration equipment.

2) Excludes construction emissions amortization.

As shown in Table 1 and Table 2, operational impacts resulting from the Proposed Project or a civic center allowed under the MU 2 zoning designation would not exceed AVAQMD thresholds for criteria pollutants or greenhouse gas emissions (refer to Section VIII: GHG for additional information). Furthermore, the Proposed Project would not conflict with growth projections as it does not propose residential uses that would generate new population growth. The Proposed Project would comply with all AVAQMD rules and regulations that are applicable to the project. Less than significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) *Would the project 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. In December 2023, Lilburn Corporation screened the Proposed Project's construction and operational emissions using California Emissions Estimator Model

⁹ According to the Development Code

(<https://www.codepublishing.com/CA/Palmdale/html/pdfs/PalmdaleTitle17.pdf>), MU 2 zoning is allowed a maximum floor area ratio of 2.

(CalEEMod) 2022 prepared by the SCAQMD (see Appendix B for model output). CalEEMod was utilized to estimate the on-site and off-site construction emissions. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), sulfur dioxide (SO₂), and particulates (PM₁₀ and PM_{2.5}). Two of the analyzed pollutants, ROG and NO_x, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction Emissions

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: site preparation, site grading (fine and mass grading), building construction, paving, and architectural coating. Construction is anticipated to begin in 2024 and be completed in 2025. The resulting emissions generated by the construction of the Proposed Project are shown in Table 3 and Table 4, which represent summer and winter construction emissions, respectively.

Table 3
Maximum Daily Summer Construction Emissions
(Pounds per Day)

Year	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2024	3.75	36.1	34.8	0.05	21.5	11.6
2025	7.52	10.5	13.5	0.02	0.54	0.42
AVAQMD Threshold	137	137	548	137	82	65
Significant	No	No	No	No	No	No

Source: CalEEMod.2022 Summer Emissions.

Table 4
Maximum Daily Winter Construction Emissions
(Pounds per Day)

Year	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2024	2.01	19.9	20.3	0.04	8.56	4.38
2025	7.52	10.5	13.4	0.02	0.51	0.42
AVAQMD Threshold	137	137	548	137	82	65
Significant	No	No	No	No	No	No

Source: CalEEMod.2022 Winter Emissions.

As shown in Table 3 and Table 4, construction emissions during either summer or winter seasonal conditions would not exceed AVAQMD thresholds.

Operational Emissions

Operational emissions are categorized as energy (generation and distribution of energy to the end use), area (operational use of the project), mobile (vehicle trips), water (generation and distribution of water to the land use), and waste (collecting and hauling waste to the landfill). The operational mobile source emissions were calculated in accordance with the Trip Generation Comparison prepared for the Proposed Project by Ganddini Group, Inc., November 20, 2023. The Proposed Project is anticipated to generate approximately 4,656 daily trips.

The resulting emissions generated by operations of the Proposed Project are shown in Table 5 and Table 6, which represent summer and winter construction emissions, respectively.

**Table 5
Summer Operational Emissions Summary
(Pounds per Day)**

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Mobile	23.7	13.5	131	0.23	19.6	5.11
Area	0.45	0.0	0.59	0.0	0.0	0.0
Energy	0.0	0.06	0.05	0.0	0.0	0.0
Totals	24.1	13.5	132	0.23	19.6	5.11
AVAQMD Threshold	137	137	548	137	82	65
Significant	No	No	No	No	No	No

Source: CalEEMod.2022

Emissions represent the daily maximum emissions.

**Table 6
Winter Operational Emissions Summary
(Pounds per Day)**

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Mobile	20.6	14.6	108	0.21	19.6	5.11
Area	0.35	--	--	--	--	--
Energy	0.0	0.06	0.05	0.0	0.0	0.0
Totals	20.9	14.7	108	0.21	19.6	5.11
AVAQMD Threshold	137	137	548	137	82	65
Significant	No	No	No	No	No	No

Source: CalEEMod.2022

As shown in Table 5 and Table 6, both summer and winter season operational emissions are below AVAQMD thresholds. However, the Proposed Project would be required to comply with AVAQMD Rules and Regulations as applicable.

Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. Ganddini Group, Inc. prepared a tier 2 screening level Toxic Air Contaminant (TAC) Health Risk Assessment (HRA) Technical Memorandum, dated September 23, 2022, for the Proposed Project (see Appendix C for report). According to the Antelope Valley Air Quality Management District (AVAQMD) CEQA and Federal Conformity Guidelines, residences, schools, daycare centers, playgrounds and medical facilities are considered 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 using AVAQMD significance threshold criteria number 4.

- Any industrial project within 1000 feet;
- A distribution center (40 or more trucks per day) within 1000 feet;
- A major transportation project (50,000 or more vehicles per day) within 1000 feet;
- A dry cleaner using perchloroethylene within 500 feet;
- A gasoline dispensing facility within 300 feet.

As stated in the AVAQMD CEQA and Federal Conformity Guidelines, under significance threshold criteria number 4, a significant impact will occur if a project exposes sensitive receptors to substantial pollutant concentrations including those resulting in a cancer risk greater than or equal to 10 in a million and/or a Hazard Index (HI) (non-cancerous) greater than or equal to 1. The Proposed Project includes a gasoline fueling station in proximity to an existing school and residential uses, and will be a source of toxic air contaminants (TAC); therefore, a qualitative analysis of the fueling station's toxic air contaminant emissions has been conducted.

Per the Project Applicant, the proposed fueling station is anticipated to have up to approximately 700,000 gallons of throughput annually. Furthermore, the Project Site includes sensitive receptors within 300 feet of the proposed gasoline service station. Therefore, the potential cancer risk and HI from the proposed fueling station have been calculated. The closest residential receptors to the proposed gasoline service station are located south of East Avenue R and east of 25th Street East, at a distance of approximately 160 feet (~49 meters) from the service station canopy. Furthermore, Palmdale High School is located approximately 421 feet (~128 meters) to the west of the proposed service station canopy, and business receptors associated with the drive-through portion of the proposed grocery store would be located approximately 67 feet (~20 meters) north of the service station canopy.

The fueling station portion of the Proposed Project will be required to comply with the requirements stated in AVAQMD Rule 461 Gasoline Transfer and Dispensing. As stated in AVAQMD Rule 461, gasoline dispensing facilities are required to use Phase I/II EVR (enhanced vapor recovery) systems. Phase II EVR have an average efficiency of 95.1 percent and Phase I EVR have an average efficiency of 98 percent. Therefore, the potential for fugitive volatile organic compound (VOC) or TAC emissions from the fueling pumps is negligible.

Assuming 700,000 gallons per year of throughput for this gasoline-dispensing facility and with the incorporation of Phase I/II EVR systems, using the CARB Risk Assessment Look-up Tool, the maximum residential cancer risk is 1.37 in a million, the maximum worker cancer risk is 0.25 in a million. In addition, the chronic HI is 0.01 and the acute HI is 0.57. Therefore, the Proposed Project will not exceed the AVAQMD thresholds of a cancer risk greater than or equal to 10 in a million and/or a Hazard Index (HI) (non-cancerous) greater than or equal to 1. As such, according to CEQA and Federal Conformity Guidelines the project will not be a significant source of toxic air contaminants emissions and sensitive receptors would not be exposed to toxic sources of air pollution. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

- d) *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Less Than Significant Impact.

Construction-Related Odor Impacts

Potential project-related sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are of short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Diesel exhaust and VOCs would be emitted during construction of the project, which are objectionable

to some; however, emissions would disperse rapidly from the Project Site and therefore are not expected to reach an objectionable level at the nearest sensitive receptors. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impacts related to odors would occur during construction of the Proposed Project.

Operations-Related Odor Impacts

Potential sources that may emit odors during the on-going operations of the Proposed Project would include odor emissions from the intermittent delivery truck emissions and trash storage areas. Through compliance with AVAQMD’s Rule 402, no significant impact related to odors would occur during the on-going operations of the Proposed Project.

3.4 BIOLOGICAL RESOURCES

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

Impact Analysis

a) *Would the project have a substantial adverse effect, either directly or through habitat modification, on any species identified as candidate, sensitive or special status species in local*

or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less than Significant with Mitigation Incorporated. A Biological Resources Assessment report (BRA) was prepared for the Proposed Project by Jennings Environmental, LLC (Jennings) in April 2022 (see Appendix D for the report). The BRA addresses the potential effects of the Proposed Project to designated critical habitats and/or any species currently listed or formally proposed for listing as endangered or threatened under the federal Endangered Species Act (ESA) and the California Endangered Species Act (CESA) or species designated as sensitive by the California Department of Fish and Wildlife (CDFW) or the California Native Plant Society (CNPS). Information contained in the BRA is in accordance with accepted scientific and technical standards that are consistent with the requirements of the United States Fish and Wildlife Service (USFWS) and CDFW. Jennings conducted a general reconnaissance survey within the Project Site to identify the potential for the occurrence of special-status species, vegetation communities, or habitats that could support special-status wildlife species. Additionally, the site was surveyed for any drainage features that would meet the definition of the Waters of the US (WOUS), Waters of the State (WOS), or CDFW jurisdiction.

According to the California Natural Diversity Database (CNDDDB), California Native Plant Society's Electronic Inventory (CNPSEI), and other relevant literature and databases, 18 sensitive species, four of which are listed as threatened or endangered, have been documented in the *Palmdale* quad. This list of sensitive species and habitats includes any State and/or federally listed threatened or endangered species, CDFW designated Species of Special Concern (SSC) and otherwise Special Animals. Jennings analyzed the likelihood for the occurrence of all CNDDDB sensitive species documented in the *Palmdale* quad. According to the databases, no sensitive habitat, including USFWS-designated critical habitat, occurs within or adjacent to the Project Site. Additionally, no plant species with the California Rare Plant Rank (CRPR) of 1 or 2 were observed on-site or documented to occur on-site in the relevant databases.

Desert Tortoise

The desert tortoise is a State and federally listed threatened species. In 1992, the US Bureau of Land Management issued the *California Statewide Desert Tortoise Management Policy* which included categorizing habitat into three levels of classification. In April 1993, the BLM amended the California Desert Conservation Area (CDCA) plan to delineate these three categories of desert tortoise habitat on public lands. Although habitat categories apply only to public lands administered by the BLM, regulatory agencies typically determine habitat compensation ratios based on the nearest BLM habitat categories. With the adoption of the West Mojave Plan, all lands that are outside Desert Wildlife Management Areas, including the Project Site, are characterized as Category 3 Habitat, which is the lowest priority management area for viable populations of the desert tortoise.

No suitable habitat for desert tortoise exists within the Project Site or surrounding area. There are no documented desert tortoise occurrences within the Project Site or the surrounding area and this species is not expected to occur within the Project Site. Due to the high level of on-site human disturbance and the isolation of the site by surrounding development, the Project Site and immediate vicinity is no longer considered suitable habitat for the desert tortoise.

Therefore, no potential direct or indirect impacts to desert tortoise can be identified, and presence/absence surveys for this species are not warranted or recommended.

Mohave Ground Squirrel

The Mohave ground squirrel (MGS) is a State listed threatened species. In the western Mohave Desert, the geographic range of the species is considered to lie west of the Mojave River. However, in the Victorville and Barstow areas, there are records of Mohave ground squirrel occurrence on the east side of the Mohave River. MGS is listed as threatened by CDFW due to habitat loss, fragmentation, and deterioration. The Project Site falls within the historic range of the MGS but is located outside and to the south of the MGS Conservation Area set forth in the West Mojave Plan.

Jennings conducted an MGS habitat assessment of the Project Site. The habitat assessment for MGS included a pedestrian field assessment, a review of reported occurrences of the MGS in the region and adherence to CDFW's criteria for assessing potential impacts to the MGS. Adequate cover and forage for MGS appeared to be limited within and around the Project Site. No winterfat (*Eurotia lanata*), nor spiny hopsage (*Grayia spinosa*) were found on the Project Site, which are considered important forage for MGS. No streams or washes were noted on the Project Site. Absence of this habitat feature further lessens the likelihood of MGS presence on the Project Site or their ability to persist during long term drought conditions. No wildlife corridors are expected to exist between the closest core MGS population and the Project Site.

The Project Site is also surrounded by existing development. The scattered development within the project vicinity further isolates the site from MGS, as these land uses prevent movement from the known populations to the north. Because the Project Site has low quality habitat for MGS, is within the historical range but not within or near any current or recent occurrences, is surrounded by development, and the Project Site is subject to ongoing human disturbances such as foot traffic and vehicle traffic, this species is considered absent from the Project Site and presence/absence surveys for this species are not warranted or recommended.

Burrowing Owl

The burrowing owl (BUOW) is a state and federal SSC. The BUOW is a migratory bird protected by the international treaty under the Migratory Bird Treaty Act of 1918 and by State law under the California Fish and Game Code. The conditions present onsite appeared to be suitable for BUOW. As such a BUOW survey was completed. The assessment survey was structured, in part, to detect BUOW. The result of the survey was that no evidence of BUOW was found in the survey area. No burrows of appropriate size, aspect, or shape were located and no BUOW pellets, feathers, or whitewash were found. No burrowing owl individuals were observed. Additionally, the Project Site was found to contain no suitable habitat for this species as the soils were not friable and no suitable burrow surrogate species was observed. Therefore, no further studies or surveys are recommended.

Western Joshua Tree

The Fish and Game Commission provided notice that the western Joshua tree is a candidate species as defined by Section 2068 of the Fish and Game Code. There are currently no western Joshua trees present on-site. Therefore, there are no potential impacts to this species.

Additional Species

There were also three additional threatened or endangered species that are found within the *Palmdale* Quad. However, the Project Site is either outside the known range for these species or suitable habitat was not found to occur within the Project Site. Therefore, no further discussion or recommendations are required for the following species: Tricolored blackbird, Swainson's hawk, and Least bell's vireo.

Nesting Birds

The Project Site and immediate surrounding area contain habitat suitable for nesting birds. Several birds were seen or heard during the survey. Species observed or otherwise detected on or in the vicinity of the Project Site during the surveys included; mourning dove (*Zenaida macroura*), Anna's hummingbird (*Calypte anna*), and house finch (*Haemorhous mexicanus*). Therefore, Mitigation Measure BIO-1 shall be implemented in order to avoid significant impacts to nesting birds.

Mitigation Measure BIO-1:

Nesting bird surveys shall be conducted by a qualified Biologist prior to any construction activities taking place during the nesting season to avoid potentially taking any birds or active nests. In general, impacts to all bird species (common and special status) will be avoided by conducting work outside of the nesting season (generally March 15th to September 15th), and conducting a worker awareness training. However, if all work cannot be conducted outside of the nesting season, a project-specific Nesting Bird Management Plan will be prepared to determine suitable buffers.

With implementation of Mitigation Measure BIO-1, impacts would be reduced to a less than significant level.

- 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 Game or U.S. Fish and Wildlife Service?*

No Impact. Aerial imagery of the site was examined and compared with the surrounding USGS 7.5-minute topographic quadrangle maps to identify drainage features within the Project Site as indicated from topographic changes, blue-line features, or visible drainage patterns. The USFWS National Wetland Inventory and Environmental Protection Agency (EPA) Water Program "My Waters" data layers were also reviewed to determine whether any hydrologic features and wetland areas had been documented within the vicinity of the site. Similarly, the Soil maps from the U.S. Department of Agriculture (USDA) - Natural Resources Conservation Service (NRCS) Web Soil Survey (USDA 2022) were reviewed to identify the soil series on-site and to check if they have been identified regionally as hydric soils. Upstream and downstream connectivity of waterways (if present) was reviewed in the field, on aerial imagery, and topographic maps to determine jurisdictional status. No obvious signs of jurisdictional features were observed during the literature review.

The CDFW asserts jurisdiction over any drainage feature that contains a definable bed and bank or associated riparian vegetation. The Project Site was surveyed with 100 percent visual coverage and no definable bed or bank features exist on the Project Site. As such, the Project

Site does not contain any areas under CDFW jurisdiction. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- 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. Hydrologically, the Project Site is located within an undefined Hydrologic Sub-Area (HSA 626.50) which comprises a 557,620-acre drainage area within the larger Lake Palmdale-Piute Ponds Hydrologic Area (Hydrologic Unit Code [HUC10] 1809020615) (CalTrans, 2022). The Lake Palmdale-Piute Ponds watershed in Palmdale is bordered to the north by the Rosamond Lake watershed, to the east by the Little Rock Wash watershed, to the south by the Headwaters Santa Clara River watershed, and to the west by the Upper Amargosa Creek watershed.

There are no streams, channels, washes, or swales that meet the definitions of Section 1600 of the State of California Fish and Game Code (FGC) under the jurisdiction of the CDFW, Section 401 (“Waters of the State”) of the Clean Water Act (CWA) under the jurisdiction of the Regional Water Quality Control Board (RWQCB), or “Waters of the United States” (WoUS) as defined by Section 404 of the CWA under the jurisdiction of the U.S. Army Corps of Engineers (Corps) within the Project Site. Therefore, no permit from any regulatory agency will be required. No impacts are identified or anticipated, and no mitigation measures are required.

- 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 nursery sites?*

Less than Significant Impact. The Project Site is currently surrounded by developed land on all sides: a school to the west; an apartment complex to the north; single-family residences and 25th Street East to the east; and East Avenue R, a church, and single-family residences to the south. Regionally, the Project Site is located in a relatively developed area. It would not be suitable for facilitating the movement of any native resident or migratory fish or wildlife species. Furthermore, the Project Site is not located within a Regional Wildlife Linkage, as identified by the Los Angeles County Department of Regional Planning.¹⁰

As stated in the BRA, no wildlife corridors are expected to exist between the closest core MGS population and the Project Site. The maximum documented movement of MGS is 3.9 miles. Commercial and residential development are scattered within the vicinity of the Project Site, which would further isolate it from MGS as these land uses prevent movement from the known populations to the north.

Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

¹⁰ Los Angeles County. Department of Regional Planning. https://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_9-2_Regional_Wildlife_Linkages.pdf. May 2014.

- 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. The City Council determined that appropriate action must be taken in order to protect and preserve desert vegetation, and particularly Joshua trees, so as to retain the unique natural desert aesthetics in some areas of the city, and to promote the general welfare of the community. The design of development projects should strive to protect and maintain the most desirable and significant of the healthy desert vegetation in a manner consistent with the General Plan and the CEQA. There are currently no western Joshua trees present on-site. Therefore, there are no proposed impacts to this species. Additionally, the Project Site does not contain any of the plant species that are covered under Title 14, Environmental Management, of the Building Code for the City of Palmdale. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservancy Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Less than Significant Impact. The Project Site is within the boundaries of the West Mojave Plan (habitat conservation plan). With the adoption of the West Mojave Plan, all lands that are outside Desert Wildlife Management Areas, including the Project Site, are characterized as Category 3 Habitat, which is the lowest priority management area for viable populations of the desert tortoise. As stated previously, the Project Site falls within the historic range of the MGS but is located outside of the MGS Conservation Area set forth in the West Mojave Plan. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

3.5 CULTURAL RESOURCES

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

Impact Analysis

- a) *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*

Less than Significant with Mitigation Incorporated. A Phase I Cultural Resource Assessment report, dated June 29, 2022 and revised July 23, 2024, was prepared for the Proposed Project by Brian F. Smith and Associates, Inc. (BFSA) (see Appendix E for report).

The archaeological survey was conducted to determine if cultural resources exist within the Project Site and to assess the possible effects to cultural resources from the development of the Proposed Project. An institutional records search was conducted by the South Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSUF). An area of one-half mile surrounding the Project Site was reviewed in order to determine the presence of any previously recorded cultural resources. The SCCIC also provided the standard review of the National Register of Historic Places (NRHP) and the Office of Historic Preservation (OHP) Built Environment Resources Directory (BERD). In accordance with City of Palmdale and CEQA review requirements, an intensive pedestrian reconnaissance was conducted that employed a series of parallel survey transects spaced at 10-meter intervals to locate any historic or archaeological sites within the Project Site.

The review of the available historic USGS topographic maps (from 1915 through 2012) and aerial photographs (from 1928 through 2018) indicate that no historic structures or homesteads have ever existed within the project boundaries. The aerial photographs indicate that the Project Site remained vacant through 1971. Between 1971 and 1974, the property was developed with a large building that contained a grocery store and small shops. Most of the property was also paved at this time for a parking lot. Between 1995 and 2003, the building and parking lot were removed. The property remained vacant from that time until the current survey. The land records review indicates that the Project Site was surveyed by the County in 1942 and again in 1971 by the City of Palmdale (Parcel Map No. 2069). In 1973, the property was surveyed again, and the property was divided into its current parcel configuration (Parcel Map No. 2526). This suggests that the former structure and parking lot located within the property were constructed between 1973 and 1974.

The records search for the Project Site did not identify any previously recorded cultural resources within the property, and just one previously recorded resource is located within one-half mile of the Project Site. This resource is the historic alignment of the "Palmdale to Victorville Road," which was constructed circa 1920. No historic or prehistoric archaeological sites were identified within the search radius. The review of the NRHP index by the SCCIC was also negative.

Given the lack of potential for buried cultural resources due to the level of previous disturbance and development of the Project Site, monitoring of any future grading is not recommended. However, resources have the potential for occurring anywhere. Therefore, possible significant adverse impacts have been identified and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant.

Mitigation Measure CR-1:

Should unanticipated or inadvertent surface and/or subsurface prehistoric or historic archaeological resources, built environment, and/or tribal cultural resources, appear to be encountered during construction or maintenance activity associated with this project, then all work must halt within a 60-foot radius of the discovery until a qualified professional can evaluate the discovery. If the finds are archaeological or historic in nature, then an archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and/or historic archaeology have evaluated the significance of the find. This archaeologist shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following shall apply, depending on the nature of the find:

- A. If the professional archaeologist determines that the find *does not* represent a cultural resource, then work may resume immediately, and no agency notifications are required.
- B. If the professional archaeologist determines that the find *does* represent a cultural resource from any time or cultural affiliation then, depending on the nature of the discovery, appropriate treatment measures shall be developed.
- C. If the find represents a Native American or potentially Native American resource that does not include human remains, which may or may not include a Tribal Cultural Resource, then the archaeologist shall consult with appropriate Tribe[s] on whether or not the resource represents either a Tribal Cultural Resource or a Historical Resource, or both, and, if so, consult on appropriate treatment measures. Preservation in place is the preferred treatment, if feasible. Work cannot resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Tribal Cultural Resource or Historical Resource; or 2) that the treatment measures for the Tribal Cultural Resource or Historical Resource have been completed.

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

Less than Significant with Mitigation Incorporated. The records search indicated that a total of 17 cultural resource studies have been conducted within a one-half mile radius of the Project Site, one of which includes the Project Site. This study was a Phase I cultural resources survey conducted on seven parcels by Archaeological Consultants in 1995. The purpose of the survey was to review and rank the parcels for the Child Care Facility for the Los Angeles Air Route Traffic Control Center. The Project Site was one of these parcels. At the time of the survey, a vacant grocery store, vacant shop space, paved parking lot, and dirt areas were present within the property. No cultural resources were identified as a result of that survey.

During the field survey, BFSA staff carefully inspected exposed ground surfaces within the landscaping (eroded slopes, disturbed ground, and rodent burrows). No artifacts, cultural ecofacts, bedrock outcrops, fresh water resources, or other materials related to prehistoric or historic land use were observed within the project boundaries. No midden soils or cultural resources were observed during the survey. Concrete vaults and one sewer manhole were observed within the project, none of which are historic. Mitigation Measure CR-1 identified above would address potential impacts associated with unanticipated finds.

c) *Would the project disturb any human remains, including those interred outside of dedicated cemeteries?*

Less than Significant with Mitigation Incorporated. The discovery of human remains is always a possibility during ground disturbing activities. To ensure potential impacts are reduced to less than significant, the following mitigation measure shall be implemented:

Mitigation Measure CR-2:

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 enforced for the duration of the project.

With implementation of Mitigation Measure CR-2, the Proposed Project would not disturb any human remains, including those interred outside of dedicated cemeteries.

3.6 ENERGY

6.	ENERGY Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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"/>

Impact Analysis

- 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.

Electricity

The Proposed Project consists of the development of a 10-island (eight gas, two hydrogen) fueling station, a 7,258-square-foot grocery store, and a 2,127-square-foot drive-through carwash. Southern California Edison (SCE) would provide electricity to the Proposed Project. In 2022, the Commercial Building sector of the Southern California Edison planning area consumed approximately 36,069 GWh of electricity.¹¹ The Project Site is currently vacant; consequently, implementation of the Proposed Project would result in an increase in electricity demand. The increased electricity demand from the Proposed Project is approximately 0.659 GWh per year.¹² The existing SCE electrical facilities will meet this increased demand. The Proposed Project’s estimated annual electricity consumption compared to the 2022 annual electricity consumption of the overall commercial building sector in the SCE Planning Area would account for approximately 0.002 percent of total electricity consumption. The increase in electricity demand from the Proposed Project would be insignificant. Therefore, projected electrical demand would not significantly impact SCE’s level of service.

Natural Gas

The Project Site would be serviced by Southern California Gas Company (SoCalGas). The Project Site is currently vacant and has no demand for natural gas; consequently, development

¹¹ California Energy Commission. <https://ecdms.energy.ca.gov/gasbyplan.aspx>. Accessed December 8, 2023.

¹² Per CalEEMod outputs.

of the Proposed Project would create a permanent increase in demand for natural gas. The Commercial Building Sector was responsible for 894,453,260 therms of natural gas consumption in the SoCalGas Planning Area in 2022.¹³ The estimated natural gas demand for the Proposed Project is 2,290 therms per year.¹⁴ The Proposed Project's estimated annual natural gas consumption compared to the 2022 annual natural gas consumption of the Commercial Building sector in the SoCalGas Planning Area would account for approximately 0.0002 percent of total natural gas consumption. The increase in natural gas demand from the Proposed Project would be insignificant.

The Proposed Project would comply with all existing energy standards, including those established by the City of Palmdale and Los Angeles County. The Proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. The Palmdale Energy Action Plan (PEAP) requires energy conservation measures exceeding Title 24 requirements, energy efficiency and water conservation features, onsite renewable energy sources, and recycling measures and programs. The Proposed Project would comply with all existing energy standards, including those established by the City of Palmdale and Los Angeles County, and would not result in significant adverse impacts on energy resources or obstruct any plans for energy efficiency, including the PEAP.

The Proposed Project would be consistent with the applicable action steps of the PEAP:

- 1) Implement the minimum Title 24 standards for energy efficiency
 - o The Proposed Project shall comply with the following building codes: 2019 California Building Code (CBC)
 - o 2022 California Green Building Standards Code (CalGreen)
 - o 2022 California Electrical Code (CEC)
 - o 2022 California Building Energy Efficiency Standards (CBEES)
- 2) Smart grids to be installed in all new development, with 95 percent monitoring program participation by 2020
 - o The Building and Safety Department would ensure that smart grids are installed prior to issuance of a building permit.
- 3) New nonresidential projects to provide short- and long-term bicycle parking at a ratio of one bicycle parking space per 20 vehicle parking spaces.
 - o The Proposed Project would provide 40 parking spaces and two bicycle parking spaces.
- 4) 500 new electric vehicle charging stations by 2020.
 - o The Proposed Project would provide a minimum 1-inch conduit for future charger.

¹³ California Energy Commission. <https://ecdms.energy.ca.gov/gasbyplan.aspx>. Accessed December 8, 2023.

¹⁴ Per CalEEMod outputs.

- 5) Ongoing regional coordination and achievement of VMT reduction target
 - o As explained further in Section 3.17 below, the Proposed Project consists of less than 50,000 square feet of local serving retail uses; therefore, the Proposed Project may be presumed to result in a less than significant VMT impact.
- 6) Achieve a diversion rate of 70 percent for the city by 2020, equivalent to a reduction of approximately 102,000 tons from forecast trends.
 - o The Proposed Project shall provide readily accessible areas identified for the storage and collection of blue container and green container materials, consistent with the three-container collection program offered by the City, or shall comply with provision of adequate space for recycling for multifamily and commercial premises pursuant to Sections 4.408.1, 4.410.2, 5.408.1, and 5.410.1 of the California Green Building Standards Code, 24 CCR, Part 11 as amended, provided amended requirements are more stringent than the CALGreen requirements for adequate recycling space effective January 1, 2020. A cubic yard container for recycling is proposed.

As demonstrated above, the Proposed Project would be consistent with the PEAP.

The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

3.7 GEOLOGY AND SOILS

7.	GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7.	GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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"/>

Impact Analysis

a)i) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

Less than Significant Impact. A preliminary Geotechnical Engineering and Infiltration Report, dated June 1, 2022, was prepared for the Project Site by NTS Geotechnical, Inc. (NTS) (see Appendix F for report). As stated in the report, the Project Site is not located within an Alquist-Priolo Earthquake Fault Zone, and no known active faults are shown on the reviewed geologic maps crossing the site. The Project Site is approximately two miles from the San Andreas fault zone. It is located in a region of generally high seismicity, as is the case for all of Southern California. The Proposed Project would be required to comply with the building design standards of the California Building Code (CBC) for construction of new buildings and/or structures related to seismicity and specific engineering design and construction measures would be implemented to anticipate and avoid potential impacts from seismic activity. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. The Project Site is located in a seismically active region, as is the case for all of Southern California. The Proposed Project would be required to comply with the building design standards of the California Building Code (CBC) for construction of new buildings and/or structures related to seismicity and specific engineering design and construction measures would be implemented to anticipate and avoid potential impacts from seismic activity. Adhering to the CBC can reduce potential ground-shaking impacts to less than significant levels. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. Strong ground shaking can result in liquefaction. Areas overlying groundwater within 30 to 50 feet of the surface are considered susceptible to liquefaction hazards. Based on the lack of shallow groundwater and uniform soil stratum, NTS

concludes that the potential for liquefaction at the Project Site is considered low. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. Landslides and slope failure can result from ground motion generated by earthquakes. As stated in the geotechnical report, no landslides or related features underlie or are adjacent to the Project Site. Due to the relatively level nature of the site and surrounding areas, the potential for landslides at the Project Site is considered negligible. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. Construction of the Proposed Project would disturb more than one acre of soil and therefore, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). The Construction General Permits requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would prescribe temporary Best Management Practices (BMPs) to control wind and water erosion during and shortly after the construction of the Proposed Project. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

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. As stated previously, the Project Site is relatively flat and the potential for landslides is considered negligible. In addition, the potential for liquefaction at the Project Site is very low. Because of the site's relatively flat topography and low liquefaction potential, it would not be susceptible to lateral spreading. The Project Site is not located in an area with historical or active subsidence.¹⁵ State and City Building Codes establish engineering and construction criteria designed to mitigate potential impacts associated with unstable soils, landslides, lateral spreading, subsidence, liquefaction, soils collapse and expansive soils. Compliance with building codes would ensure that effects of these hazards are reduced to the extent feasible. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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. Expansive soils are fine grained clay soils that swell in volume when they absorb water and shrink when they dry. This change in volume causes stress on

¹⁵ United States Geological Survey (USGS). 2021. Areas of Land Subsidence in California. https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html. Accessed July 2, 2022.

buildings and other loads placed on expansive soils. According to the geotechnical report, the soils encountered near the ground surface at the site exhibit a very low expansion potential. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- 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. The Proposed Project does not include the installation of a new septic tank or any other alternative wastewater disposal system. The Proposed Project will construct six-inch and eight-inch sewer laterals to connect to existing eight-inch and 12-inch sewer lines in 25th Street East. Therefore, no impact is identified or anticipated, and no mitigation measures are required.

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

Less than Significant with Mitigation Incorporated. A Paleontological Assessment report, dated June 29, 2022, was prepared for the Project Site by BFSa (see Appendix G for report). A paleontological records search was performed by the Los Angeles County Museum of Natural History (LACM) for the Project Site. The record search indicated the closest locality for paleontological resources is approximately four to six miles to the southeast, consisting of Pleistocene micro vertebrates represented by the fossilized bones of reptiles, mammals, and birds. These localities ranged in depth from the near-surface to nine feet, but are mapped in areas identified as Holocene alluvial fan deposits, implying that at least some Pleistocene-aged deposits are very near the surface with a minimal cover of Holocene deposits. A paleontological literature review and collections and locality records search was conducted for the Project Site using records from prior BFSa projects, the San Bernardino County Museum, the LACM, and the Western Science Center in Hemet, and data from published and unpublished paleontological literature. The resulting locality records search did not identify any previously recorded fossil localities within the Project Site.

The existence of potentially fossiliferous Holocene to Pleistocene-aged young alluvial fan deposits are mapped at the surface of the Project Site. Therefore, full-time monitoring of undisturbed alluvial fan deposits at the Project Site is warranted starting at the surface. The Holocene alluvial deposits mapped at the western one-fourth portion of the Project Site are not required to be monitored; however, these deposits are anticipated to consist of a relatively thin cover over older deposits that mapped at the surface of the remainder of the project. The Holocene deposits shall be monitored part-time, at the discretion of the project paleontologist. A Paleontological Resource Impact Mitigation Program (PRIMP) shall be implemented to ensure that impacts to potential paleontological resources are reduced to a less than significant level. The following Mitigation Measures GEO-1 through GEO-4 shall be implemented.

Mitigation Measure GEO-1:

Prior to initiation of any grading, drilling, and/or excavation activities, a PRIMP shall be approved by the City and the construction contractor shall hold a preconstruction meeting to be attended by the paleontologist of record, representatives of the grading contractor and subcontractors, the project owner or developer, and a representative of the lead

agency. The nature of potential paleontological resources shall be discussed, as well as the protocol that is to be implemented following the discovery of any fossiliferous materials.

Mitigation Measure GEO-2:

Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by a qualified/project paleontologist or paleontological monitor. Monitoring shall be performed starting at the surface on a full-time basis; Holocene alluvial deposits should be monitored part-time at the discretion of the project paleontologist. The timing and duration of the monitoring of excavation activities within the alluvial fan deposits shall be at the discussion of the project paleontologist based on the geological conditions observed by the paleontological monitor and/or the project paleontologist.

Mitigation Measure GEO-3:

Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. The monitor shall notify the project paleontologist, who will then notify the concerned parties of the discovery.

Mitigation Measure GEO-4:

A final monitoring and mitigation report of findings and significance will be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to, and accepted by, the appropriate lead agency, will signify satisfactory completion of the project program to mitigate impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place.

Implementation of Mitigation Measure GEO-1 to GEO-4 would ensure less than significant impacts to paleontological resources occur as a result of the Proposed Project.

3.8 GREENHOUSE GAS EMISSIONS

8.	GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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"/>

Impact Analysis

- 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.

Many gases make up the group of pollutants that are believed to contribute to global climate change. However, three gases are currently evaluated and represent the highest concentration of GHG: Carbon dioxide (CO₂), Methane (CH₄), and Nitrous oxide (N₂O). The Proposed Project would not generate Fluorinated gases as defined by AB 32, only the GHGs (CO₂, CH₄, and N₂O) that are emitted by construction equipment. A screening threshold of 100,000 tons CO₂E per year, or approximately (90,718 MT CO₂e), has been used by AVAQMD for projects within the MDAB.

GHG emissions were screened using CalEEMod version 2022. Construction is anticipated to begin in 2024 and be completed in 2025. Other parameters which were used to estimate construction emissions such as those associated with worker and vendor trips, and trip lengths were based on the CalEEMod defaults. The operational mobile source emissions were calculated in accordance with the Trip Generation Comparison prepared for the Proposed Project by Ganddini Group, Inc., November 20, 2023. The Proposed Project is anticipated to generate approximately 4,656 daily trips. Construction and operational emissions are shown in Table 7 and Table 8.

**Table 7
Greenhouse Gas Construction Emissions
(Metric Tons per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O	R ¹
2024	133	0.0	0.0	0.02
2025	215	0.01	0.0	0.02
Total (MTCO₂e)	350			
Construction Amortized 30 Years	11.7			

Source: CalEEMod.2022.1 Annual Emissions.

¹ Common refrigerant GHGs used in air conditioning and refrigeration equipment.

**Table 8
Greenhouse Gas Operational Emissions
(Metric Tons per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O	R ¹
Mobile	1,711	0.19	0.13	3.08
Area	0.20	0.0	0.0	--
Energy	171	0.01	0.0	--
Water	0.76	0.0	0.0	--
Waste	0.3	0.03	0.0	--
Refrigeration	--	--	--	467
Construction Amortized 30 Years	11.7			
Total (MTCO₂e)	2,408.7			
AVAQMD Screening Threshold	90,719			
Significant	No			

Source: CalEEMod.2022 Annual Emissions.

¹ Common refrigerant GHGs used in air conditioning and refrigeration equipment.

As shown in Table 7 and Table 8, the Proposed Project’s emissions would not exceed the AVAQM’s threshold of significance. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- 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. The Palmdale Energy Action Plan (PEAP) demonstrates the City’s commitment to achieve energy efficiency and independence by reducing greenhouse gas (GHG) emissions consistent with state legislation. The PEAP also serves as a programmatic tiering document for the purposes of CEQA, consistent with the CEQA Guidelines (§ 15064, subd. (h)(3), § 15130, subd. (d)). A tiering document front-loads the GHG analysis needed for subsequent projects in order to decrease the time and money that would be needed for individual analyses on a project-by-project basis. If a future development or improvement in Palmdale can prove that it is consistent with the PEAP, then it is consistent with state legislation and the CEQA for purposes of GHG emissions. As demonstrated in Section 3.6, the Proposed Project would be consistent with the PEAP.

Additionally, the Project emissions would be below the AVAQM thresholds of significance. Therefore, the Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce GHG emissions, including Title 24, AB 32, and SB 32. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

3.9 HAZARDS AND HAZARDOUS MATERIALS

9.	HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

9.	HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(e)	For a project located within an airport land use plan or, where such a plan had not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

Impact Analysis

- a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- 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 Proposed Project is a commercial development that includes a 10-island (eight gas, two hydrogen) fueling station, grocery store with drive-through, and car wash facility. Construction of the Proposed Project would require the routine transport, use, storage, and disposal of limited quantities of common hazardous materials such as gasoline, diesel fuel, oils, solvents, paint, fertilizers, pesticides, and other similar materials. All materials required during construction would be kept in compliance with State and local regulations and Best Management Practices. Operations would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public. The proposed fueling station would obtain an Antelope Valley Air Quality Management District (AVAQMD) Authority to Construct permit corresponding to the requirements defined in AVAQMD Rule 461 – Gasoline Transfer and Dispensing. Hydrogen fuel is not toxic and produces only water; therefore, the proposed hydrogen fueling station is not anticipated to create a significant hazard.

The Proposed Project would involve the transport of hazardous materials to the site associated with the proposed fueling station. The transport of fuel and tank filling operations would be conducted in compliance with applicable federal and state regulatory requirements that regulate the transportation of hazardous materials. The transport of hazardous materials on area roadways are regulated by the California Highway Patrol and Caltrans. Transporters of hazardous wastes are required to be certified by the Department of Transportation and manifests are required to track the hazardous waste during transport.

Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- 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 Project Site is located adjacent to Palmdale High School. As stated previously, the transport of hazardous materials, such as fuel, shall be conducted in compliance with applicable federal and state regulatory requirements in compliance with applicable federal and state regulatory requirements. The fueling station portion of the project will be required to comply with the requirements stated in AVAQMD Rule 461 Gasoline Transfer and Dispensing. As stated in AVAQMD Rule 461, gasoline dispensing facilities are required to use Phase I/II EVR (enhanced vapor recovery) systems. Phase II EVR have an average efficiency of 95.1 percent and Phase I EVR have an average efficiency of 98 percent. Therefore, potential for fugitive VOC or TAC emissions from the gasoline pumps is negligible. As concluded in the Health Risk Assessment, the Proposed Project would not be a significant source of toxic air contaminants emissions and sensitive receptors would not be exposed to toxic sources of air pollution.

The Proposed Project would be required to comply with all federal, state, and local laws regulating the management and use of hazardous materials which would minimize or eliminate potential impacts to schools. The Proposed Project would adhere to all California Code of Regulations, Title 23, Chapter 16 - Chapter 18 requirements and pursue the proper permitting and design approvals. It would comply with all Environmental Protection Agency requirements by adhering to all requirements set forth in the 2015 UST Regulations. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- 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?*

No Impact. The Project Site was not found on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system.¹⁶ EnviroStor tracks cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. A Phase I Environmental Assessment report, dated April 14, 2022, was prepared for the Project Site by Robin Environmental Management (see Appendix H for report). The assessment revealed no evidence of apparently significant environmental concern or recognized environmental conditions in connection with the property. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. The closest airport to the Project Site is the Palmdale Regional Airport/United States Air Force (USAF) Plant 42, with associated airport runways located as close as approximately 2.84 miles north of the Project Site. The Project Site is not located

¹⁶ California Department of Toxic Substances Control. EnviroStor database. Accessed March 24, 2022.

within an airport-influenced air or noise contour (65 CNEL) overlay.¹⁷ Therefore, the Proposed Project would not result in excessive noise for people residing in the area. The tallest primary structure is the proposed grocery store, which would be 29 feet tall. Furthermore, the Project Site is not located within an Accident Potential Zone nor an Air Installations Compatible Use Zone. The Proposed Project would not result in a substantial safety hazard related to airports. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- 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 Project Site is vacant and does not contain any emergency facilities. The Proposed Project is required to dedicate seven feet of right-of-way along the East Avenue R frontage to complete the ultimate half width improvements of 57 feet from centerline. As part of the right-of-way dedication, sufficient right-of-way for a corner cutoff shall be provided at the intersection of East Avenue R and 25th Street East. In addition, a dedication of an additional two feet of right-of-way along the 25th Street East frontage to complete the ultimate half width improvements of fifty-two feet from centerline would also be required. The proposed drive-through carwash would provide a designated queuing reservoir that does not block aisles, driveways, or access to parking spaces. Moreover, the Proposed Project would provide 40 parking spaces, which is more than the required 34 spaces (based on 25 spaces for the first 5,000 square-feet; plus 4 spaces/1,000 square-feet above 5,000 square-feet). As such, project vehicles are not anticipated to park off-site and interfere with the public right-of-way. Site access for operations would be subject to approval of the Site Plan review by the City. Therefore, less than significant impacts are anticipated, and no mitigation measures are required.

- 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 Project Site is not located within a fire hazard area. In addition, the Proposed Project shall comply with the 2022 California Fire Code. Moreover, the Proposed Project is subject to all conditions of approval required by the LACFD, such as installing four public fire hydrants on the Project Site. The Proposed Project would provide a minimum setback of 20 feet that is fully landscaped along the north, east, and south boundaries. The western boundary of Parcel 2 would have a minimum setback of five feet. New development projects are required to comply with applicable fire protection and prevention requirements for construction, access, water mains, fire flows, and fire hydrants. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

¹⁷ Los Angeles County Airport Land Use Commission. Los Angeles County Airport Land Use Plan. Palmdale Airport/USAF Plant 42 Airport Influence Area. May 13, 2003.

3.10 HYDROLOGY AND WATER QUALITY

10.	HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 of a stream or river or through the addition of impervious surfaces, in a manner which would:				
	i) Result in a substantial erosion or siltation on- or off-site;	<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 flood 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; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

Impact Analysis

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 Proposed Project would disturb approximately 110,657 square-feet and is therefore subject to the NPDES permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State’s General Construction permit (CGP) include removal of vegetation, grading excavating, or any other activity that causes the disturbance of at least one acre. The CGP requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a SWPPP.

A preliminary Hydrology and Low Impact Development (LID) report was prepared for the entire Project Site (Parcels 1 and 2), by Blue Engineering and Consulting, Inc. in October 2023 (see Appendix I for report). This project falls under designated projects for LID purposes. The category is in redevelopment projects, which are developments that result in creation or additional or replacement of either 10,000 square feet or more of impervious surface area on a site.

Source control measures that will be implemented are as follow:

- Storm Drain Message and Signage (S-1)
- Landscape Irrigation Practices (S-8)
- Building Materials (S-9)

Non-Structural Source Control BMPs that will be implemented are as follows:

- Education for property owner
- Activity Restrictions
- Common Area Landscape Management
- Common Area Litter Control

With implementation of these BMPs, the Proposed Project would not violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality. No significant impacts are identified or anticipated, and no mitigation measures are required.

- c) *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. The Palmdale Water District (PWD) would provide potable water for the Proposed Project. PWD's water supplies include imported water, local and regional supplies, groundwater, and recycled water. Groundwater is pumped from the Antelope Valley Groundwater Basin and has accounted for an average of 35 percent of PWD's supplies since 2016. Per the 2016 Antelope Valley Groundwater Basin judgment, PWD will begin receiving a groundwater production right of 2,770 acre-feet per year (AFY) starting in 2023. PWD is also temporarily entitled to a share of a federal groundwater right, of up to 1,450 AFY until 2025. Population projections are based on the PWD Water Master Plan Draft Report. Projections were determined by using Southern California Association of Governments (SCAG) growth percentages for the City of Palmdale and applying them to the population recorded in the 2010 census within the PWD boundary.

The land use data of the remaining undeveloped parcels within the PWD service area was analyzed to develop a ratio of undeveloped residential acreage to undeveloped commercial, industrial, and landscape acreages. Based on the land use classifications of the remaining undeveloped parcels within the PWD service area, for every one acre of residential area developed, approximately 0.34 acres of commercial, 0.03 acres of industrial, and 0.03 acres of landscape irrigation area will develop.¹⁸

The Proposed Project is the development of a ten-island fueling station, a 7,258-square-foot grocery store, and a 2,127-square-foot drive-through carwash. The Proposed Project includes approximately 37,417 square feet of irrigated landscaping. The Proposed Project includes a Tentative Parcel Map (TPM) to subdivide the Project Site into two parcels. Development would occur on the proposed approximately 110,657-square-foot eastern parcel (Parcel 2) of the

¹⁸ Kennedy Jenks. Palmdale Water District 2020 Urban Water Management Plan. June 25, 2021.

Project Site. The Proposed Project is anticipated to have a water demand of 1.5 acre-feet per year (AFY), based on a commercial demand factor of 0.60 AFY per acre.¹⁹

The Project Site is currently vacant and undeveloped. With implementation of the Proposed Project, the Project Site would be developed with impervious surface, buildings, and landscape. Implementation of the project BMPs would ensure that stormwater discharge does not substantially alter the existing drainage pattern or degrade water quality. Stormwater runoff from the proposed development will be collected in an on-site storm drain and directed to a bioretention area located on the northern portion of the Project Site. Therefore, the Proposed Project is not anticipated to have a substantial impact on groundwater supplies or interfere substantially with groundwater recharge.

Less than significant impacts are identified or anticipated, and no mitigation measures are required.

d) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

i) *result in substantial erosion or siltation on- or off-site*

Less than Significant Impact. Erosion is the process by which soils are removed from the Project Site most commonly by wind or water. Erosion is more likely to occur if soils are left unprotected. The Project Site is currently undeveloped. The hazard of soil erosion would be reduced after construction of the Proposed Project by protecting soil via landscaping and directing stormwater runoff to bioretention system. NPDES permit requirements address the control of erosion and siltation. This includes the CGP which requires the effective implementation of erosion control measures. The RWQCB conducts inspections and enforces the CGP at construction sites. A SWPPP is required for construction of the Proposed Project and will include a list of Best Management Practices (BMPs) to avoid and minimize soil erosion. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. The entire Project Site property (consisting of Parcel 1 and Parcel 2) comprises two drainage areas. Drainage Area (DA) 2 would be developed with the Proposed Project. DA-2 drains from the southwest corner of the area to the northeast corner. There is no off-site runoff flowing onto the Project Site.

Under proposed conditions, the general existing drainage patterns would be maintained. To address stormwater management and mitigate potential runoff issues associated with the increased impervious surface, the Proposed Project includes two underground corrugated metal pipe (CMP) detention/infiltration basins. These basins are designed to temporarily store stormwater runoff, allowing for infiltration into the ground and reducing peak flow rates

¹⁹ Kennedy Jenks. Palmdale Water District 2020 Urban Water Management Plan – Table 2-4 “Unit Demand Factors.” June 25, 2021.

downstream. These basins serve to attenuate peak flows, improve water quality, and mitigate potential flooding or erosion issues associated with the development.

Basin-2 will serve DA-2 (see Figure 4 – Proposed Drainage). Runoff from each drainage area is directed to proposed catch basins equipped with filter inserts. From there, the runoff passes through the filter inserts into proposed storm drainpipes. Finally, the runoff is discharged into the underground CMP basins. The proposed underground CMP basins are designed to accommodate the increase in runoff due to the Proposed Project. They are sized to meet the requirements for LID stormwater treatment volumes and the required mitigation volumes for the development.

The outlet pipe of the CMP basins is sized using orifice control. The outlet peak flow is designed to be equal to or less than the pre-development condition. In the event of excess flow, a babblers basin overflow is used. The overflow directs excess runoff to the parkway drains and ultimately to the public streets.

The increase in discharge and volume from the Proposed Project will be fully retained and infiltrated into the ground. Any overflow will be discharged onto 25th Street East and Avenue R via parkway drains. The Proposed Project's stormwater management strategies will prevent adverse effects on individuals, downstream properties, or existing drainage.

Therefore, no significant impacts are identified, and no mitigation measures are required.

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

Less than Significant Impact. Due to the inland distance from the Pacific Ocean (approximately 70 miles) and any other significant body of water, tsunamis and seiches are not potential hazards in the vicinity of the Project Site. The Project Site is within Flood Zone X, which is an area with 0.2 percent annual chance flood.²⁰ This zone corresponds to a 500-year floodplain, which is an area of minimal flood hazard.²¹ Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

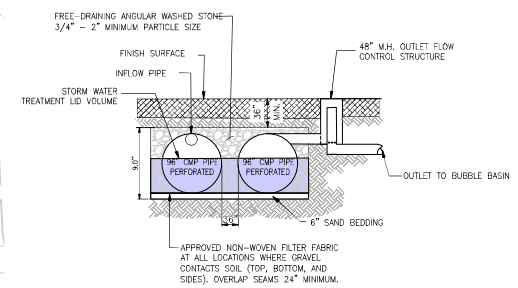
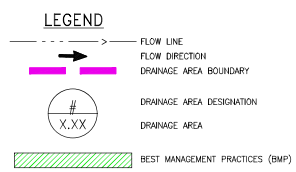
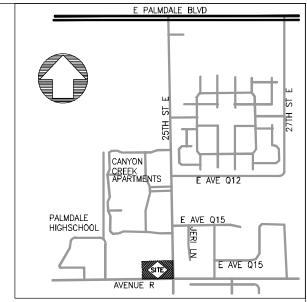
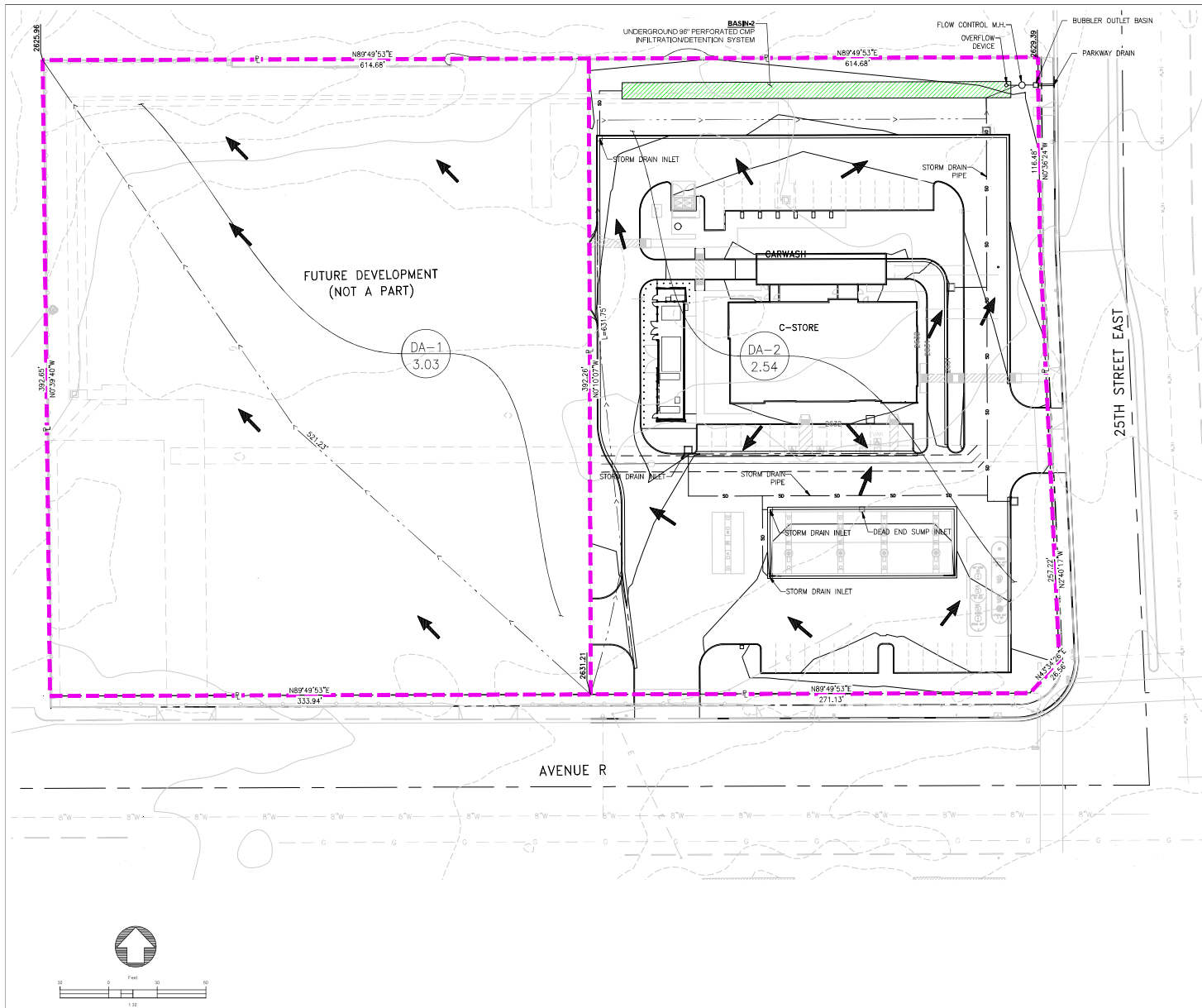
- e) *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

Less than Significant Impact. The Proposed Project would disturb approximately 110,657 square feet of undeveloped land and is therefore subject to the NPDES permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's CGP include removal of vegetation, grading excavating, or any other activity that causes the disturbance of at least one acre. The CGP requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a SWPPP. As stated previously, the Proposed Project would neither interfere with groundwater recharge nor have water demand not anticipated by the UWMP. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

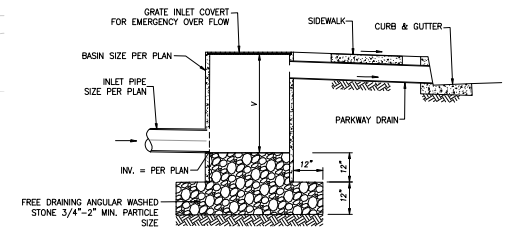
²⁰ Federal Emergency Management Agency. National Flood Hazard Layer. Accessed July 19, 2022.

²¹ Definitions of FEMA Flood Zone Designations.

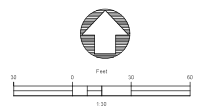
https://efotg.sc.gov.usda.gov/references/public/NM/FEMA_FLD_HAZ_guide.pdf



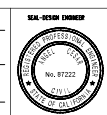
96" CMP INFILTRATION/DETENTION SYSTEM SECTION
NOT TO SCALE



BUBBLER OUT BASIN SECTION DETAILS
N.T.S.



DESIGNED BY: MC
DRAWN BY: JD
CHECKED BY: AIC



PLANS PREPARED UNDER THE SUPERVISION OF ANGEL CESAR, P.E. 87222 EXP. 9/30/23

DATE	REV.	REVISION	DESCRIPTION	BY	DATE

CITY OF PALMDALE
25th St, East & Ave R

REVIEWED BY: _____ DATE: _____

XXXXXXXXXX
P.E. NO. G-00000
EXP. DATE XX-XX-XXXX

CLUP:	May 15, 2024
LDP:	
DATE:	
SHEET	5
OF 5 SHEETS	
PROJECT NUMBER:	

PLANS PREPARED ON: 01/20/24



PROPOSED DRAINAGE

Beyond Market & Carwash Development

City of Palmdale, California

FIGURE 4

3.11 LAND USE AND PLANNING

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

Impact Analysis

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

No Impact. The Proposed Project is the development of a commercial center on a currently vacant property. The Project Site is surrounded by a school to the west; an apartment complex to the north; single-family residences and 25th Street East to the east; and East Avenue R, a church, and single-family residences to the south. The physical division of an established community is typically associated with the construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The Proposed Project does not include the construction of a linear feature. Therefore, the Proposed Project would neither physically divide an established community nor cause a significant environmental impact due to conflict with any land use plans or policies. No impacts are identified or anticipated, and no mitigation measures are required.

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?*

Less than Significant Impact. The Project Site is within the Mixed Use 2 land use designation and zone. The Proposed Project requires approval of a General Plan Amendment and Zone Change to change the existing land use designation and zoning to Neighborhood Commercial (NC). The NC zone is intended to foster convenience-type retail, neighborhood offices, and service activities that serve the daily needs of the immediate neighborhood. This zoning designation includes supermarkets, restaurants, apparel stores, small hardware stores, banks, offices, and similar uses. This zone also provides gathering places for the residents of surrounding neighborhoods and are ideal locations for local transit stops (including but not limited to bus stations and carsharing pods). This zone implements the Neighborhood Commercial General Plan land use designation.

The Proposed Project is the development of a ten-island fueling station, a 7,258-square-foot grocery store, and a 2,127-square-foot drive-through carwash facility. The fueling station and carwash uses of the Proposed Project are permitted within the NC zone, subject to a CUP and SPR. The proposed grocery store is a permitted use within the NC zone. There would be no environmental impacts associated with the Proposed Project as demonstrated in this Initial Study. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

3.12 MINERAL RESOURCES

12.	MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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"/>

Impact Analysis

- 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?*
- 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 Project Site is neither located within a mineral resource location nor a mineral resource extraction area.²² Furthermore, the property is currently surrounded by developed land on all sides: a school to the west; an apartment complex to the north; single-family residences and 25th Street East to the east; and East Avenue R, a church, and single-family residences to the south, making use of the site for mineral extraction infeasible. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

3.13 NOISE

13.	NOISE Would the project result in:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 checked="" type="checkbox"/>	<input type="checkbox"/>

²² Rincon Consultants, Inc. City of Palmdale 2045 General Plan Update Draft Environmental Impact Report. July 2022.

Impact Analysis

- a) *Would the project result in 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 with Mitigation Incorporated. A Noise Impact Analysis, dated September 26, 2022 and revised December 21, 2023, was prepared for the Proposed Project by Ganddini Group, Inc. (see Appendix J for report). The unit of measurement used to describe a noise level is the decibel (dB). The human ear is not equally sensitive to all frequencies within the sound spectrum. Therefore, the “A-weighted” noise scale, which weights the frequencies to which humans are sensitive, is used for measurements. Noise levels using A-weighted measurements are written dB(A) or dBA. Noise standards for land use compatibility are stated in terms of the Community Noise Equivalent Level (CNEL) and the Day-Night Average Noise Level (DNL). CNEL is a 24-hour weighted average measure of community noise. CNEL is obtained by adding five decibels to sound levels in the evening (7:00 PM to 10:00PM), and by adding ten decibels to sound levels at night (10:00 PM to 7:00 AM). This weighting accounts for the increased human sensitivity to noise during the evening and nighttime hours. DNL is a very similar 24-hour average measure that weights only the nighttime hours. The equivalent continuous noise level, Leq, is a level of steady state sound that in a stated time period, and a stated location, has the same A-weighted sound energy as the time-varying sound.

Construction Impacts

The existing multi-family residential use property lines located adjacent to the north; the existing single-family residential use property lines located approximately 100 feet to the east, 175 feet to the southeast, and 100 feet to the south; the existing school use property line located adjacent to the west; and the existing church use property line located approximately 100 feet to the south of the Project Site boundaries may be affected by short-term noise impacts associated with construction noise.

Modeled unmitigated construction noise levels reached 76 dBA Leq at the nearest multi-family residential property line to the north of the Project Site, up to 63 dBA Leq at the nearest single-family residential property line to the northeast of the Project Site, up to 73 dBA Leq at the nearest single-family residential property line to the east of the Project Site, up to 69 dBA Leq at the nearest single-family residential property line to the southeast of the Project Site, up to 72 dBA Leq at the nearest single-family residential property line to the south of the Project Site, up to 72 dBA Leq at the nearest church property line to the south of the Project Site, up to 61 dBA Leq at the nearest single-family residential property line to the southwest of the Project Site, and up to 68 dBA Leq at the nearest school property line to the west of the Project Site. Construction noise sources are regulated within Palmdale Municipal Code Section 8.28.030 which prohibits construction activities after 8:00 PM or before 6:30 AM, in any residential zone or within 500 feet of any residence, hotel, motel or recreational vehicle park. Project construction will not occur outside of the hours outlined as “exempt” in PMC Section 8.28.030 and therefore, will not result in or generate 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.

The following BMPs will be included on the project plans and any related contract specifications. Construction noise impacts would be less than significant.

1. All construction equipment whether fixed or mobile, will be equipped with properly operating and maintained mufflers, consistent with manufacturer standards.
2. All stationary construction equipment will be placed so that emitted noise is directed away from the noise sensitive receptors nearest the Project Site.
3. As applicable, all equipment shall be shut off when not in use.
4. To the degree possible, equipment staging will be located in areas that create the greatest distance between construction-related noise and vibration sources and existing sensitive receptors.
5. Jackhammers, pneumatic equipment, and all other portable stationary noise sources will be directed away and shielded from existing residences in the vicinity of the Project Site. Either one-inch plywood or sound blankets can be utilized for this purpose. They should reach up from the ground and block the line of sight between equipment and existing residences. The shielding should be without holes and cracks.
6. No amplified music and/or voice will be allowed on the Project Site.
7. Haul truck deliveries will not occur outside of the hours presented as exempt for construction per PMC Section 8.28.030.

Off-Site Construction

Construction truck trips would occur throughout the construction period. Given the Project Site's proximity to the State Route 138 and State Route 14, it is anticipated that vendor and/or haul truck traffic would take the most direct route to the appropriate freeway ramps. According to the Federal Highway Administration (FHWA), the traffic volumes need to be doubled in order to increase noise levels by 3 dBA CNEL. The estimated existing average daily trips along East Avenue R range between 12,100 to 14,300 average daily vehicle trips and along 25th Street East range between 5,700 to 12,600 average daily vehicle trips. Project construction is expected to generate up to approximately 148 vehicle trips per day (7.5 for worker trips and 140 for hauling trips). Therefore, the addition of project vendor/haul trucks and worker vehicles per day along off-site roadway segments would not be anticipated to result in a doubling of traffic volumes. Off-site project generated construction vehicle trips would result in a negligible noise level increase and would not result in a substantial increase in ambient noise levels.

Noise Impacts Due to Project Operation

Operational Noise – Vehicle Trips

The Proposed Project is expected to generate approximately 4,656 new average daily trips (with pass-by reduction) with 171 trips during the AM peak-hour and 209 trips during the PM peak-hour. Modeled Existing traffic noise levels range between 68-76 dBA CNEL at the right-of-way of each modeled roadway segment; and the modeled Existing Plus Project traffic noise levels range between 68-76 dBA CNEL at the right-of-way of each modeled roadway segment. Project generated vehicle traffic is anticipated to increase the noise between approximately 0.06 to 0.74 dBA CNEL and would not result in significant increases in ambient noise levels. The impact would be less than significant. No mitigation is required.

Operational Noise – On-Site Noise sensitive land uses that may be affected by project operational noise include the existing residential dwelling units to the north, south and east, and Palmdale High School to the west. Modeled peak hour project operational noise is

expected to range between 53 and 68 dBA CNEL at the residential land uses. This exceeds the City's Maximum Acceptable Noise Levels criteria of 65 dBA CNEL. With the addition of a 6-foot concrete wall along the northern project property line, operational noise levels at residential land uses would all fall below the City's criteria of 65. Impacts would be less than significant with implementation of Mitigation Measure N-1. In addition, the car wash use shall operate daily between the hours of 7:00 AM to 9:00 PM.

Operational noise levels at Palmdale High School, west of the Project Site would not exceed 54 dBA CNEL and therefore will not exceed 45 dBA CNEL at classrooms. Typical construction provides approximately 20 dB of exterior to interior noise reduction and classroom portables can be expected to provide at least 15 dB of exterior to interior noise levels as long as HVAC is provided, allowing a window closed condition.

Existing measured ambient noise levels at the sensitive receptor locations ranged between 52 and 68 dBA CNEL at nearby properties. Without mitigation, the Proposed Project may increase ambient noise levels by up to 11.7 dBA CNEL at the northern property line shared with multiple family residential development. With implementation of Mitigation Measure N-1, the increase in ambient noise levels would be less than one dB. Therefore, less than significant impacts are anticipated with implementation of Mitigation Measure N-1.

Mitigation Measure N-1:

A concrete wall, six feet in height, shall be installed along the northern project boundary.

With incorporation of Mitigation Measure N-1, the Proposed Project would not result in 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 City Municipal Code.

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

Less than Significant Impact. Vibration amplitudes are usually expressed as either peak particle velocity (PPV) or the root mean square (RMS) velocity. The PPV is defined as the maximum instantaneous peak of the vibration signal in inches per second. The RMS of a signal is the average of the squared amplitude of the signal in vibration decibels (VdB), ref one micro-inch per second. The Federal Railroad Administration uses the abbreviation "VdB" for vibration decibels to reduce the potential for confusion with sound decibel.

Architectural Damage

0.5 in/sec is the threshold at which there is a risk to "architectural" damage to modern industrial/commercial buildings, 0.25 in/sec for historical structures, and a PPV level of 0.3 in/sec for older residential structures. The nearest off-site structures, to the portion of the Project Site where construction is to occur, include the multi-family residential dwelling units located as close as approximately 38 feet to the north of the project's northern property line, the single-family residential dwelling units located as close as approximately 115 feet to the east of the project's eastern property line and 106 feet to the south of the project's southern property line, and the school structures located as close as approximately 355 feet to the west (solar carports) and 389 feet to the northwest (buildings) of the project's western property line. Temporary vibration levels associated with project construction would not exceed the threshold

at which there is a risk to “architectural” damage to older residential structures of a PPV of 0.3 in/sec or industrial/commercial buildings of a PPV of 0.5 in/sec. The project does not propose any non-construction related sources of ground-borne vibration. Temporary vibration levels associated with project construction would be less than significant.

Annoyance to Persons

Groundborne vibration becomes distinctly perceptible to sensitive receptors at a level of 0.04 in/sec PPV and severely perceptible at a level of 0.1 in/sec PPV. Operation of a vibratory roller may result in groundborne vibration levels of up to 0.1 at a distance of 41 feet and a large bulldozer at a distance of 23 feet. Therefore, project construction could cause annoyance to the residential uses to the north of the Project Site. However, potential annoyance would only occur when a vibratory roller, or other similar vibratory equipment, is utilized within three feet of the property line in proximity to the residential dwelling unit to the north. Therefore, annoyance will be short-term and will occur only during site grading and preparation which will be limited to daytime hours. Impacts are less than significant.

Operation of the Proposed Project will involve the movement of passenger vehicles and trucks. Driving surfaces of the Proposed Project will be paved and will generally be smooth. Loaded trucks generally have a PPV of 0.076 at a distance of 25 feet (Caltrans 2020). Groundborne vibration levels associated with passenger vehicles are much lower. The movement of vehicles on the Project Site would not result in the generation of excessive groundborne vibration or groundborne noise.

In conclusion, the Proposed Project would not project result in generation of excessive groundborne vibration or groundborne noise levels. No significant impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. The closest airport to the Project Site is the Palmdale Regional Airport/United States Air Force (USAF) Plant 42, with associated airport runways located as close as approximately 2.84 miles north of the Project Site. The Project Site is not located within an airport influence air, noise contour (65 CNEL) overlay,²³ or an air installation compatible use zone.²⁴ Therefore, the Proposed Project would not result in excessive noise for people residing in the area. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

²³ Los Angeles County Airport Land Use Commission. Los Angeles County Airport Land Use Plan. Palmdale Airport/USAF Plant 42 Airport Influence Area. May 13, 2003.

²⁴ Rincon Consultants, Inc. City of Palmdale 2045 General Plan Update Draft Environmental Impact Report. July 2022.

3.14 POPULATION AND HOUSING

14.	POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 checked="" type="checkbox"/>	<input 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"/>

Impact Analysis

- 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)?*

Less than Significant Impact. The Proposed Project is the development of a fueling station, grocery store, and car wash facility. The Proposed Project would require approximately 12 employees. With a 6.9 percent unemployment rate,²⁵ employees would be expected to come from the local labor pool. Construction activities would be temporary and would not attract new employees to the area. The Project Site is within the Mixed Use 2 (MU 2) land use designation and zone. The Proposed Project requires approval of a General Plan Amendment and Zone Change to change the existing land use designation and zone to Neighborhood Commercial (NC). The Proposed Project does not involve construction of new homes so it would not induce local population growth. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

No Impact. The Project Site is currently vacant and does not contain any residential housing. Implementation of the Proposed Project would not require the construction of replacement housing elsewhere. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

²⁵ <http://www.laalmanac.com/employment/em03.php>; Accessed 9.29.22

3.15 PUBLIC SERVICES

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

Impact Analysis

- 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 City of Palmdale works with the Los Angeles County Fire Department (LACFD) to identify fire protection needs and secure new sites for fire facilities. LACFD Station 131, located at 2629 E Avenue S, is approximately one mile south of the Project Site. New development projects are required to comply with applicable fire protection and prevention requirements for construction, access, water mains, fire flows, and fire hydrants. In addition, the Proposed Project is subject to all conditions of approval required by the LACFD. Palmdale Municipal Code requires development applicants to pay development impact fees to mitigate the impacts of that development on the City’s existing fire protection facilities.²⁶ The Project Applicant will be required to pay a mitigation fee to support the demand for increased fire protection services from the Proposed Project. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- 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 the Los Angeles County Sheriff’s Department (Sheriff’s Department) for law enforcement services. The Palmdale Sheriff’s Station, located at 750 East Avenue Q, is approximately 1.8 miles northwest

²⁶ Rincon Consultants, Inc. City of Palmdale 2045 General Plan Update Draft Environmental Impact Report. July 2022.

of the Project Site. The development of the Proposed Project could increase the demand for police services in the local area when compared to existing conditions. The Project Applicant would be required to pay a development impact fee. Payment of the development impact fee would be used to meet the demand for police protection services. Furthermore, the Proposed Project is subject to review and approval by the Sheriff's Department. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- 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 located within the boundaries of the Antelope Valley Union High School District and Palmdale School District. The increase in employment from the Proposed Project is anticipated to be fulfilled by the local labor pool. The Proposed Project does not include the development of new housing. It is not anticipated to result in an increase in population growth within the area, and therefore would not increase the number of students. Proposed developments within the City are subject to development impact fees, which pursuant to California Government Code Section 65995, payment of these fees by a developer serves to mitigate all potential impacts on school facilities that may result from implementation of a project to a less-than-significant level.²⁷ The Project Applicant will be required to pay applicable development fees in support of public school facilities. This fee will be sufficient to mitigate potential impacts of the Proposed Project on schools. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- 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?*

No Impact. A significant impact generally occurs if a proposed development includes substantial population growth through residential development that could generate an increased demand for recreational and park facilities. No increase in the City's population is anticipated from the implementation of the Proposed Project. Therefore, there would be no need for new or physically altered park facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- 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?*

²⁷ Rincon Consultants, Inc. City of Palmdale 2045 General Plan Update Draft Environmental Impact Report. July 2022.

Less than Significant Impact. The Proposed Project is not anticipated to have a significant impact on public facilities/services because an increase in the City’s population is not anticipated with the Proposed Project. In addition, Palmdale imposes Development Impact Fees (Palmdale Municipal Code Chapter 3.45) for public facilities in order to mitigate environmental impacts that derive from projects. The fees would be imposed on applicable residential and non-residential developments, and funds collected via these fees would be used to construct, expand, or rehabilitate public facilities within the City.²⁸ The Project Applicant’s payment of development impact fees will mitigate any potential impacts on public services. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

3.16 RECREATION

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

Impact Analysis

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

No Impact. The Proposed Project does not include the development of new housing that would contribute to an increase in the local population. The implementation of the Proposed Project is not expected to lead to substantial population growth. As a result, the Proposed Project would not lead to substantial physical deterioration of neighborhood and regional parks or other recreational facilities. It would not require the construction or expansion of parks or other recreational facilities to meet demands. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

No Impact. The Proposed Project does not include or require the construction or expansion of recreational facilities to meet the demands of residential development. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

²⁸ Rincon Consultants, Inc. City of Palmdale 2045 General Plan Update Draft Environmental Impact Report. July 2022.

3.17 TRANSPORTATION

17.	TRANSPORTATION. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Conflict or be inconsistent with CEQA Guidelines § 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 curves 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"/>

Impact Analysis

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

Less than Significant Impact. The Circulation and Mobility Element of the General Plan presents the approach to transportation, addressing access and mobility within the city. It provides a roadway classification system, corresponding cross-sections, and recommended future networks for motor vehicles, walking, biking, riding transit, and the movement of freight. A Traffic Impact Analysis (TIA), dated November 23, 2022, was prepared for the original project site plan (June 16, 2023) by Ganddini Group, Inc. (see Appendix K for the report). As concluded in the TIA, the original project was forecast to generate a total of approximately 5,685 new daily trips. A Project Trip Generation technical memorandum, dated November 20, 2023, was prepared to evaluate the change in trip generation that can be expected between the original project site plan (June 16, 2022) and the revised project site plan (October 6, 2023) (see Appendix L). To more accurately forecast the pass-by trips that occur for a 24-hour day, the daily pass-by calculation changed from a sum of peak hours trips (as what was utilized in the 2022 TIA for the original project) to one-half of the average of the peak hour rates applied to the daily trips (utilized for the trip generation comparison). As stated in the technical memorandum, the Proposed Project is forecast to generate a total of approximately 4,656 new daily trips, including 171 new trips during the AM peak hour and 209 new trips during the PM peak hour. It would generate approximately 310 more daily trips compared to the original project, including 16 more trips during the AM peak hour and 24 more trips during the PM peak hour. The following details how the Proposed Project would be consistent with the relevant policies of the General Plan Circulation and Mobility Element:

Policy CM-2.4: Prioritize multimodal infrastructure that connects existing development with future infill development areas (i.e., gap closure projects).

Consistent: The Proposed Project is an infill project. A bus shelter and trash can are proposed on East Avenue R, near the southwest corner of Parcel 2.

Policy CM-2.6: Review the truck route network periodically and update as necessary to minimize impacts on residential neighborhoods while accommodating needs of commercial/industrial uses.

Consistent: The nearest truck route to the Project Site is Palmdale Boulevard/SR 188, located approximately 0.4 mile north of the Project Site. As the Project Site is located in an area that is predominantly residential, project trucks may pass residential areas. However, 25th Street E and East Avenue R are both classified as crosstown roads,²⁹ which focus on through traffic. Furthermore, as the Project Site is near the freeway entrance, impacts to residential neighborhoods are not anticipated to be significant.

Policy CM-3.1: Make public transit a convenient and reliable option for daily trip making on a local and regional basis.

Consistent: The Applicant would coordinate with Antelope Valley Transit Authority (AVTA) to ensure the Proposed Project does not interfere with transit service. Moreover, the Proposed Project would provide a bus shelter and trash can on East Avenue R, near the southwest corner of Parcel 2.

Policy CM-5.5: Install secure short- and long-term bicycle parking near key destinations, civic buildings, and transit facilities.

Consistent: The Proposed Project would provide a bus shelter on East Avenue R, near the southwest corner of Parcel 2. It would provide on-site pedestrian facilities that would connect to the existing off-site sidewalks and bicycle parking spaces.

Policy CM-8.3: Ensure that right-of-way is reserved wherever possible to implement the mobility network.

Consistent: The applicant will be required to dedicate an additional seven feet of right-of-way along the East Avenue R frontage to complete the ultimate half width improvements of 57 feet from centerline. The applicant will be required to dedicate an additional 2 feet of right-of-way along the 25th Street East frontage to complete the ultimate half width improvements of 52 feet from centerline. As part of the right-of-way dedication, sufficient right-of-way for a corner cutoff shall be provided at the intersection of East Avenue R and 25th Street East.

As demonstrated above, the Proposed Project would be consistent with the Circulation and Mobility Element of the General Plan. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

b) Conflict or be inconsistent with CEQA Guidelines s § 15064.3, subdivision (b)?

Less than Significant Impact. The amended CEQA Guidelines, specifically Section 15064.3, recommend the use of Vehicle Miles Travelled (VMT) as the primary metric for the evaluation of transportation impacts associated with land use and transportation projects. In general terms, VMT quantifies the amount and distance of automobile travel attributable to a project or region.

A VMT Screening Assessment, dated June 24, 2022, was prepared for the Proposed Project by Ganddini Group, Inc. (see Appendix M for report). The County TIA Guidelines identifies

²⁹ City of Palmdale. Envision Palmdale 2045 – City of Palmdale General Plan. Effective October 22, 2022, Amended on March 15, 2023.

local-serving retail land uses as presumed to have less than significant VMT impacts for the retail portion of the project. For the determination of local serving, the retail land use should not exceed 50,000 square feet of gross floor area. For mixed-use projects with retail land uses less than 50,000 square feet, the remaining portion of the project excluding the retail land use may be subject to further VMT screening or analysis. For projects with retail land uses greater than 50,000 square feet, the project in its entirety will need to evaluate the project's VMT impact. The Proposed Project consists of less than 50,000 square feet of local serving retail uses; therefore, the Proposed Project satisfies the County-established retail Project Site Plan screening criteria and may be presumed to result in a less than significant VMT impact.

Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. The Project Site is not adjacent to windy roads or dangerous intersections. The Proposed Project is the development of a fueling station, grocery store with drive-thru, and a car wash facility on a currently vacant property. The applicant shall construct a raised median on 25th Street East along the project frontage. The proposed access driveways shall be limited to right-turn in and right-turn out only movements. Access restrictions would thereby prevent dangerous left-turn movements into and out of the site. The Proposed Project would include traffic signal modifications at 25th Street East and East Avenue R to accommodate a new southbound right-turn lane. The TIA includes intersection sight distance analysis prepared for the project driveways. Sufficient stopping sight distance and intersection sight distance would be provided for vehicles exiting the project driveway on East Avenue R and the project driveway on 25th Street East with implementation of the recommended landscaping and on-street parking restrictions, as shown on Figures 33 and 34 of the TIA. The Proposed Project would require approval by the City Engineering Division to ensure the Proposed Project does not result in safety hazards. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. The Proposed Project would be required to provide a designated queuing reservoir that does not block aisles, driveways, or access to parking spaces.³⁰ As concluded in the TIA, the traffic volumes for project driveways are forecast to operate within the available storage length during the peak hours for the Opening Year (2024) With Project conditions. The proposed raised median on 25th Street East north of East Avenue R would incorporate the necessary storage length of 270 feet during construction of the median. The 25th Street East at East Avenue R intersection northbound left-turn has additional storage length available within the two-way left turn for a total length of approximately 500 feet before the queue would interfere with the upstream intersection. Vehicular access to the Project Site is proposed to be provided by two 40-foot, restricted access driveways. The driveways would be wide enough to allow evacuation and emergency vehicles simultaneous access. The Proposed Project would provide 40 parking spaces. The provided parking stalls would be more than the 34 parking spaces required for the Proposed Project. Therefore,

³⁰ PMC Section 17.92.010

vehicles are expected to park on-site and would not interfere with off-site traffic. The Proposed Project would require approval by the Los Angeles County Fire Department to maintain adequate emergency access. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

3.18 TRIBAL CULTURAL RESOURCES

18.	TRIBAL CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<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) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

- i) *Would the project cause a substantial adverse change in a listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*

Less than Significant with Mitigation Incorporated. The archaeological records search performed by BFSa indicated that the Project Site has been previously studied in 1995 (Romani 1995) and was negative for the presence of previously recorded cultural resources. Archival research has indicated that the property remained vacant until it was developed with a large building (a grocery store with shops) and a paved parking lot between 1973 and 1974. As stated previously, no artifacts, cultural ecofacts, bedrock outcrops, fresh water resources, or other materials related to prehistoric or historic land use were observed during the field survey. No midden soils or cultural resources were observed during the survey. Concrete vaults and one sewer manhole were observed within the project, none of which are historic. Given that 17 cultural resources studies have been conducted within one-half mile of the property and that only one previously recorded cultural resource has been identified as a result of these studies, there is a low potential for archaeological discoveries within the Project Site. Given the results of the field survey, archival research, and institutional records search, no

potential impacts to cultural resources are anticipated from the implementation of the Proposed Project. The potential for unanticipated discovery of archaeological resources will be addressed with the implementation of Mitigation Measure CR-1, as described above.

- ii) *Would the project cause a substantial adverse change in a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*

Less than Significant with Mitigation Incorporated. California Assembly Bill 52 (AB52) was approved by Governor Brown on September 25, 2014. AB52 specifies that CEQA projects with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. As such, the bill requires lead agency consultation with California Native American tribes traditionally and culturally affiliated with the geographic area of a Proposed Project, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area. The legislation further requires that the tribe-requested consultation be completed prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.

As required by CEQA, AB 52 consultation is performed between the lead government agency and California Native American tribes who have requested notification of projects in their traditional area.

Senate Bill 18 (SB 18) requires cities and counties to conduct consultations with California Native American tribes before the local officials adopt or amend their general plans. These consultations are for preserving or mitigating impacts to Native American historic, cultural, sacred sites, features, and objects located within the city or county.

On July 23, 2024, the City provided notification to the following tribes in accordance with AB52 and SB 18: the Gabrieleno Band of Mission Indians – Kizh Nation, Fernandeno Tataviam Band of Mission Indians (FTBMI), San Fernando Band of Mission Indians, Gabrieleno/Tongva San Gabriel Band of Mission Indians, and Yuhaaviatam of San Manuel Nation.

In an email dated September 6, 2024, the Cultural Resources Management Division of the FTBMI requested the following Mitigation Measures be implemented:

Mitigation Measure TCR-1:

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. Should the find be deemed significant, as defined by CEQA (as amended, 2015), the Project applicant shall retain a professional Tribal Monitor procured by the FTBMI to observe all remaining ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or similar activity, and archaeological work.

Mitigation Measure TCR-2:

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.

Mitigation Measure TCR-3:

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. 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 Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.

3.19 UTILITIES AND SERVICE SYSTEMS

19.	UTILITIES/SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

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*

telecommunications facilities, the construction or expansion of which could cause significant environmental effects?

Less than Significant Impact. The Project Site is located within the jurisdictional boundary of Los Angeles County Sanitation District (LACSD) No. 20. The Proposed Project will connect to existing eight-inch and 12"-inch sewer lines in 25th Street East. A Sewer Demand Study was prepared for the Proposed Project in May 2023 by Blue Engineering & Consulting, Inc. (see Appendix N for report). The report demonstrates that the LACSD standards, average and design flow is met by the proposed on-site sewer laterals that would be sufficient for the Proposed Project's wastewater collection.

The Project Site is within the service area of Palmdale Water District (PWD). The Proposed Project would include construction of 6-inch water laterals connecting to an existing 16-inch water line in 25th Street East. As stated previously, on-site runoff from DA-2 would be directed to a proposed catch basin equipped with filter inserts. From there, the runoff would pass through the filter inserts and into proposed storm drainpipes. Finally, the runoff would be discharged into the underground CMP basin, Basin 2. This basin is designed to temporarily store stormwater runoff, allowing infiltration into the ground and reducing peak flow rates downstream.

Southern California Edison will provide basic electrical services to the Project Site. There are existing electric lines along East Avenue R and 25th Street East that the Proposed Project can connect to.³¹ Therefore, development of the Proposed Project would not require the construction or expansion of electric power facilities.

The Project Site would be serviced by Southern California Gas Company's (SoCalGas) existing natural gas distribution system that serves the general area of the Project Site. The City of Palmdale is within the boundaries of the Foothill distribution division and the North Basin transmission division.³² There are existing gas lines along East Avenue R that the Proposed Project can connect to.

The Proposed Project will be served by Verizon for telecommunication services and Spectrum for cable services. Both companies currently serve the primary built-out project area and have facilities near the Project Site. The Proposed Project would not require or result in the relocation or construction of new or expanded Verizon or Spectrum facilities given that the Project Site is located in a developed area with access to these services.

The Proposed Project is not anticipated to require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities that would cause significant environmental effects. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

³¹ City of Palmdale. Interactive MapGuide. Accessed March 25, 2022.

³² City of Palmdale Public Works Department. Local Hazard Mitigation Plan 2021-2026 Update. September 30, 2021.

- 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 Project Site will be serviced by the Palmdale Water District (PWD). PWD's water supplies include imported water, local and regional supplies, groundwater, and recycled water. As a State Water Contractor of the State Water Project (SWP), PWD purchases imported water from the Department of Water Resources (DWR). Each year, PWD receives an annual allotment, which is based on available SWP supplies, with a total maximum contract amount of 21,300 AFY. Since 2010, PWD has received between 13 and 78 percent of their annual allotment. PWD also has a long-term lease agreement with Butte County for up to 10,000 AFY of their SWP.³³

PWD is actively working with the Sanitation Districts of Los Angeles County (LACSD) to develop recycled water supplies for its service area customers and future groundwater recharge projects. Recycled water will help PWD meet its future water demands. PWD's water supplies are anticipated to be available in a normal year, a single-dry year, and during multiple-dry years.³⁴

The land use data of the remaining undeveloped parcels within the PWD service area was analyzed to develop a ratio of undeveloped residential acreage to undeveloped commercial, industrial, and landscape acreages. Based on the land use classifications of the remaining undeveloped parcels within the PWD service area, for every one acre of residential area developed, approximately 0.34 acres of commercial, 0.03 acres of industrial, and 0.03 acres of landscape irrigation area will develop.³⁵

The Proposed Project is the development of 10-island fueling station, a 7,258-square-foot grocery store, and a 2,127-square-foot drive-through carwash. The Proposed Project includes a Tentative Parcel Map (TPM) to subdivide the Project Site into two parcels. The development would occur on the proposed approximately 110,657 square feet eastern parcel (Parcel 2) of the Project Site. The Proposed Project is anticipated to have a water demand of 1.5 acre-feet per year (AFY), based on a commercial demand factor of 0.60 AFY per acre.³⁶ Although the Proposed Project requires approval of a GPA/ZC, the water demand for the Proposed Project is not anticipated to be significantly different from PWD's projections as the MU 2 allows for commercial uses and the Proposed Project includes commercial uses. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- 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 LACSD Nos. 14 and 20 provide sewer service to the City. The Project Site is within the service area of LACSD No. 20. The wastewater flow originating from the Proposed Project will discharge to a local sewer line, which is maintained by the City,

³³ Kennedy Jenks. Palmdale Water District 2020 Urban Water Management Plan. June 25, 2021.

³⁴ Kennedy Jenks. Palmdale Water District 2020 Urban Water Management Plan. June 25, 2021.

³⁵ Kennedy Jenks. Palmdale Water District 2020 Urban Water Management Plan. June 25, 2021.

³⁶ Kennedy Jenks. Palmdale Water District 2020 Urban Water Management Plan – Table 2-4 "Unit Demand Factors." June 25, 2021.

for conveyance to the LACSD's 25th Street East trunk sewer, located in 25th Street East, north of East Avenue R. The LACSD's 12-inch diameter trunk sewer has a capacity of 2.2 million gallons per day (mgd) and conveyed a peak flow of 0.4 mgd when last measured in 2017.³⁷ The wastewater generated by the Proposed Project will be treated at the Palmdale Water Reclamation Plant, which has a capacity of 12 mgd and currently processes an average flow of 9.3 mgd. The expected average wastewater flow from the Proposed Project is 5,579 gallons per day.³⁸ The project wastewater generated would account for approximately 0.0004 percent of LACSD No. 20's current daily capacity. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- d) *Would the project 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. Solid waste collection services are provided by Waste Management, Inc. Waste from the City is disposed of at a number of solid waste facilities, with the majority of waste disposed at the Antelope Valley Public Landfill. This landfill currently has a maximum permitted throughput of 5,548 tons/day.³⁹ As of October 31, 2017, the landfill had a remaining capacity of 17,911,25 cubic yards.⁴⁰ CalRecycle provides estimates for solid waste generation created by businesses over a certain amount of time. The Proposed Project would require approximately 12 employees. It is anticipated to generate 127 pounds of solid waste per day, or 0.07 tons per day, based on 10.53 pounds per employee per day.⁴¹ The project-generated waste equates to 0.0013 percent of the permitted throughput for the landfill. Waste generated from the Proposed Project is not expected to significantly impact solid waste collection systems. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- 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 purpose of California Assembly Bill 341 is to reduce greenhouse gas emissions by diverting commercial solid waste from landfills by recycling. It mandates businesses and public entities generating four-cubic yards or more of trash to establish and maintain recycling services. The Proposed Project would be required to prepare a Construction Waste Management Plan with a waste diversion rate of 65 percent. This mandatory requirement would ensure that impacts related to construction waste would be less than significant. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

³⁷ Los Angeles Sanitation District. Comment Letter for Conditional Use Permit 22-006, Site Plan Review 22-007. April 28, 2022.

³⁸ Los Angeles Sanitation District. Comment Letter for Conditional Use Permit 22-006, Site Plan Review 22-007. April 28, 2022.

³⁹ CalRecycle. SWIS Facility/Site Activity Details for Antelope Valley Public Landfill (19-AA-5624). Accessed April 12, 2022.

⁴⁰ CalRecycle. SWIS Facility/Site Activity Details for Antelope Valley Public Landfill (19-AA-5624). Accessed April 12, 2022.

⁴¹ CalRecycle. Commercial Sector Generation Rates. Accessed April 12, 2022.

3.20 WILDFIRE

20.	WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 the uncontrolled spread of a 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 sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

- a) *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

Less than Significant Impact. The Project Site is vacant and does not contain any emergency facilities. The Proposed Project is required to dedicate seven feet of right-of-way along the East Avenue R frontage to complete the ultimate half width improvements of 57 feet from centerline. In addition, a dedication of an additional two feet of right-of-way along the 25th Street East frontage to complete the ultimate half width improvements of 52 feet from centerline would also be required. As part of the right-of-way dedication, sufficient right-of-way for a corner cutoff shall be provided at the intersection of East Avenue R and 25th Street East. The proposed drive-through facilities would provide a designated queuing reservoir that does not block aisles, driveways, or access to parking spaces. Moreover, the Proposed Project would provide 40 parking spaces, which is more than the required 34 spaces (25 spaces for the first 5,000 square-feet; plus four spaces/1,000 square-feet above 5,000 square-feet). Therefore, vehicles are expected to park on-site and would not interfere with off-site traffic. The Site access for operations would be subject to approval of the CUP and Site Plan review by the City Engineering Division. Therefore, less than significant impacts are anticipated, and no mitigation measures are required.

- b) *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 the uncontrolled spread of a wildfire?*

Less than Significant Impact. The Project Site is not located within a fire hazard area.⁴² In addition, the Proposed Project shall comply with the 2022 California Fire Code. Moreover, the Proposed Project is subject to all conditions of approval required by the LACFD, such as installing four public fire hydrants on the Project Site. The Proposed Project would provide a minimum setback of 20 feet that is fully landscaped along the north, east, and south boundaries. The western boundary of Parcel 2 would have a minimum setback of 5 feet as it would connect to future development planned for Parcel 1. New development projects are required to comply with applicable fire protection and prevention requirements for construction, access, water mains, fire flows, and fire hydrants. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. The Project Site is currently surrounded by developed land on all sides: a school to the west; an apartment complex to the north; single-family residences and East 25th Street to the east; and East Avenue R, a church, and single-family residences to the south. The installation, operation, and maintenance of utilities would comply with fire safety regulations. The building setbacks required for the Proposed Project would minimize the spread of fire within the Project Site, if it were to occur. Fire Apparatus access roads shall be installed and maintained in a serviceable manner prior to and during the time of construction in accordance with Fire Code Section 501.4. The Proposed Project would replace the existing vegetation on-site with impervious surface, buildings constructed in compliance with the CBC, and proper landscaping. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- d) *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?*

Less than Significant Impact. The Project Site and its immediate vicinity are relatively flat and are not subject to post-fire slope instability. The implementation of associated stormwater BMPs will ensure that the Proposed Project appropriately conveys stormwater runoff without affecting upstream or downstream drainage characteristics. As stated previously, the Project Site is neither located in a flood hazard zone nor an area susceptible to landslides. The Proposed Project shall comply with the 2022 California Fire Code. As a result, the Proposed Project will not expose people or structures to significant risks, such as downslope flooding or landslides. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

⁴² Rincon Consultants, Inc. City of Palmdale 2045 General Plan Update Draft Environmental Impact Report. July 2022.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

21.	MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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"/>

3.21.1 Impact Analysis

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 with Mitigation Incorporated. A Biological Resources Assessment report was prepared for the Proposed Project. No State and/or federally listed threatened or endangered species are documented/or expected to occur within the Project Site. Additionally, no plant species with the California Rare Plant Rank (CRPR) of one or two were observed on-site or documented to occur on-site in the relevant databases. No other sensitive species were observed within the Project Site. Because the Project Site and the immediate surrounding area contain habitat suitable for nesting birds, Mitigation Measure BIO-1 should be implemented to ensure there are no potential significant impacts.

As summarized in the Cultural Resources Assessment report, the archaeological records search indicated that the property had been previously studied in 1995 (Romani 1995) and was negative for the presence of previously recorded cultural resources. Archival research has indicated that the property remained vacant until it was developed with a large building (a grocery store with shops) and a paved parking lot between 1973 and 1974. Given the results of the field survey, archival research, and institutional records search, no potential impacts on cultural resources are anticipated with the development of the Proposed Project. However, in

the event that cultural resources are identified during grading, Mitigation Measures CR-1 and CR-2, and TCR-1 to TCR-3 shall be implemented.

- 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. Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

(a) Cumulative impacts shall be discussed when the project’s incremental effect is cumulatively considerable.

(b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

Development of the Proposed Project will be conditioned to comply with current AVAQMD rules and regulations to minimize impacts on air quality. The proposed fueling station, grocery store, and drive-through carwash is not anticipated to generate significant impacts or generate significant operational mobile emissions. The Proposed Project is anticipated to generate approximately 4,656 daily trips. The Proposed Project would not exceed AVAQMD’s threshold of significance and therefore, it would not conflict with any applicable plan, policy, or regulation of an agency adopted to reduce the emissions of GHGs. The Proposed Project’s incremental contribution to GHG emissions and their effects on climate change would not be cumulatively considerable.

Therefore, impacts associated with the Proposed Project would not be considered cumulatively considerable. A less than significant impact would occur.

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

Less than Significant with Mitigation Incorporated. Temporary vibration levels associated with project construction would not exceed the threshold at which there is a risk to architectural damage to older residential structures of a PPV of 0.3 in/sec or industrial/commercial buildings of a PPV of 0.5 in/sec. The project does not propose any non-construction-related sources of ground-borne vibration. Temporary vibration levels associated with project construction would be less than significant. The Proposed Project does not exceed AVAQMD thresholds for construction and operational emissions. Furthermore, as discussed in the HRA, the Proposed Project will not exceed the AVAQMD thresholds of a cancer risk greater than or equal to 10 in a million and/or a Hazard Index (HI) (non-cancerous) greater than or equal to one. As such,

the project will not be a significant source of toxic air contaminants emissions and sensitive receptors would not be exposed to toxic sources of air pollution.

The Proposed Project would be required to comply with the building design standards of the California Building Code (CBC) for construction of new buildings and/or structures related to seismicity and specific engineering design, and construction measures would be implemented to anticipate and avoid potential impacts from seismic activity.

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